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REVISED  
Council

**Date:** April 2, 2025  
**Time:** 9:30 AM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

**Members**

Mayor Carolyn Parrish	
Deputy Mayor and Councillor Matt Mahoney	Ward 8
Deputy Mayor and Councillor John Kovac	Ward 4
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10 (Leave of Absence)
Councillor Brad Butt	Ward 11

**To Request to Speak on Agenda Items** - Advance registration is required to make a Deputation please email Stephanie Smith, Supervisor, Secretariat at [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) or call 905-615-3200 ext. 3831 no later than **Monday, March 31, 2025 before 4:00PM.**

**Questions for Public Question Period** – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the pre-registered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Comments submitted will be considered as public information and entered into the public record.

**Virtual Participation** - All meetings of Council are streamed live and archived at [Mississauga.ca/videos](http://Mississauga.ca/videos). To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate.

**Contact**

Stephanie Smith, Supervisor, Secretariat  
905-615-3200 ext. 3831  
Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

**Find it Online**

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

An asterisk (\*) symbol indicates an Item that has been either Revised or Added

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1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Draft Council Minutes - March 19, 2025

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 3831 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by Monday March 31, 2025 at 4:00 PM.

Each Deputation to Council is limited to speaking not more than 5 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

7.1 Item 13.1 Ashish Fitkariwala, Resident

7.2 Item 13.1 Rosemarie Sanchez, Resident

7.3 Item 13.1 Indrani Thakurata, Resident

7.4 Item 13.1 Nishal Nair, Resident

- \*7.5 Item 11.4 TJ Cleciura, DesignPlan Services Inc
- \*7.6 Item 11.4 Sue Shanly, MIRANET
- \*7.7 Item 15.3 Sue Shanly, MIRANET
- \*7.8 Item 15.3 Athina Tagidou, Resident
- \*7.9 Item 10.1 Van An Le, Resident
- \*7.10 Item 10.1 Nervine Wassef, Director, MDM Contracting

**8. PUBLIC QUESTION PERIOD - 15 Minute Limit**

**Public Questions:** Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in advance of the meeting . Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:  
Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

**9. CONSENT AGENDA**

**10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

- 10.1 Apportionment of Taxes
- 10.2 Approval of Alectra resolution regarding appointment of auditors

**11. PRESENTATION OF COMMITTEE REPORTS**

- 11.1 Audit Committee Report 1 - 2025 - dated March 24, 2025
- 11.2 Budget Committee Report 1 - 2025 - dated March 26, 2025
- 11.3 General Committee Report 7 - 2025 dated March 26, 2025
- 11.4 Planning and Development Committee Report 3 - 2025 dated March 24, 2025

**12. UNFINISHED BUSINESS**

**13. PETITIONS**

13.1 A petition received from Ashish Fitkariwala, Resident regarding the 9.2% property tax increase

**14. CORRESPONDENCE**

14.1 Information Items

14.1.1 An email dated March 25, 2025 from Councillor McFadden regarding a leave of absence

\*14.1.2 A letter dated March 28, 2025 from Glenn Broll, Managing Partner, Glen Schnarr and Associates entitled Adoption of Mississauga Official Plan Amendment No. 189 (BL.09-RES)

\*14.1.3 Item 11.4 A letter dated March 29, 2025 from Laurence Kuysten, President, Mississauga Kane Roads Ratepayers Association entitled "Council Meeting Agenda on 4-2-25 - The Official Plan 2051"

\*14.1.4 Item 11.4 A letter dated March 31, 2025 from Ron Starr, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.5 Item 11.4 A letter dated March 31, 2025 from Drew Pallett, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.6 Item 11.4 A letter dated March 31, 2025 from Adeoly Ireymi, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.7 Item 11.4 A letter dated March 31, 2025 from Victoria Shipp, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.8 Item 11.4 A letter dated March 31, 2025 from David Stewart, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.9 Item 11.4 A letter dated March 31, 2025 from Jameel Salameh, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.10 Item 11.4 A letter dated March 31, 2025 from Jaspal Gill, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.11 Item 11.4 A letter dated March 31, 2025 from Preet Aujla, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.12 Item 11.4 A letter dated March 31, 2025 from MG Button, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

\*14.1.13 Item 11.4 A letter dated March 31, 2025 from Wiliam Malc, Resident entitled "Proposed Official Plan 2051 - Letter in Opposition"

14.2 Direction Items

14.2.1 Councillor Appointments to the Stormwater Advisory Committee and Terms of Reference

**15. NOTICE OF MOTION**

15.1 A Notice of Motion regarding a portion of the Municipal Accommodation Tax to be provided to the Streetsville BIA to support event expenses for the 2025 Streetsville Canada Day

Celebrations (Councillor Butt)

- 15.2 A Notice of Motion regarding upgrading the capacity of the Q.E.W culvert at Cooksville Creek (Councillor Damerla)
- \*15.3 Revised: A Notice of Motion to Allow Neighbourhood Retail (Councillor Tedjo)
- \*15.4 A Notice of Motion regarding Eid al-Fitr, Eid al-Adha and Diwali Parking Exemption (Mayor Parrish)

**16. MOTIONS**

- 16.1 To express sincere condolences to the family of Pam Andres, former Animal Services Field Officer who passed away on March 12, 2025
- \*16.2 Revised: To close to the public a portion of the Council meeting to be held on April 2, 2025 to deal with various matters. (See Item 21 Closed Session)

**17. INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 17.1 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law (Wards 1-11)  
GC-0133-2020/March 25, 2020
- 17.2 A by-law to amend By-law 368-82 that designates the property located at 5155 Mississauga Road as being of cultural heritage value or interest  
GC-0412-2024/September 18, 2024
- \*17.3 Revised: A by-law to Adopt Mississauga Official Plan Amendment No. 189 BL.09-RES  
PDC-0002-2025/March 3, 2025
- 17.4 A by-law to amend By-law Number 0225-2007, as amended BL.09-RES (All Wards)  
PDC-0002-2025/March 3, 2025
- 17.5 A by-law to remove lands located at 6612 Harmony Hill and 6614 Harmony Hill from part-lot control Khanani Development Miss Acquisitions Inc. N of Highway 401, east of Second Line West & south of Sombrero Way PLC 25-1 W11  
PLC
- 17.6 A by-law to remove lands located 6630 Harmony Hill and 6632 Harmony Hill from part-lot control Khanani Development Miss Acquisitions Inc. N of Highway 401, east of Second Line West and south of Sombrero Way PLC 25-3 W11  
PLC
- 17.7 A by-law to remove lands located 6618 Harmony Hill and 6620 Harmony Hill from part-lot control Khanani Development Miss Acquisitions Inc. N of Highway 401, east of Second Line West & south of Sombrero Way PLC 25-4 W11  
PLC

- 17.8 A by-law to remove lands located 6624 Harmony Hill and 6626 Harmony Hill from part-lot control. Khanani Development Miss Acquisitions Inc. N of Highway 401, east of Second Line West and south of Sombrero Way PLC 25-5 W11  
PLC
- 17.9 A by-law to amend Traffic By-law 0555-2000, as amended, to implement paid parking in a newly acquired municipal parking lot  
GC-0123-2024/March 26, 2025
- 17.10 A by-law to amend Traffic By-law 0555-2000, as amended, to designate Electric Vehicle Charging Station Spaces and Car Share Parking Spaces and to regulate parking, stopping and standing in such spaces  
GC-0124-2025/March 26, 2025
- 17.11 A by-law to amend Administrative Penalty By-law 0282-2013, as amended, to establish administrative penalties for the parking, standing or stopping of unauthorized vehicles in Electric Vehicle Charging Station Spaces and Car Share Parking Spaces  
GC-0124-2025/March 26, 2025
- 17.12 A by-law to amend By-law 0285-2013, as amended, being a by-law to establish the positions of Screening Officer and Hearing Officer to adjudicate Reviews and Appeals of Administrative Penalties  
GC-0145-2025/March 26, 2025

**18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

**19. COUNCILLORS' ENQUIRIES**

**20. OTHER BUSINESS/ANNOUNCEMENTS**

**\*21. EDUCATION SESSION**

- \*21.1 Public Education Session regarding Regional Roads

**22. CLOSED SESSION**

- 22.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:  
  
Appeal of the Decision of the Committee of Adjustment with respect to File No. A457/21, 2113 Pear Tree Road, Bruno Malfara (Ward 7)
- 22.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:  
  
Appeal of the Decision of the Committee of Adjustment with respect to File No. A418/21, 485 Chantenay Drive, Bruno Malfara (Ward 7)
- 22.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:

Instructions on a proposed settlement of the appeals to the Ontario Land Tribunal by Camrost-Felcorp Inc. with respect to the lands located at 3672 Kariya Drive & 134-152 Burnhamthorpe Road West, (Ward 7)

22.4 Personal matters about an identifiable individual, including municipal or local board employees:

Approval of the Election of a Director to the Tourism Mississauga Board of Directors for a Three (3) Year Term

22.5 Personal matters about an identifiable individual, including municipal or local board employees:

Citizen Appointment – Accessibility Advisory Committee

\*22.6 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose: Regional Roads (Verbal)

22.7 Labour relations or employee negotiations: Fire Services (Verbal Update)

**23. CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on April 2, 2025, which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

**24. ADJOURNMENT**



# Dufferin Concrete Mississauga Plant

Date: April 2, 2025



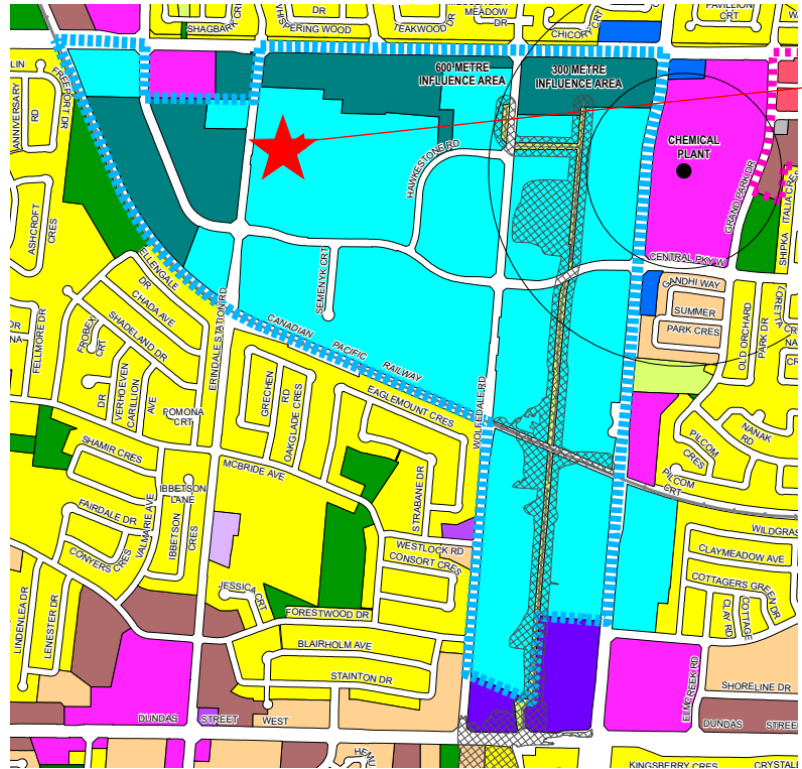


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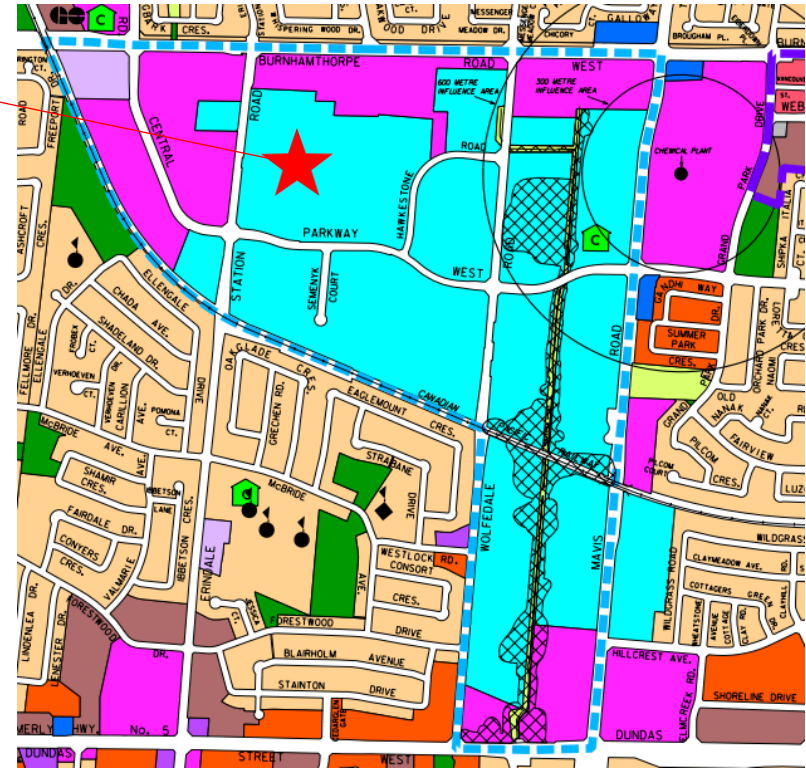
### Legend

- Subject Property (3649 Erindale Station Road)
- Mavis Erindale Employment Area
- Special Site 179

# Land Use Designation



Subject Property



- Draft Mississauga Official Plan 2051
- Proposed Schedule 7 Land Use Designation

- In effect Mississauga Official Plan 2012
- Existing Schedule 10 Land Use Designation



# Our Proposed Amendment

- 16.12.2.1 Notwithstanding the Business Employment policies of this Plan, existing manufacturing and warehousing, distributing, and wholesaling uses that require extensive outdoor processing and storage will be permitted, **and may expand subject to the development objectives of this Plan** and current site plan control requirements.

Currently Proposed Mavis-Erindale EA policy

- Mavis-Erindale EA: 16.12.2.3 Within the lands identified as the “Dufferin Property” in Schedule ‘A’, within the Mavis-Erindale Employment area, in addition to the uses permitted by the Business Employment policies of this Plan, the following uses will be permitted:
  - 1. A concrete batching plant;
  - 2. Recycling of used concrete; and
  - 3. Outdoor storage.

Our Proposed Mavis-Erindale EA policy



# Site 179 Policies – Our Proposed Amendment

- 17.179.3 Zoning by-law amendments will be required for new Residential and/or sensitive land uses and may be permitted where it can be demonstrated that the proposed use(s):
  - (i) are appropriately separated from nearby employment uses and industrial operators located on the east side of Erindale Station Road; and
  - (ii) conform to policies 4.8, 4.13, and 4.13.1 of this Plan as well as the policies of NPC-300 and the D-Series Guidelines. Such applications may be permitted in circumstances where:
    - (i) Hold provisions are implemented to ensure that prior to occupancy of buildings, structures, or other improvements on Special Site 179 it is demonstrated that compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the industrial land uses is maintained. Where compliance for the industrial land uses cannot be demonstrated, remedial measures shall be implemented by the developer of the Residential and/or sensitive land use prior to occupancy of any buildings, structures, or other improvements; and
    - (ii) Appropriate design measures and other requirements including restrictions on the permission, occupancy, location, and/or orientation of any proposed building or other potential Point(s) of Reception, including the location of Outdoor Living Spaces and amenity space within buildings, buffering and screening of potential Point(s) of Reception, requirement(s) for Warning Clauses and, where feasible, appropriate agreements, are implemented through the zoning by-law and as a condition of site plan approval to ensure that the objectives of NPC-300 and the D-6 guidelines, (as amended or replaced from time to time), are achieved.



City of Mississauga  
**Corporate Report**



<p>Date: March 3, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer</p>	<p>Meeting date: April 2, 2025</p>

## Subject

### Apportionment of Taxes

## Recommendation

That the recommended apportionment of taxes and payments set out in Appendix 1 of the report from the City Manager and Chief Administrative Officer dated March 3, 2025 entitled, "Apportionment of Taxes" be approved.

## Background

Section 356 of the *Municipal Act* allows a local municipality to apportion taxes if land, which was assessed in one block at the return of the assessment roll, is subsequently divided into two or more parcels and to direct what proportion of any payment of taxes is to be applied to each of the parcels.

## Comments

The Municipal Property Assessment Corporation (MPAC) has advised of a number of properties that have been divided into parcels subsequent to the return of the assessment roll. Section 356 of the *Municipal Act* provides for taxes levied on the land to be apportioned to the newly created parcels. In addition, the municipality is to direct what proportion of any payment of taxes is to be applied to each of the parcels.

In accordance with section 356(1) of the *Municipal Act*, taxes levied on the land for the year in which the property is divided and any unpaid taxes for years prior to that year have been proportionately apportioned to the newly created parcels based on the relative assessed value of the parcels as determined by MPAC. Supplementary taxes levied for the year in which the property was divided have been allocated to the parcel to which they pertain.

All payments applied to the property tax account being apportioned, from the year of the land division to date, must be allocated to the appropriate parcels. Payments have been allocated

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based on the parcel that payment was intended for or distributed proportionately among the parcels if the payment was intended for the entire block.

A Summary of Apportionment of Taxes listing newly created parcels and the recommended apportionment of taxes and payments is provided as Appendix 1.

Owners of the apportioned lands have been sent notification. Property owners have the right to appeal the decision of Council to the Assessment Review Board.

## Financial Impact

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

## Conclusion

There are a number of properties that were assessed in one block at the return of the assessment roll and subsequently divided into parcels. The *Municipal Act* requires Council to approve the apportionment of taxes and allocation of payments subsequent to the division of the property.

## Attachments

Appendix 1: Summary of Apportionment of Taxes Under the *Municipal Act* for Hearing on April 2, 2025



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Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer

Prepared by: Louise Cooke, Manager Revenue and Taxation

**Summary of Apportionment of Taxes under the Municipal Act  
For Hearing on April 2, 2025**

City Manager's Office Revenue

Apportionment No	Roll No	Location	Legal Dscr	Ward	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
8923	05-09-0-007-17902-0000	28 A PINE AVE N	PLAN 419 PT LOT 50 RP 43R40619 PART 2	01	2023	370,000	6,523.79	- 1,485.50
	05-09-0-007-17901-0000	28 B PINE AVE N	PLAN 419 PT LOT 50 RP 43R40619 PART 1	01	2023	370,000	6,523.79	- 1,485.50
8925	05-01-0-010-01601-0000	269 TROY ST	PLAN C20 PT LOT 218 RP 43R40823 PART 1	01	2024	364,863	3,458.35	- 9.69
	05-01-0-010-01602-0000	271 TROY ST	PLAN C20 PT LOT 218 RP 43R40823 PART 2	01	2024	384,137	3,641.05	- 10.20
8926	05-09-0-004-00205-0000	3 TECUMSETH AVE	PLAN F12 LOT 351 AND RP 43R41090 PART 1	01	2024	681,000	6,455.68	- 6,237.31
	05-09-0-004-05801-0000	7 TECUMSETH AVE	PLAN F12 PT LOT 352 RP 43R41090 PART 3	01	2024	298,987	2,830.36	
	05-09-0-004-05802-0000	5 TECUMSETH AVE	PLAN F12 PT LOT 352 RP 43R41090 PART 2	01	2024	306,013	2,896.87	
8928	05-01-0-003-04102-0000	0 CAWTHRA RD	PLAN 43M2163 LOT 1	01	2024	314,271	3,052.90	- 2,984.68
	05-01-0-003-04107-0000	0 CAWTHRA RD	PLAN 43M2163 BLK 6	01	2024	1,041,023	10,112.78	- 9,886.78
	05-01-0-003-04104-0000	0 CAWTHRA RD	PLAN 43M2163 LOT 3	01	2024	313,710	3,047.44	- 2,979.36
	05-01-0-003-04106-0000	0 CAWTHRA RD	PLAN 43M2163 BLK 5	01	2024	1,016,891	9,878.36	- 9,657.60
	05-01-0-003-04105-0000	0 CAWTHRA RD	PLAN 43M2163 LOT 4	01	2024	314,273	3,052.92	- 2,984.71
	05-01-0-003-04108-0000	0 CAWTHRA RD	PLAN 43M2163 BLK 7	01	2024	561	5.45	- 5.33
	05-01-0-003-04103-0000	0 CAWTHRA RD	PLAN 43M2163 LOT 2	01	2024	314,271	3,052.95	- 2,984.69
8929	05-15-0-088-03801-0000	6432 NINTH LINE	TRAFALGAR CON 9 NS PT LOTS 6 TO 9 RP 20R21422 PTS 1 & 2 RP 20R21423 PT 1 RP 20R21484 PTS 1 & 2 RP 20R21485 PTS 1 & 2 RP 20R21486	10	2024	52,755,000	503,722.42	- 434,565.68
8930	05-04-0-097-09460-0000	5262 CREDITVIEW RD	PLAN A15 PT LOT 11 RP 43R40345 PART 5	06	2024	350,383	3,316.91	- 144.90
	05-04-0-097-00373-0000	0 CHARNWOOD CRES	PLAN M355 BLK 88 PLAN	06	2024	2,494,000	3,852.86	- 168.31



**Summary of Apportionment of Taxes under the Municipal Act**  
**For Hearing on April 2, 2025**

Apportionment No	Roll No	Location	Legal Dscr	Ward	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
			A15 PT LOT 11 PT UNNAMED RD AND RP 43R40345 PARTS 3 4 AND 7					
	05-04-0-097-09461-0000	5258 CREDITVIEW RD	PLAN A15 PT LOT 11 RP 43R40345 PART 6	06	2024	318,888	3,018.75	- 131.87
	05-04-0-097-09459-0000	5266 CREDITVIEW RD	PLAN A15 PT LOT 11 RP 43R40345 PART 2	06	2024	378,729	3,585.24	- 156.62
8931	05-09-0-007-16402-0000	0 PINE AVE N	PLAN 419 PT LOT 65 RP 43R40615 PART 2	01	2023	21,893	414.62	- 29.32
	05-09-0-007-16403-0000	25 A PINE AVE N	PLAN 419 PT LOT 65 RP 43R40615 PARTS 3 AND 4	01	2023	361,922	6,854.02	- 484.67
	05-09-0-007-16401-0000	25 B PINE AVE N	PLAN 419 PT LOT 65 RP 43R40615 PART 1	01	2023	359,185	6,802.11	- 481.01
8932	05-04-0-141-08310-0000	0 HURONTARIO ST	PLAN TOR12 PT MELISSA ST RP 43R22823 PART 5	07	2024	15,000	323.82	
8933	05-12-0-005-11108-0000	209 WYNDHAM ST	PLAN 43M2142 PT BLK 1 RP 40R41114 PART 22	11	2024	361,162	3,438.17	- 1,646.14
	05-12-0-005-11109-0000	207 WYNDHAM ST	PLAN 43M2142 PT BLK 1 RP 40R41114 PARTS 23 AND 35	11	2024	377,479	3,593.49	- 1,720.51
	05-12-0-005-11107-0000	211 WYNDHAM ST	PLAN 43M2142 PT BLK 1 RP 40R41114 PARTS 21 AND 37	11	2024	388,359	3,697.07	- 1,770.11
8934	05-12-0-005-11111-0000	203 WYNDHAM ST	PLAN 43M2142 PT BLK 2 RP 43R41114 PARTS 24 AND 36	11	2024	308,048	2,931.51	- 1,390.94
	05-12-0-005-11113-0000	199 WYNDHAM ST	PLAN 43M2142 PT BLK 2 RP 43R41114 PART 26	11	2024	293,841	2,796.32	- 1,326.80
	05-12-0-005-11112-0000	201 WYNDHAM ST	PLAN 43M2142 PT BLK 2 RP 43R41114 PART 25	11	2024	293,841	2,796.32	- 1,326.80
	05-12-0-005-11114-0000	197 WYNDHAM ST	PLAN 43M2142 PT BLK 2 RP 43R41114 PART 27	11	2024	306,270	2,914.58	- 1,382.90
8935	05-12-0-005-11121-0000	88 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 7 AND 30	11	2024	213,591	2,025.03	- 1,985.82

**Summary of Apportionment of Taxes under the Municipal Act  
For Hearing on April 2, 2025**

Apportionment No	Roll No	Location	Legal Dscr	Ward	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
	05-12-0-005-11134-0000	0 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 20	11	2024	645	6.12	- 6.00
	05-12-0-005-11119-0000	84 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 5 AND 29	11	2024	225,068	2,133.85	- 2,092.52
	05-12-0-005-11124-0000	98 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 10 AND 33	11	2024	224,431	2,127.81	- 2,086.60
	05-12-0-005-11127-0000	104 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 13	11	2024	212,955	2,019.01	- 1,979.91
	05-12-0-005-11130-0000	42 MAIN ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 16	11	2024	211,042	2,000.86	- 1,962.12
	05-12-0-005-11129-0000	44 MAIN ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 15	11	2024	221,242	2,097.58	- 2,056.96
	05-12-0-005-11125-0000	100 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 11	11	2024	209,766	1,988.77	- 1,950.25
	05-12-0-005-11126-0000	102 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 12	11	2024	211,679	2,006.91	- 1,968.05
	05-12-0-005-11131-0000	40 MAIN ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 17	11	2024	211,042	2,000.86	- 1,962.12
	05-12-0-005-11133-0000	36 MAIN ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 19	11	2024	222,518	2,109.67	- 2,068.82
	05-12-0-005-11117-0000	80 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 3	11	2024	221,881	2,103.63	- 2,062.89
	05-12-0-005-11115-0000	76 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 1 AND 28	11	2024	225,068	2,133.85	- 2,092.52
	05-12-0-005-11123-0000	96 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 9 AND 32	11	2024	223,155	2,115.72	- 2,074.75
	05-12-0-005-11118-0000	82 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 4	11	2024	222,518	2,109.67	- 2,068.82
	05-12-0-005-11128-0000	106 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 14	11	2024	232,730	2,206.50	- 2,163.77
	05-12-0-005-11122-0000	90 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 8 AND 31	11	2024	223,155	2,115.72	- 2,074.75

## Summary of Apportionment of Taxes under the Municipal Act For Hearing on April 2, 2025

Apportionment No	Roll No	Location	Legal Dscr	Ward	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
	05-12-0-005-11120-0000	86 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 6	11	2024	213,591	2,025.03	- 1,985.82
	05-12-0-005-11132-0000	38 MAIN ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PARTS 18 AND 34	11	2024	211,042	2,000.86	- 1,962.12
	05-12-0-005-11116-0000	78 SALINA ST	PLAN 43M2142 PT BLK 3 RP 43R41114 PART 2	11	2024	221,881	2,103.64	- 2,062.88
						<b>Total</b>	<b>658,021.99</b>	<b>- 526,105.42</b>

City of Mississauga  
**Corporate Report**



<p>Date: March 17, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer</p>	<p>Meeting date: April 2, 2025</p>

## Subject

**Approval of Alectra resolution regarding appointment of auditors**

## Recommendation

That the Mayor and City Clerk be authorized to execute the Council Resolution and Enersource Shareholder Resolution attached as Appendix 2 and 3 to the report from the City Manager and Chief Administrative officer entitled "Approval of Alectra resolution regarding appointment of auditors" dated March 17, 2025, approving the appointment of KPMG LLP as auditors of Alectra Inc.

## Background

On January 31, 2017, Enersource Corporation ("Enersource"), Horizon Utilities and PowerStream merged, creating Alectra Inc. Alectra subsequently acquired Brampton Hydro and Guelph Hydro. The City of Mississauga continues to hold 90% of the shares in the repurposed Enersource and BPC Energy Corporation ("Borealis") holds the remaining 10%. The sole business of Enersource is the management of the Alectra shareholding.

## Comments

Enersource has received notice that Alectra's Annual General Meeting will be held on April 25, 2025 (the "AGM").

Prior to the AGM, Enersource is being asked to approve the Alectra Resolution attached as Appendix 1, appointing KPMG LLP as Alectra's auditors. Under the Enersource Shareholders Agreement, the Enersource Board requires authorization from the City before approving the Alectra Resolution. Appendix 2 is the resolution to be signed by the City in its capacity as shareholder of Enersource. Appendix 3 is the Council resolution authorizing the City to do so.

Council	2025/03/17	2
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Under the Enersource Shareholders' Agreement, the City is entitled to select three of Enersource's four nominees to the Board of Directors of Alectra and Borealis selects the fourth:

<b>Enersource Appointees to the Alectra Board</b>		
Name	Nominating Party	End of Term
John Knowlton	Borealis	2026 Alectra AGM
Norm Loberg	City of Mississauga	2027 Alectra AGM
Gerry Beasley	City of Mississauga	2027 Alectra AGM
Ricardo Costa	City of Mississauga	2027 Alectra AGM

As none of the City's nominees have terms expiring this year, the City does not need to take any steps regarding the appointment or re-appointment of the directors.

Attached for information as Appendix 4 is the resolution to be passed by the Enersource Board of Directors.

## Financial Impact

There is no financial impact from this report.

## Conclusion

This report seeks authorization to execute the required resolutions appended to this report to appoint KPMG LLP as Alectra's auditors.

## Attachments

- Appendix 1: Alectra Resolution
- Appendix 2: Enersource Shareholder Resolution
- Appendix 3: Council Resolution
- Appendix 4: Enersource Directors' Resolution



Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer

Prepared by: Marisa Chiu, CPA, CA, Chief Financial Officer and Treasurer



**RESOLUTION OF THE SHAREHOLDERS  
OF  
ALECTRA INC.  
(the "Corporation")**

**Appointment of Auditors**

**RESOLVED AS A SPECIAL RESOLUTION THAT:**

In accordance with Subsection 2.21(1)(j) of the USA:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and,
2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

Appendix 2

**RESOLUTION OF THE SHAREHOLDERS OF ENERSOURCE CORPORATION**

**WHEREAS** Enersource Corporation (the “**Corporation**”) has received notice of the Annual General Meeting (the “**AGM**”) of Alectra Inc. (“**Alectra**”) to be held on April 25, 2025;

**AND WHEREAS** in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the “**Alectra Resolution**”):

In accordance with Subsection 2.21(1)(j) of the Alectra Inc. Unanimous Shareholder Agreement:

- 1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and
- 2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

**NOW THEREFORE IT IS RESOLVED THAT:**

- 1. The Corporation in its capacity as a shareholder of Alectra be and is hereby authorized to give its approval to the Alectra Resolution.

**DATED** the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**THE CORPORATION OF THE CITY OF MISSISSAUGA**

Per: \_\_\_\_\_  
Name: Carolyn Parrish  
Title: Mayor

Per: \_\_\_\_\_  
Name: Diana Rusnov  
Title: City Clerk

**BPC ENERGY CORPORATION**

Per: \_\_\_\_\_  
Name:  
Title:

Per: \_\_\_\_\_  
Name:  
Title:

## Appendix 3

**COUNCIL OF THE CITY OF MISSISSAUGA**

**WHEREAS** the Corporation of the City of Mississauga (the “**City**”) is a shareholder in Enersource Corporation (“**Enersource**”);

**AND WHEREAS** Enersource and others are parties to the Unanimous Shareholders Agreement for Alectra Inc. (“**Alectra**”);

**AND WHEREAS** Enersource has received notice of the Annual General Meeting of Alectra Inc. to be held on April 25, 2025;

**AND WHEREAS** in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the “**Alectra Resolution**”):

In accordance with Subsection 2.21(1)(j) of the Alectra Inc. Unanimous Shareholder Agreement:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and
2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

**AND WHEREAS** the Enersource Board requires authorization from the City before approving the Alectra resolution, pursuant to the Enersource Shareholder Agreement, and requires the City to execute an Enersource Shareholders Resolution providing that authorization;

**NOW THEREFORE IT IS RESOLVED THAT:**

1. Council authorizes the Directors of Enersource to pass a resolution (the “**Enersource Resolution**”) approving the Alectra Resolution;
2. The Mayor and the City Clerk are hereby authorized and directed to execute and deliver the Enersource Resolution on behalf of the Corporation of the City of Mississauga; and
3. The Mayor and the City Clerk are hereby authorized and directed to sign and/or dispatch and deliver all other resolutions, documents, notices or certificates to be signed and/or dispatched or delivered under or in connection with the foregoing matters or to take any action deemed necessary in respect of any of the foregoing.



ENERSOURCE CORPORATION  
(the "Corporation")  
RESOLUTION of the Board of Directors

Subject: <b>Approval of Alectra Resolution and appointment of Alectra auditors</b>	
Moved by:	Resolution Number:
Seconded by:	Page: 1 of 2

**WHEREAS** Enersource Corporation has received notice of the Annual General Meeting (the "**AGM**") of Alectra Inc. ("**Alectra**") to be held on April 25, 2025;

**AND WHEREAS** in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the "Alectra Resolution"):

In accordance with Subsection 2.21(1)(j) of the Alectra Inc. Unanimous Shareholder Agreement:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and,
2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. Subject to and conditional upon the approval of the shareholders of the Corporation, the Corporation in its capacity as a shareholder of Alectra, is authorized to give its approval to the Alectra Resolution;
2. The CEO and the Chair of the Corporation are hereby authorized and directed to execute and deliver the Alectra Resolution; and
3. The CEO and the Chair of the Corporation are hereby authorized and directed to sign and/or dispatch and deliver all other resolutions, documents, notices or certificates to be signed and/or dispatched or delivered under or in connection with the foregoing matters.

Dated:
Signed:
Name (Print):
Title (Print): Chair

Dated:
Signed:
Name (Print):
Title (Print):

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## **REPORT 1 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its first report for 2025 and recommends:

AC-0001-2025

That the Corporate Report dated February 18, 2025 from the Director, Internal Audit entitled, "Internal Audit Work Plan 2025-2027 and Year End Update," be approved.

AC-0002-2025

That the Corporate Report dated February 10, 2025, entitled, "Status of Outstanding Audit Recommendations as of December 31, 2024," from the City Manager & Chief Administrative Officer be received for information.

AC-0003-2025

That the report dated March 3, 2025 from the Director, Internal Audit with respect to final audit report, Corporate Services Department, Information Technology Division, IT Security – NIST Assessment Phase 2 Audit, be received for information.

## **REPORT 1 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The Budget Committee presents its first report for 2025 and recommends:

BC-0001-2025

That the deputation and associated presentation from Marisa Chiu, Chief Financial Officer and Treasurer regarding 2026 Budget Direction and 2024-2025 Update, be received.

BC-0002-2025

That the following items were approved under the Consent Agenda:

- 10.1 - 2024 Treasurer's Annual Report on Investment
- 10.2 - Operating Budget Financial Report as at December 31, 2024

BC-0003-2025

That in compliance with Provincial legislation governing municipal investment practices, the "2024 Treasurer's Annual Report on Investment" dated February 19, 2025 from the City Manager and Chief Administrative Officer, be received for information.

BC-0004-2025

1. That \$2,700,000.00 of the year-end operating program surplus be transferred to the Elections Reserve (#30135);
2. That \$404,456.52 of the year-end operating program surplus be transferred to the Fiscal Stability Reserve (#30125);
3. That funding for the \$1.7 million 2024 year-end Stormwater operating program deficit be transferred from the Stormwater Capital Reserve Fund (#35992); and
4. That the 2024 Annual Financial Statement for Building Permit Fees, as attached in Appendix 2, be received for information as required by the Building Code Act, 1992.

## **REPORT 7 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its seventh report for 2025 and recommends:

GC-0118-2025

That the deputation and associated presentation by Alice Casselman and Karen Pawlowski, Citizen Members, Environmental Action Committee (EAC) with respect to EAC's 2024 Year in Review, be received.

GC-0119-2025

That the following items were approved on the consent agenda:

- 10.1 2024 Council Remuneration and Expenses
- 10.2 Enhancing 9-1-1 Resilience: Leveraging Alternate Agency to ensure Redundancy for 9-1-1 Call Handling
- 10.3 Annual Report on Commodity Price Hedging Agreements for 2024 (Electricity and Natural Gas)
- 11.1 Environmental Action Committee Report 2 - 2025 - dated March 4, 2025
- 11.2 Transit Advisory Committee Report 1 - 2025 - dated March 4, 2025
- 11.3 Heritage Advisory Committee Report 3 - 2025 - dated March 18, 2025
- 11.4 Mississauga Cycling Advisory Committee Report 2 - 2025 - dated March 18, 2025

GC-0120-2025

That the report dated, February 27, 2025, entitled, "2024 Council Remuneration and Expenses" from the City Manager and Chief Administrative Officer, as required by the *Municipal Act, 2001*, be received for information.

GC-0121-2025

1. That the Fire Chief or designate be authorized to negotiate and execute an agreement with the City of Burlington Fire Department, for the mutual provision and receipt of back up support for 9-1-1 Emergency Call Services as outlined in the report dated March 4, 2025 entitled "Enhancing 9-1-1 Resilience: Leveraged Alternate Agency to ensure Redundancy for 9-1-1 call Handling" from the Commissioner of Community Services and in a form satisfaction to Legal Services.
2. That all By-laws be enacted.

## GC-0122-2025

That the Corporate Report dated February 18, 2025, entitled “Annual Report on Commodity Price Hedging Agreements for 2024 (Electricity and Natural Gas)”, from the Commissioner, Corporate Services be received for information.

## GC-0123-2025

1. That a by-law be enacted to amend the Traffic By-law 555-2000, as amended, to implement paid parking in Municipal Parking Lot #40, as outlined in the report from the Commissioner of Transportation and Works, dated March 3, 2025, and entitled “Port Credit – New Municipal Parking Lot and Paid Parking (Ward 1)”.
2. That a by-law be enacted to amend the Traffic By-law 555-2000, as amended, to add the newly acquired 63 underground parking spaces as Municipal Parking Lot #40, in “Schedule 6A – Paid Off-Street Parking Lots”, as outlined in the report from the Commissioner of Transportation and Works, dated March 3, 2025, and entitled “Port Credit – New Municipal Parking Lot and Paid Parking (Ward 1)”.
3. That all necessary by-laws be enacted.

## GC-0124-2025

1. That a by-law be enacted to amend Traffic By-law 555-00, as amended, to add a new “Schedule 37 Electric Vehicle Charging Station Spaces”, a new “Schedule 38 Car Share Parking Spaces” and make general housekeeping amendments, as outlined in the report from the Commissioner of Transportation and Works, dated March 3rd, 2025, entitled “.
2. That a by-law be enacted to amend Schedule “A” of the Administrative Penalty By-law 0282-2013, as amended, to establish penalties for unauthorized vehicles parking and stopping and standing in Electric Vehicle Charging Station Spaces, for electric vehicles exceeding the 10 hour parking limit in Electric Vehicle Charging Spaces and Car Share Parking Spaces and in the respective amounts of \$125 and \$55, as outlined in the report from the Commissioner of Transportation and Works, dated March 3rd, 2025, entitled “Electric Vehicle Charging Station and Car Share Parking – Traffic By-law 555-00 Amendments”.
3. That all necessary by-laws be enacted.

## GC-0125-2025

That the deputation from Anita Krajnc, Campaign Coordinator and Yarim Hinojosa, City Campaigner, Plant Based Treaty at Environmental Action Committee on March 4, 2025, regarding endorsement of the Plant Based Treaty, be referred back to staff for further review.

(EAC-0005-2025)

GC-0126-2025

That the deputation and associated presentation from Leya Barry, Supervisor, Climate Policy regarding the Climate Change Action Plan update, be received.

(EAC-0006-2025)

GC-0127-2025

That the following items were approved under the Consent Agenda;

10.1 - Environmental Action Committee Work Plan dated February 2025

(EAC-0007-2025)

GC-0128-2025

That the Environmental Action Committee Work Plan dated February 2025, be approved.

(EAC-0008-2025)

GC-0129-2025

That the deputation from Rhea Adhopia, Resident regarding Public Consultation and Education for Route/Service Changes be received.

(TAC-0001-2025)

GC-0130-2025

That the deputation from Alana Tyers, Manager, Service Development regarding MiWay's Service Update, be received.

(TAC-0002-2025)

GC-0131-2025

That the verbal update from MiWay Staff regarding bike racks, bollards and shelter signage be received for information.

(TAC-0003-2025)

GC-0132-2025

That the New 2025 Transit Advisory Committee Meeting Schedule, be received for information.

(TAC-0004-2025)

GC-0133-2025

That the following items were approved on consent:

Item 9.2 – Request to Alter a Heritage Designated Property: 1620 Orr Road (Ward 2)

Item 9.4 – Port Credit Heritage Conservation District Subcommittee Report 1 – 2025- dated March 3, 2025.

(HAC-0003-2025)

GC-0134-2025

That the request to alter the property at 1300 Lakeshore Road East (Ward 1), as per the Corporate Report from the Commissioner of Community Services, dated February 13, 2025, be approved.

(HAC-0004-2025)

(Ward 1)

GC-0135-2025

That the request to alter the property at 1620 Orr Road (Ward 2), as per the Corporate Report from the Commissioner of Community Services, dated February 7, 2025, be approved.

(HAC-0005-2025)

(Ward 2)

GC-0136-2025

That the memorandum from John Dunlop, Manager, Indigenous Relations, Museums and Heritage, entitled “Request to Demolish the Heritage Designated Property at 7060 Old Mill Lane (Ward 11),” dated January 28, 2025, be approved.

(HAC-0006-2025)



(MVHCD-0001-2025)

(Ward 11)

GC-0137-2025

That the memorandum from John Dunlop, Manager, Indigenous Relations, Museums and Heritage, entitled “Proposed New Dwelling at Heritage Designated Property at 7060 Old Mill Lane (Ward 11),” dated February 12, 2025, be approved on the condition that the house is moved closer to the street, the windows within the dormers are changed to six over six to align with the heritage characteristics of the area and the front porch is increased by .5 metres.

(HAC-0007-2025)

(MVHCD-0002-2025)

(Ward 11)

GC-0138-2025

That the request to alter 42 John Street South (Ward 1), as per the memorandum from John Dunlop, Manager of Indigenous Relations, Heritage & Museums, dated February 5, 2025, be approved on the condition that the final materials would require staff approval.

(HAC-0008-2025)

(PCHCD-0001-2025)

(Ward 1)

GC-0139-2025

That the deputation and associated presentation from Eric Zhao, Coordinator, Active Transportation regarding Shared Micro-mobility Program 2025 Season Pre-launch Update, be received.

(MCAC 0010-2025)

GC-0140-2025

That the deputation and associated presentation from Fred Sandoval, Coordinator, Active Transportation regarding the Cycling Program Quarterly Update (Q1), be received.

(MCAC 0011-2025)

GC-0141-2025

That the deputation and associated presentation from Rahul Mehta, Resident regarding the Cycling Program Quarterly Update (Q1), be received.

(MCAC 0012-2025)

GC-0142-2025

That Appendix 2 entitled "2025 Mississauga Cycling Advisory Committee Work Plan" in the memorandum from Eglantina Bacaj-Gondia, Legislative Coordinator, Legislative Services dated February 19, 2025, entitled "Mississauga Cycling Advisory Committee Work Plan Reporting", be approved.

(MCAC 0013-2025)

GC-0143-2025

That VGTA Cycling Club be the recipient of the 2024 Phil Green Recognition Award. That up to \$300.00 from the 2025 Council and Committees Support Budget be spent towards a gift and plaque for the 2024 Phil Green Recognition Award recipient, to be presented at the next appropriate Council meeting.

(MCAC 0014-2025)

GC-0144-2025

That the 2025 Toronto Bicycle Show and E-Bike Expo Recap verbal update on March 18, 2025 from Mississauga Cycling Advisory Committee Citizen Members, be received.

(MCAC 0015-2025)

GC-0145-2025

1. That the Screening and Hearing Officer By-law 0285-2013, as amended, be further amended, as outlined in the corporate report entitled "Administrative Penalty System Hearing Officer Update" dated March 11, 2025 from the City Solicitor.

2. That the City Solicitor or designate be authorized to:
  - a. review applications, conduct interviews and recommend Administrative Penalty System Hearing Officers for appointment by Council;
  - b. recommend appointments, reappointments or the revocation of appointments of Administrative Penalty System Hearing Officers to Council; and
  - c. submit by-laws for enactment by Council regarding Administrative Penalty System Hearing Officer appointments, reappointments or revocations of appointment, without the need for an accompanying corporate report.
3. That Administrative Penalty System Hearing Officers be remunerated at a daily rate range between \$500.00 and \$700.00 and a half-day rate range between \$250.00 and \$350.00.
4. That the City Solicitor or designate be authorized to execute, on behalf of The Corporation of the City of Mississauga, professional services agreements with Administrative Penalty System Hearing Officers appointed by Council, and all necessary agreements and ancillary documents.

GC-0146-2025

That the verbal update with respect to Development Fees be received for information.

## **REPORT 3 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its third report for 2025 and recommends:

PDC-0006-2025

That the report dated March 5, 2025, from the Commissioner of Planning and Building titled "Update on the Affordable Rental Housing Community Improvement Plan (CIP)", be received for information.

PDC-0007-2025

1. That the sign variance application under File SGNBLD 24-3402 VAR (W11), Rama Gaming House, 2295 Battleford Road, to permit one fascia sign with 100% electronic changing copy and one double sided, oversized ground sign, be approved as the applicant has applied.
2. That one oral submission was received.

PDC-0008-2025

1. That City Council amend Mississauga Official Plan to **Residential Medium Density** for 1489 Hurontario Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RM5-Exception** (Street Townhouses – Exception) for 1489 Hurontario Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
3. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 2 attached to the staff report dated March 5, 2025 from the Commissioner of Planning and Building for the draft plan of subdivision under File 21T-M 24-6 W1, and that further draft conditions from other departments and external agencies be included prior to issuing draft approval.
4. That City Council direct the applicant to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That City Council'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 36 months of the Council decision.
6. That one oral submission was received.

## PDC-0009-2025

1. That City Council amend Mississauga Official Plan to **Residential High Density – Special Site** for 1840 and 1850 Bloor Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA4-Exception** (Residential Apartment) for 1840 and 1850 Bloor Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council'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.
5. That Council classify the lands delineated in Appendix 3 as Class 4 Area in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC – 300).
6. That two oral submissions were received.

## PDC-0010-2025

1. That the report titled Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption, dated March 5, 2025, from the Commissioner of Planning and Building, be approved.
2. That a by-law for adopting the proposed Mississauga Official Plan 2051, substantially in accordance with Appendices 1 and 2 to the report titled Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption, dated March 5, 2025, from the Commissioner of Planning and Building, be prepared and submitted to Council for approval.
3. That 11 oral submissions were received.

# Petition Information

City of Mississauga  
Corporate Services  
Office of the City Clerk



Personal information on this form is collected under the authority of the Council Procedure Bylaw 139-13 and the Petition to Council Policy 02-01-05. The personal information will be used for notifying the petition organizer(s) regarding the Council's action and/or decision concerning the matter(s) submitted for consideration. Your personal information may become part of the public record which is available for public inspection during the meeting or at the Office of the City Clerk. The information may also be available on the City website. Questions about this collection should be directed to the Deputy Clerk, Office of the City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, Telephone 905-613-3200 ext. 4516.

- Each petition must be submitted to the City Clerk no later than 4:00 p.m. eight business days prior to the Council meeting; otherwise the petition will be included on the next available Council agenda. Complete the Petition Submission Form and submit by email to [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca) or by mail to 300 City Centre Drive, Mississauga, L5B 3C1.
- The petition must be typed or legibly handwritten and printed on letter size paper. (No pencil)
- The petition must be appropriate and respectful in tone, and must not contain any improper or offensive language or information.
- Each petitioner must print and sign his or her own name, original signatures only. During the Covid-19 pandemic, electronic or typed signatures will be accepted.
- Each petitioner must provide his or her full address, including property's roll number for a noise wall petition.
- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

## The following information outlines the purpose of the petition:

### Purpose

This petition is a formal expression of the deep anguish, helplessness, and frustration felt by the residents of Mississauga regarding the recent 9.2% increase in property taxes. This decision, made during a time of economic crisis, rising US tariffs, and widespread job insecurity, places an unnecessary and disproportionate burden on residents who are already struggling to meet their financial obligations. We urge the City of Mississauga and Peel Region to reconsider this tax hike and prioritize the well-being of its citizens.

### Asking Council For

Reconsider the 9.2% property tax increase and explore alternative solutions to address budgetary needs. Prioritize critical services while identifying and cutting non-essential expenditures. Engage with residents to understand the real impact of such decisions and work collaboratively to find sustainable, resident-friendly solutions and finally Demonstrate fiscal responsibility by optimizing existing funds and ensuring transparency in budgetary allocations.

### Organizer Information

#### Full Name

Ashish Fitkariwala

#### Address

[Redacted address information]

**Petition Organizer Name**

Ashish Fitkariwala

To: The Mayor and Members of Council

**Subject of Petition**

Unjustified and Excessive 9.2% increase in property taxes

**We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:**

Voicing our collective opposition to the 9.2% property tax increase, which places an undue financial burden on residents already facing economic hardships.

Demanding accountability and transparency from the City of Mississauga and Peel Region in their financial decision-making processes.

Requesting immediate action to reconsider the tax increase and explore alternative solutions that do not further strain residents and finally Ensuring that the City prioritizes the well-being of its citizens by making fiscally responsible decisions that reflect the realities of the current economic climate.

Name	Address	Ward	Signature
Ashish Fitkariwala	[Redacted]	5	<i>Ashish Fitkariwala</i>
AMITHA FITKARIWALA	[Redacted]	5	<i>Amitha Fitkariwala</i>
SAYANTAN DAS	[Redacted]	10	<i>Sayan</i>
Indrani Shekhar	[Redacted]	10	<i>Indrani</i>
Adam Auckbarauillee	[Redacted]	5	<i>A.A.</i>
Sarah Fassaral	[Redacted]	5	<i>Sarah Fassaral</i>
ARVIND PHANSATKAR	[Redacted]	5	<i>Arvind Phansatkar</i>
Rucha Phansatkar	[Redacted]	5	<i>Rucha Phansatkar</i>
Pooja Toorhit	[Redacted]	10	<i>P. Toorhit</i>
Anju Rang	[Redacted]	10	<i>Anju</i>
MALVIKA PANDHARKAR	[Redacted]	10	<i>Malvika</i>
Smita Parde	[Redacted]	10	<i>Smita</i>
Annapurna G	[Redacted]	10	<i>Annapurna</i>
Sushma Gubbi	[Redacted]	10	<i>Sushma</i>

This petition will be considered a public document at the City of Mississauga and the information contained in it may be subject to the scrutiny of the City and other members of the general public.




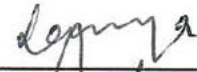

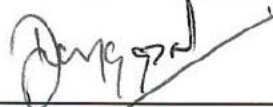







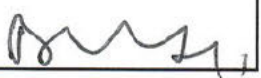
Name	Address	Ward	Signature
Luay Alsakati		11	
ANANDI LYENAR		11	
KAMEHAN SHUKA		11	
MAN MOHAN SAINI		5	
RITA SAINI		5	
JOHN KADU		5	
Harwinder K		11	
Taranveer		11	
L. SESE		11	
E. Apolinario		11	
RITESH SAINI		11	
RATHNA DEVI. R		11	
G. Puz		11	
OMAR SHABBIR		11	

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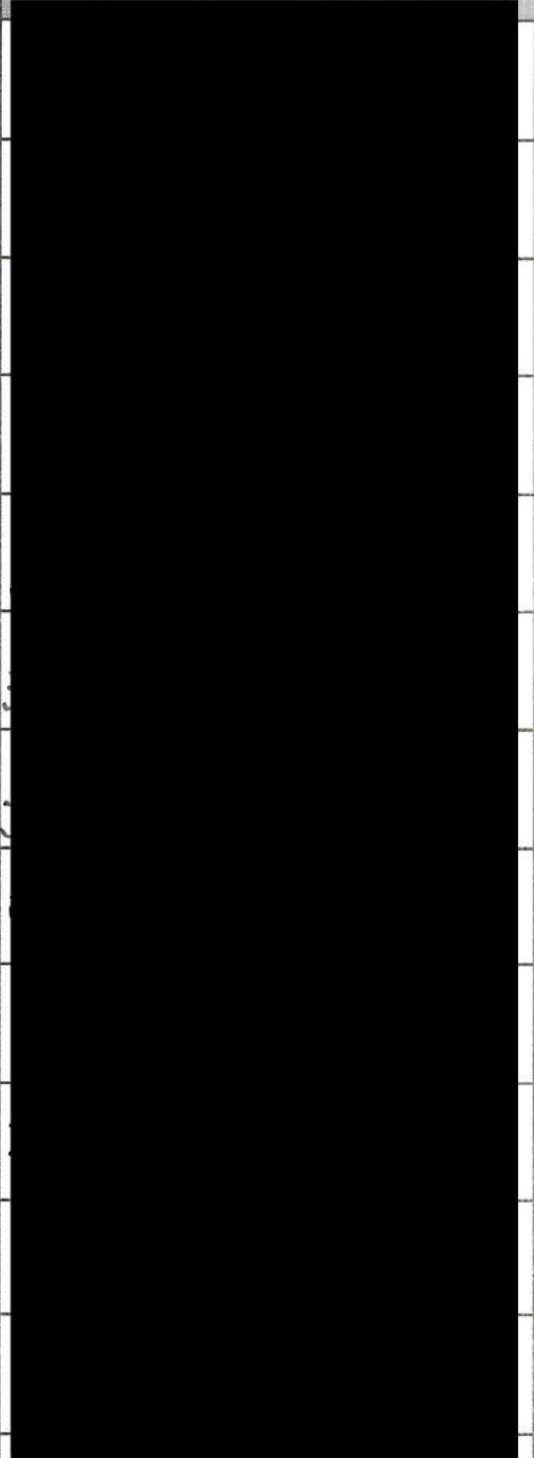
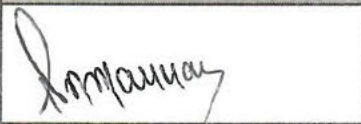
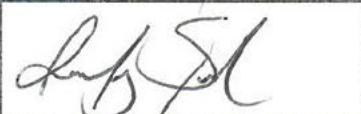
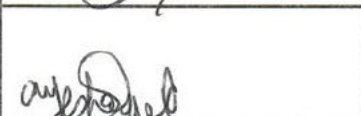
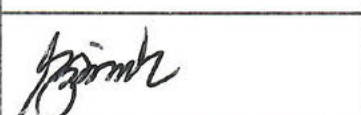


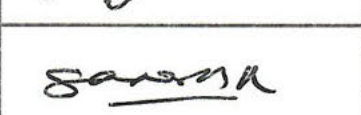
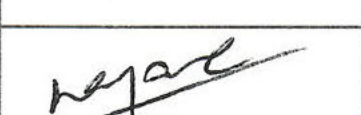


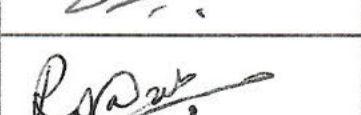


Name	Address	Ward	Signature
ARNAB CHAKRABARTY		10	
Harshad Shaligram		10	
Jelki Shaligram		10	
Sanjana		10	
Anil		10	
Manju Nautiyal		10	
Rajesh Nautiyal		10	
Vivek Anand		10	
Debashree Sankar		10	
Anandraj Arumugam		6	
Nirma Iyappan		6	
Ameya MANNESHWAR		8	
RESUMA UMBAREE		5	
BALAMURALI PANDIYAN		6	

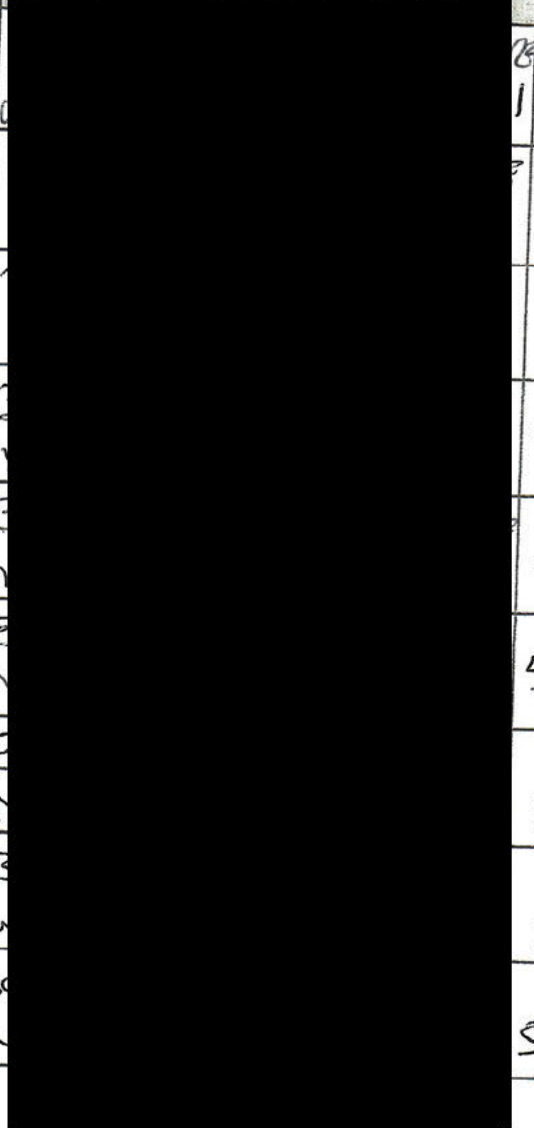

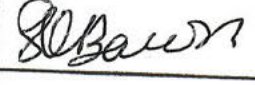



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Name	Address	Ward	Signature
JEBIN CHIRAKKAROTTE EAPEN		11	
Neha Benny		11	
Uma Chollangi		6	
Laranya		11	
Prasada		4	
A.D. RAJGODAL		11	
K. Shi		11	
Varsha			
Sa		6	
SURESH KOLLA		6	
Dheeraj Arast		11	
Rupa		6	
Arul Arast		6	
SRES BHOGAL		6	


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Name	Address	Ward	Signature
ABDUL M. SYED		5	
Abdul Rafay Syed		5	
Ayesha Noor Syed		5	
Rizwana Mannan		5	Rizwanan Mannan
RIZWAN AHMED		5	
REHANA RIZWAN		5	
WASIF RIZWAN		5	
GIANESH KRISHNAN		5	
NAYANA SUBRAMANIAN		5	
Vishnu Satish		5	
SATISH VENKOB		5	
ROOPASHRI SATISH		5	

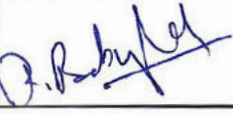
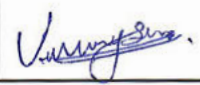

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Name	Address	Ward	Signature
RAVINDERS-BASION		5	
SURINDER K BASION		5	
MANVIR K BASION		5	Manvir Basion
GAGANDEEP K. BASION		5	
BOOTA S BASION		5	
MANMEET SINGH		5	Manmeet Singh.
SAVITHA RAMAPRIYAN		5	<u>Savitha</u>
Ramapriyan Gopal		5	
Sriranganani Belur Sandeep		5	Sranganani B.S.

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Name	Address	Ward	Signature
Sachin Tawariya		6	<u>Sachin</u>
PRANEETHA DAMARAJU		10	<u>Praneetha</u>
NARASIMHA		10	<u>Narasimha</u>
ANKUR Candhi		9	<u>Anchor</u>
Neha Candhi		9	<u>NG.</u>
Geeta Tawariya		6	<u>Geeta</u>
Avinash Alavandi		9	<u>Avinash</u>
Devika Alavandi		9	<u>Alavandi</u>
PUSHPAL BASU			Pushpal Basu

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Name	Address	Ward	Signature
Babyla davis Ramesamy	[REDACTED]	6	
Murugeswaran Kellaippan		6	
Bhanat Kumar		6	

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**From:** [Stephanie Smith](#)  
**To:** [Stephanie Smith](#)  
**Subject:** FW: Leave of Absence  
**Date:** Wednesday, March 26, 2025 9:49:49 AM

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**From:** Sue McFadden <[Sue.McFadden@mississauga.ca](mailto:Sue.McFadden@mississauga.ca)>  
**Sent:** March 25, 2025 6:07 PM  
**To:** Diana Rusnov <[Diana.Rusnov@mississauga.ca](mailto:Diana.Rusnov@mississauga.ca)>  
**Subject:** Leave of Absence

Hello Diana,

I am writing to indicate my request to take an unpaid leave of absence from Council for five weeks to enable me to run for Member of Parliament in the riding of Mississauga Streetsville in the federal election.

The effective dates of my leave would be Monday, March 24, 2025 to Monday, April 28, 2025, inclusive.

Please advise if you require anything further from me to process this request. Thank you.

Respectfully Sue McFadden

March 28, 2025

Our File: 667-002

City of Mississauga  
City Clerk's Department  
300 City Centre Drive  
ON, L5B 3C1

Attn: Mayor and Members of Council

**Re: Adoption of Mississauga Official Plan Amendment No. 189 (BL.09-RES)  
CPD Developments  
1403 & 1425 Dundas Street East  
City of Mississauga**

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Glen Schnarr & Associates Inc. (GSAI) represents CPD Developments (“The Owner”), owner of the property municipally addressed as 1403 and 1425 Dundas Street East (herein referred to as the “Subject Lands”). The Subject Lands are generally located at the north-east corner of Dixie Road and Dundas Street East. These lands are located within a key strategic growth area of the City, in a prime location to provide for housing and supporting services to support the goals of the Dundas Connects Master Plan, Dixie GO Primary Major Transit Station Area, amongst other in place policy initiatives.

GSAI made a submission on the City of Mississauga Official Plan 2051 Review dated March 21, 2025, regarding the limits of the Dundas Street Special Policy Area and refinement of same in order to release the Subject Lands for redevelopment. Subsequently, we monitored the March 24, 2025, Planning and Development Committee Meeting wherein the discussion was brought forward surrounding the Special Policy Area and the City’s jurisdiction surrounding the policy framework associated with the Special Policy Area. Staff noted to Councillor Fonseca that they were limited in their ability to propose any modifications to the Special Policy Area. While we do agree with staff that the Province is the ultimate approval Authority on this matter (with the TRCA as their technical advisor), we respectfully disagree with Staff that there is no further action that can be taken to remove the lands from the limit of the Special Policy Area. We confirm that there is in fact a process in place to correct the mapping error affecting these Subject Lands, as set out below.

We continue to make the request that the City illustrate a refined Special Policy Area limit through their Official Plan and present the mapping to the Province for their review. Since the City’s Official Plan is submitted to the Province, and considering the Province is the approval authority of both the Official Plan and the Special Policy Area modification, this modification to the City’s OP could act as the first step in consultation with the Province (and TRCA) to correct the Special Policy Area limits applicable to these Subject Lands or prompt an internal review with the Province (and TRCA) with City involvement.

In this respect, we request **that Council table a motion at the upcoming April 2, 2025, Council meeting to amend the limits of the Dundas Special Policy Area** as illustrated in the Official Plan. A copy of the proposed resolution related to this directive, is appended as “*Resolution – Scenario 1 (Modification of Special Policy Area Linework)*”.



Should staff not be prepared to do so, we note that **there is a prescribed process in-effect which deals with Special Policy Area modifications prior to it being lifted in its entirety.** This process (outlined in the Province's "January 2009 Procedures for Approval of New Special Policy Areas and Modifications to Existing Special Policy Areas" document) requires that the City be the proponent to the Province to apply to amend the Special Policy Area limits. We are of the opinion that this process exists for situations exactly like the one related to our Client's lands. Our client would be pleased to assist in processing and funding the efforts associated with this request. A copy of the proposed resolution related to this directive, is appended as "Resolution – Scenario 2 (City as Proponent to Province)".

Recognizing that we have offered two solutions to this scenario effecting our Clients lands, we offer the following commentary. If the City is not prepared to amend the linework as part of the Official Plan Review process, we request that **Council direct City staff to act** (in accordance with the *January 2009 Procedures for Approval of New Special Policy Areas and Modifications to Existing Special Policy Areas*) **as the proponent to amend the Special Policy Area linework to remove the Subject Lands** from the Special Policy Area consistent with the TRCA mapping. The timing of this request would be advantageous as outlined above and encourage the City to leverage the convenient timing of the MOP review and this request.

A copy of the proposed resolution for either option outlined above is appended to this submission. We find more value and logic in the first option wherein the linework would be corrected on the spot as we believe there is merit, and it would be much more efficient in consideration of the status of the MOP review. However, if Council and/or staff are not prepared to correct the linework, the second option would give staff the opportunity to pursue the formal process currently in place to correct an in-effect Special Policy Area.

Thank you in advance for your attention and consideration of our request. Please feel free to contact us if you have any questions, require more information, or wish to discuss further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Glen Broll, Managing Partner  
MCIP, RPP

Enclosure: Resolution Scenarios (2 pages)

- c. Mayor C. Parrish  
Councillor C. Fonseca, Ward 3  
Andrew Whittlemore, Commissioner of Planning, City of Mississauga  
Jason Bevin, Director of Planning Strategies

**Resolution – Scenario 1 (Modification of Special Policy Area Linework):**

*WHEREAS the City of Mississauga Official Plan outlines the limits of the Dundas Special Policy Area which is a Provincially regulated area;*

*AND WHEREAS the purpose of the Dundas Special Policy Area is to prohibit development within the floodplain;*

*AND WHEREAS the limits of the Dundas Special Policy area are informed by the Toronto and Region Conservation Authority floodplain mapping;*

*AND WHEREAS the limits of the Toronto and Region Conservation Authority floodplain mapping do not capture any of the lands municipally addressed as 1403 Dundas Street and only minimally captures lands municipally addressed as 1425 Dundas Street while in contrast the entirety of the lands are captured by the limits of the Dundas Special Policy Area;*

*AND WHEREAS development is permitted on lands outside the floodplain and it is desirable to accelerate redevelopment of lands in key strategic growth areas to provide for housing pursuant to Bill 23 and provide supporting services pursuant to the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area;*

*NOW THEREFORE BE IT RESOLVED:*

*That the limits of the Dundas Special Policy Area be amended to remove the lands located at 1403 and 1425 Dundas Street pursuant to the 2015 Toronto and Region Conservation Authority Mapping to support the introduction of new housing pursuant to Bill 23 and the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area.*

*That the amendment of the limits of the Dundas Special Policy Area be undertaken prior to the Official Plan being sent to the Province for final approval and include a request to the Province for consultation to formally amend the limits of the Dundas Special Policy Area.*

**Resolution – Scenario 2 (City as Proponent to Province):**

*WHEREAS the City of Mississauga Official Plan outlines the limits of the Dundas Special Policy Area which is a Provincially regulated area;*

*AND WHEREAS the purpose of the Dundas Special Policy Area is to prohibit development within the floodplain;*

*AND WHEREAS the limits of the Dundas Special Policy area are informed by the Toronto and Region Conservation Authority floodplain mapping;*

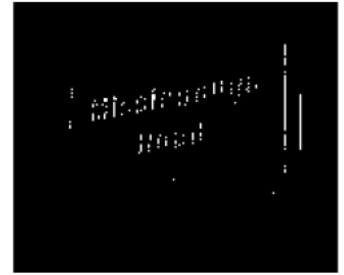
*AND WHEREAS the limits of the Toronto and Region Conservation Authority floodplain mapping do not capture any of the lands municipally addressed as 1403 Dundas Street and only minimally captures lands municipally addressed as 1425 Dundas Street while in contrast the entirety of the lands are captured by the limits of the Dundas Special Policy Area;*

*AND WHEREAS development is permitted on lands outside the floodplain and it is desirable to accelerate redevelopment of lands in key strategic growth areas to provide for housing pursuant to Bill 23 and provide supporting services pursuant to the goals of the Dundas Connects Master Plan and Dixie GO Primary Major Transit Station Area;*

*NOW THEREFORE BE IT RESOLVED:*

*That staff be directed to initiate with the Province, the process to remove 1403 Dundas Street and 1425 Dundas Street from the Dundas Special Policy Area, consistent with the 2015 Toronto and Region Conservation Authority floodplain mapping, as outlined in the Province's Technical Guide – River and Stream Systems: Flooding Hazard Limit, Ontario Ministry of Natural Resources, January 2009.*

## Mississauga/Kane Rds. Ratepayer's Association



Mississauga, ON

Email: [REDACTED]

March 29, 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Council Meeting Agenda on 4-2-25 – The Official Plan 2051

Attention: Mayor Parrish and Members of Council

I can report that none of the Ratepayers that we have surveyed are aware of the City's intent to remove Single Unit Residential Zoning from their properties, nor from their neighbourhood streets throughout the City of Mississauga.

I am writing on behalf of our Ratepayers to request that the Official Plan be **Deferred** for 12 months when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** personalized to the Homeowner detailing the City's intent to take away all Single Unit Residential Zoning from all existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written personalized Notice on this specific issue mailed to their homes and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

There is a consensus amongst all Homeowners that they wish to put the City on Notice that they do not grant the right to make this decision to their elected Councilors nor the Mayor on their behalf.

I wish to request that all Homeowners also be provided with a subsequent written personalized invitation by mail to attend one additional Public Meeting concerning the Official Plan, an invitation which specifically details the proposed elimination of Single

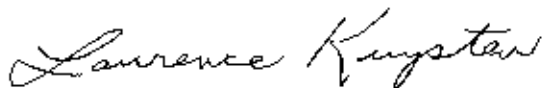
Unit Residential Zoning throughout the City of Mississauga and which invites them the opportunity to express their views and input on this specific topic.

There is a strong feeling amongst Homeowners that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from all Homeowners. Homeowners feel the City has kept them in the dark on this issue. The intent to take away their Single Unit Residential Zoning must be made clear by the City in the manner described.

We strongly believe that the City has not served Homeowners with an appropriate level of awareness on this specific topic nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and this right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,



Laurence Kuysten

President

Mississauga Kane Roads Ratepayers Association

Encl. (10)

MARCH 31/2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.

I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,



RON STARR



March 31, 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.

I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

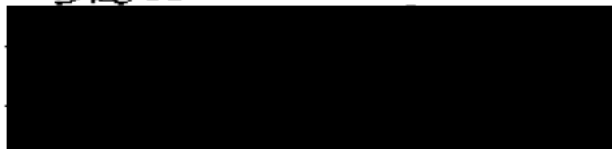
I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,

  
DREW PALLETT



MARCH 31 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.

I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,



Adeolu Ifeyomi





MARCH 31, 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.

I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,

—

VICTORIA SHIPP



March 31, 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.


I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,

  
David Stewart



MARCH 31, 2025

Mayor Parrish and Members of Council

City of Mississauga

Subject: Proposed Official Plan 2051 – Letter in Opposition

Attention: Mayor Parrish and Members of Council

I am writing to request that the Official Plan be **Deferred** when it is presented at the upcoming Council meeting on April 2, 2025 at 9:30am. I feel that the Mayor and Members of Council need the opportunity to serve all Homeowners in the City of Mississauga with a written legal **Notice** detailing the City's intent to take away all Single Unit Residential Zoning from existing Homeowners in the City.

I strongly believe that the City cannot take away this legal entitlement from Homeowners without first providing them with written Notice and due process for expressing their concerns. Homeowners should also been given the right to Vote on this issue.

I do not grant the right to make this decision to my elected Councilors nor the Mayor on my behalf.

I wish to request that all Homeowners also be provided with a subsequent written invitation to attend one additional Public Meeting concerning the Official Plan in order to express their views and input on this specific topic.

I believe that the City has operated with a hidden agenda by not disclosing their intentions to take away this Residential Zoning from Homeowners. This intent must be made clear by the City in the manner described.

I strongly believe that the City has not served Homeowners with an appropriate level of awareness nor with the appropriate Notice that this legal issue demands.

The City of Mississauga cannot take away this Zoning entitlement and right from Homeowners without a more appropriate public notice and consultation on this specific Zoning issue.

Yours truly,

  
JAMEEL SALAMEH  


March 31, 2025

Mayor Parrish and Members of Council

City of Mississauga

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Yours truly,

  
Jaspaal Gill



Mar 31, 2025

14.1.11

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City of Mississauga

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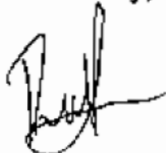
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Yours truly,



Preet Anjla



Mar 31/25

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City of Mississauga

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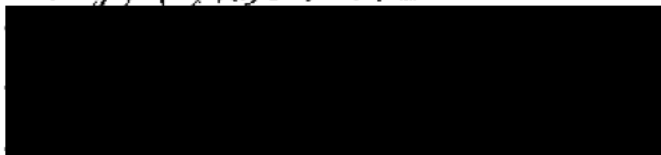
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Yours truly,

*M. G. Bilton*



Mar 31, 2025

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City of Mississauga

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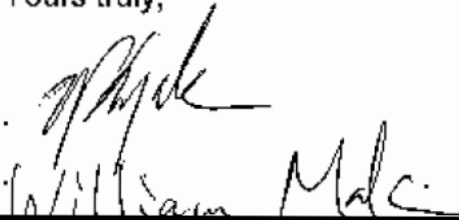
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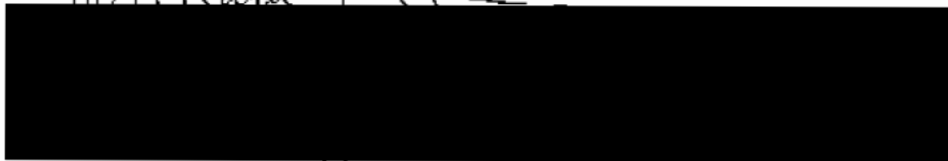
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Yours truly,

  
William Malc



City of Mississauga  
**Memorandum**



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Date: March 26, 2025

To: Mayor and Members of Council

From: Stephanie Smith, Supervisor, Secretariat

Meeting date: April 2, 2025

Subject: **Councillor Appointments to the Stormwater Advisory Committee and Approval of Terms of Reference**

---

At the Council meeting on January 15, 2025 Council approved Resolution 0006-2025 to establish the Stormwater Advisory Committee. The Stormwater Advisory Committee composition should be 2-3 City Councillors and 5-8 citizen members possessing a range of specific qualifications. Staff are seeking direction to appoint 2-3 Councillors to the Stormwater Advisory Committee and to consider approval of the draft Terms of Reference.

## **Attachments**

Appendix 1: Resolution 0006-2025 Stormwater Advisory Committee  
Appendix 2: Terms of Reference

S.Smith

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Prepared by: Stephanie Smith, Supervisor, Secretariat





Date: January 15, 2025

Moved by: Chris Forster ca W3

Seconded by: Stephen De... W1

Whereas climate change has resulted in Mississauga's residents experiencing extreme and destructive storms;

Whereas the flooding that results from those storms has seriously damaged homes, businesses, property and municipal infrastructure;

Whereas repeated flooding has resulted in many home and business owners no longer being able to purchase property insurance that specifically covers flooding;

Whereas the City proactively introduced a Stormwater Charge in 2016 to be used specifically to upgrade aging and undersized stormwater pipes, modify areas surrounding watercourses and provide other measures to strengthen the City's ability to withstand flooding;

Whereas the City approved a new storm water master plan in 2023 "Build Beautiful" that builds on the existing stormwater management program to refine the stormwater program, stormwater management systems and infrastructure, including actions to help prevent floods, improve water quality, control erosion and reduce pollution;

Whereas the stormwater drainage system is one of the largest assets owned and operated by the City with a 2024 Asset Management Plan estimating a replacement value of \$7.6 billion;

Whereas the City has recently established a series of grants intended to assist homeowners in dealing with damage from flooding and installing measures to prevent future property damage;

Whereas the City has recently received grants from the Province to assist with preventive measures specifically in the Little Etobicoke Creek area - but much more assistance is needed;

Whereas recent local Stormwater community meetings, as well as a city-wide information session, resulted in continued dissatisfaction on the part of some residents who attended;

**Date:** January 15, 2025

**Moved by:** Chris Farnica

**Seconded by:** [Signature]

---

Whereas the City has a successful history of creating Advisory Committees to help educate the public, evaluate policies, encourage resource sharing and serve as a liaison with the community;

Whereas Advisory Committees provide an opportunity for residents - especially those chosen for their knowledge of subject areas under discussion - to widen detailed studies and provide a broader opportunity to include community support;

Whereas properly constituted and directed Advisory Committees can help make public services and municipal processes more accessible and better understood by the public;

Whereas Advisory Committees provide a structure for the involvement by a variety of community members who can offer support to processes and programs provided by the city and become a vehicle for worthwhile collaboration with the broader community;

Whereas Advisory Committees provide a 'small group' opportunity to study issues and policies in depth, empowering ambassadors to help garner support for city programs;

Whereas Advisory Committees elicit greater acceptance of decisions on the basis that there has been citizen participation;

Therefore Be It Resolved

1. A Stormwater Advisory Committee be approved composed of no fewer than two City Councillors and no more than three, plus no fewer than five and no more than eight citizens possessing a range of specific qualifications.



MISSISSAUGA

RESOLUTION NO.: 0006 - 2025

Page 3 of 3

Date: January 15, 2025

Moved by: Chris Fonseca

Seconded by: Steph Dales

2. Citizens should be chosen based on qualifications or significant interest in the areas of environment, sustainable development, climate change, conservation and property insurance.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish				
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor N. Hart	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla		✓		
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden	✓			
Councillor B. Butt	✓			

Carried  
  
Mayor

# Terms of Reference for Stormwater Advisory Committee

## Mandate

The Stormwater Advisory Committee (SWAC) is an advisory committee of Council established to offer advice and recommendations to the Council of the City of Mississauga in support of combating climate change and extreme weather impacts in order to advance stormwater management and flood mitigation in the Stormwater Master Plan, Strategic Plan and other relevant City strategies, plans and policies.

SWAC's main purpose is to help educate the public, evaluate opportunities, encourage resource sharing and serve as a liaison between the community and Council.

SWAC will provide a forum for the public to discuss their concerns and share their ideas in the areas of stormwater management, sustainable development, climate change, conservation, and flood mitigation to help protect homes, businesses, property, municipal infrastructure and the natural environment.

## Objectives/Goals

SWAC will engage the community to make public services and municipal processes more accessible and better understood by the public and will support the implementation of the framework of actions in the Stormwater Master Plan to collectively address issues associated with stormwater, accounting for growth, climate change and the maintenance of the City's built and natural resources.

## Work Plan

The Stormwater Advisory Committee shall prepare an annual Work Plan, which will be sent to General Committee, then to Council at the beginning of the year, as well as year-end progress updates.

Committee members shall work collaboratively with City staff to devise the Work Plan and ensure that the workload is manageable and appropriately shared between the two parties.

The Work Plan will need to be carefully crafted to meet the Committee's mandate and objectives, as well as the City's Strategic Plan, Master Plans, and budgetary capacity. The work plan shall speak directly to the specific goals the committee aims to accomplish. The work plan will attempt to use the City's Strategic Plan Pillars, action items, master plans, or legislation to organize the committee's focus and nature of work.

## Procedures and Frequency of Meetings

The Stormwater Advisory Committee are subject to Council Procedure By-law, which outlines the procedures for Council and Committee meetings.

<https://www.mississauga.ca/publication/council-procedure-by-law/>

SWAC will meet bi-monthly, or on an 'as needed' basis as determined by the Committee members, at the call of the Chair, or at direction of Council. The Chair in consultation with the Director, Infrastructure, Planning & Engineering Services (or their designate), may cancel a meeting if it is determined there are insufficient items to discuss.

## Membership

All members are subject to the Code of Conduct and Complaint Protocol for Local Boards: [http://www7.mississauga.ca/documents/CityHall/pdf/2014/Local\\_Boards\\_Code\\_of\\_Conduct.pdf](http://www7.mississauga.ca/documents/CityHall/pdf/2014/Local_Boards_Code_of_Conduct.pdf) and Corporate Policy 02-01-01: Citizen Appointments to Committees, Boards and Authorities: <http://inside.mississauga.ca/Policies/Documents/02-01-01.pdf>

SWAC shall consist of Voting Members and Staff Support and Agency Representatives. Their roles are outlined below:

### **Voting Members**

There will be a maximum of 11 voting members (for the 2025-2026 term) appointed by Council including:

- 2-3 Members of Council (Mayor is ex-officio)
- 5-8 Citizen Members

### **Staff Support Members and Agency Representatives**

Staff support members and agency representatives will function as non-voting members of the committee. The Legislative Coordinator will prepare the committee's notices, agendas, minutes and correspondence. The committee will also be supported by the Manager, Stormwater Projects & Approvals (Transportation & Works Department) and by staff from other the City Divisions/Departments, as warranted. They include, but are not limited to the following:

- Transportation & Works Department: Works Operations and Maintenance
- Community Services Department: Parks, Forestry & Environment
- Planning & Building Department: Development & Design
- Corporate Services Department: Communications

Agency representatives may be involved in the development or implementation of stormwater management and education initiatives. Representatives from these agencies will be requested to attend as warranted. Such agencies include, but are not limited to the following:

- Region of Peel: Public Works Department
- Conservation Authorities

## Role of Chair

The role of the Chair is to:

1. Preside at the meetings of SWAC using City of Mississauga's Procedure By-law, and keep discussion on topic
2. Provide leadership to SWAC to encourage that its activities remain focused on its mandate as an Advisory Committee of Council.
3. Review agenda items with the Legislative Coordinator and appropriate City staff.
4. Recognize each Member's contribution to the Committee's work.
5. Serve as an ex-officio member of subcommittees and attend subcommittee meetings when necessary.
6. Liaise with the Legislative Coordinator on a regular basis.

## Role of Committee Members

The role of Committee Members is to:

1. Ensure that the mandate of SWAC is being fulfilled.
2. Provide the Chair with solid, factual information regarding agenda items.
3. When required, advise Council on matters (relating to the matters that the committee deals with).
4. Notify the Legislative Coordinator if they are unable to attend SWAC meetings to ensure that quorum will be available for all meetings.

## Quorum

Quorum of the SWAC shall be reached with:

1. The presence of a majority of the appointed and elected members, at a time no later than thirty (30) minutes past the time for which the beginning of the meeting was scheduled and so noted on the agenda or notice of the meeting.
2. The issuance of an Agenda for a meeting of this Committee will be considered as notice of that meeting.
3. The presence of one (1) of the appointed Council members shall be required to establish quorum

## Subcommittees

That, as per the Procedure By-law, a Committee of Council may establish a subcommittee which shall consist of members of the parent Committee, as may be determined by such parent Committee, and any other member approved by Council, as follows:

- Sub-committees will be formed to deal with specific issues, and will make recommendations to the parent Committee. Once the specific issue is dealt with the subcommittee shall cease.
- All appointed members of the subcommittee have the right to vote.
- The Chair of the subcommittee will be appointed at the first meeting of the subcommittee.

**Brad Butt**  
 Councillor, Ward 11  
 905-896-5011  
 brad.butt@mississauga.ca



**City of Mississauga**  
 300 City Centre Drive  
 MISSISSAUGA ON L5B 3C1  
 bradbutt.ca

## **Notice of Motion – April 2<sup>nd</sup>, 2025**

Moved by: Councillor Brad Butt  
 Seconded by: Councillor Stephen Dasko

WHEREAS Canada Day is a day of immense significance, which celebrates the birth of our country and commemorates the rich history, diverse culture, and shared values of Canada and Canadians, from coast to coast;

AND WHEREAS spectacular Canada Day celebrations and festivities are held across our country and city each year, where Canadians patriotically gather together and unite to celebrate our shared heritage and take pride in our great country;

AND WHEREAS for over 20 years, the Streetsville Canada Day Celebrations have united and delighted large crowds of residents and visitors with spectacular festivities in the historic Village of Streetsville, featuring local performers, children's activities, a flag-raising ceremony, singing the national anthem, and a celebratory cake-cutting ceremony, which celebrate our shared heritage and pride in our nation, and bring the spirit of patriotism to life in our city and country;

AND WHEREAS the Streetsville Business Improvement Association (BIA) has continued to independently organize and run all aspects of the Streetsville Canada Day Celebrations and has not previously received City funding for this event, only receiving City funding for their Christmas in the Village event;

THEREFORE BE IT RESOLVED THAT \$35,000 in funding from the City's portion of the Municipal Accommodation Tax (MAT) be provided to the Streetsville BIA to support event expenses for the 2025 Streetsville Canada Day Celebrations, including but not limited to AV, staging, performers, Canada Day cake, children's activities, rental costs, policing, security, first aid, permits, cleanup, volunteer expenses, etc.

Brad Butt, Councillor, Ward 11



**Motion: UPGRADE THE CAPACITY OF THE Q.E.W. CULVERT AT COOKSVILLE CREEK**

Moved by: Councillor Dipika Damerla

Seconded by: Councillor Stephen Dasko

WHEREAS Cooksville Creek flows through a culvert crossing the Q.E.W. east of Camilla Road;

AND WHEREAS, despite significant upstream upgrades to the Cooksville Creek, the extreme rainfall events in July and August 2024 resulted in significant flooding damage to homes in and around the QEW Culvert, as the Culvert has become a choke point;

AND WHEREAS increasing the capacity of the Q.E.W. culvert at Cooksville Creek would significantly help alleviate upstream flooding and remove existing buildings, homes, and land out of the Regulatory floodplain;

AND WHEREAS in around 2004, the Ontario Ministry of Transportation commenced the design of the Q.E.W./Hurontario Street interchange project;

AND WHEREAS, in discussions with the City of Mississauga, the Ontario Ministry of Transportation was willing to include the Q.E.W. culvert upgrade as a part of the Q.E.W./Hurontario Street interchange design;

AND WHEREAS in the 2004 Development Charges Background Study and the 2004 10-year stormwater capital plan, a Cooksville Creek culvert improvement project at the Q.E.W. was included, with a developer's contribution component;

AND WHEREAS in around 2005, the City of Mississauga, in coordination with the Ontario Ministry of Transportation, pursued a cost-sharing commitment from a private landowner, where the culvert upgrade would remove their lands from the floodplain and allow development, but was unable to reach an agreement;

AND WHEREAS, the Ontario Ministry of Transportation subsequently completed the design and construction of the interchange improvements without any capacity upgrades to the Cooksville Creek culvert, which was a missed opportunity to reduce flooding risk significantly;



AND WHEREAS the City of Mississauga continues to commit to address flooding along Cooksville Creek, including the construction of open and underground stormwater management facilities;

AND WHEREAS any meaningful reduction in flooding risk in the regulatory flood plain of the Cooksville Creek requires addressing the bottleneck at the QEW culvert

NOW THEREFORE BE IT RESOLVED:

THAT the Mayor write a letter to the Honourable Minister of Transportation of Ontario to urge the Province to prioritize the upgrade of the Q.E.W. culvert at Cooksville Creek and to direct Ministry staff to work with the City of Mississauga staff to explore opportunities for a current solution, including cost-sharing opportunities.

A handwritten signature in blue ink, appearing to read "D. Paul", is located at the bottom left of the page.

**Alvin Tedjo**  
Councillor, Ward 2  
T 905-896-5200 M 647-669-6885  
alvin.tedjo@mississauga.ca



**City of Mississauga**  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
mississauga.ca

## Notice of Motion to Allow Neighbourhood Retail

Moved: Councillor Tedjo  
Seconded: Councillor Fonseca

WHEREAS Council approved the Mississauga Official Plan 2051, including Policy 9.4.2 which states "Retail uses may be permitted within neighbourhoods to provide retail uses convenient to the local residents. Charter Area policies or local area plans will identify appropriate locations and types of uses";

AND WHEREAS Council has committed to creating complete neighbourhoods, which includes walkable access to retail such as grocery or convenience stores, food services, and other local shops;

And WHEREAS the majority of single family homes and neighbourhoods have a walkability score defining them as car-dependent, neighbourhood retail would promote car-free travel, promoting environmentally sustainable living, in addition to health and wellness;

AND WHEREAS the introduction of retail and services in residential neighbourhoods can help create opportunities to build places for residents to congregate and engage with their fellow neighbours creating stronger communities;

AND WHEREAS many residents already operate non-permitted businesses within their homes and should be brought into compliance within the city's licensing and business framework;

AND WHEREAS more information is needed to determine the scale and scope of neighbourhood retail;

THEREFORE BE IT RESOLVED THAT:

1. Staff shall undertake a study on neighbourhood retail to determine its feasibility in appropriate neighbourhoods, define appropriate small scale retail and services, and which zones this would apply to;
2. Staff shall bring back an information report to the Planning and Development Committee, and provide options for direction for city-initiated official plan and zoning by-law amendments to facilitate appropriate neighbourhood retail;
3. This work will be complete before the end of this term of Council.

Alvin Tedjo  
Councillor, Ward 2



CITY OF MISSISSAUGA  
OFFICE OF THE MAYOR

Motion – Parking Exemption for Eid al-Fitr, Eid al-Adha and Diwali – April 2, 2025

Moved by: Mayor Parrish

Seconded by: Councillor

WHEREAS the City of Mississauga approved an exemption to its Traffic (Parking) Bylaw 555-00 to waive the 5-hour on-street parking restriction for statutory holidays;

AND WHEREAS this exemption has previously been temporarily extended to include religious and cultural celebrations such as Easter, Eid, and Diwali to reflect the diverse and inclusive community of Mississauga;

AND WHEREAS Eid al-Fitr and Eid al-Adha are significant religious celebrations for the over 100,000 Muslims residing in Mississauga, during which family, community, and religious gatherings at places of worship are essential aspects of the observance;

AND WHEREAS the celebration of Eid al-Fitr, which marks the end of Ramadan and Eid al-Adha, can vary by one to three days depending on the sighting of the moon, leading to diverse dates of observance within the Muslim community;

AND WHEREAS Diwali, known as the Festival of Lights, is a significant cultural and religious event celebrated by communities across the globe, including the Hindu, Sikh, Jain and Buddhist communities, with celebrations taking place over five days, with the main celebration dates varying from year to year based on the lunar calendar;

AND WHEREAS the City of Mississauga is home to a diverse population, including many thousands of residents who celebrate Diwali, resulting in increased traffic and parking demand, especially near temples, event venues and residential areas;

THEREFORE, BE IT RESOLVED THAT:

1. The City of Mississauga waive the 5-hour on-street parking restriction as follows:
  - a. From 5 a.m. to midnight on Friday, June 6, 2025, to Sunday, June 9, 2025, in recognition of Eid al-Adha 2025.

- b. From 5 a.m. to midnight on Thursday, March 19, 2026, and Friday, March 20, 2026, in recognition of Eid al-Fitr 2026, and those dates be adjusted each year accordingly.
- c. From 5 a.m. to midnight on Tuesday, May 26, 2026, to Thursday, May 28, 2026, in recognition of Eid al-Adha 2026, and those dates be adjusted each year accordingly.
- d. From 8 a.m. to midnight on Monday, October 20, 2025 and Tuesday, October 21, 2025, in recognition of Diwali 2025.
- e. From 8 a.m. to midnight on Sunday, November 8, 2026 and Monday, November 9, 2026, in recognition of Diwali 2026 and those dates be adjusted each year accordingly.

A handwritten signature in black ink that reads "Carolyn Parrish". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

**Expression of Sympathy**

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are deeply saddened to learn of the passing of former City employee Pam Andres, on Wednesday March 12<sup>th</sup>, 2025;

AND WHEREAS Pam worked for over 20 years with Animal Services, as a full-time Mississauga Animal Services Field Officer;

AND WHEREAS Pam was dedicated to promoting responsible pet ownership, animal welfare and community safety among the residents and animals within the City of Mississauga through her dedication to education and By-law compliance;

AND WHEREAS Pam was a beloved co-worker with an inspirational work ethic and positive attitude and will be remembered as being a knowledgeable and highly respected officer whose caring and concern for animals exemplified all that is best in Animal Services;

AND WHEREAS Pam will be dearly missed by her family, friends and co-workers;

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the family of Pam Andres.

WHEREAS the Municipal Act, 2001, as amended (the "Act"), requires Council to pass a resolution prior to closing part of a meeting to the public;

AND WHEREAS the Act requires that the resolution states the act of the holding of the closed meeting and the general nature of the matter to be considered at the closed meeting;

NOW THEREFORE be it resolved that a portion of the Council meeting held on April 2, 2025 shall be closed to the public to deal with the following matters:

(Pursuant to Section 239(2) of the Municipal Act, 2001)

22.1 Appeal of the Decision of the Committee of Adjustment with respect to File No. A457/21, 2113 Pear Tree Road, Bruno Malfara (Ward 7)

22.2 Appeal of the Decision of the Committee of Adjustment with respect to File No. A418/21, 485 Chantenay Drive, Bruno Malfara (Ward 7)

22.3 Instructions on a proposed settlement of the appeals to the Ontario Land Tribunal by Camrost-Felcorp Inc. with respect to the lands located at 3672 Kariya Drive & 134-152 Burnhamthorpe Road West, (Ward 7)

22.4 Personal matters about an identifiable individual, including municipal or local board employees: Approval of the Election of a Director to the Tourism Mississauga Board of Directors for a Three (3) Year Term

22.5 Personal matters about an identifiable individual, including municipal or local board employees: Citizen Appointment – Accessibility Advisory Committee

22.6 Labour Relations Update: Fire Services (Verbal Update)

22.7 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose: Regional Roads (Verbal)

A by-law to amend By-law No. 555-2000,  
as amended, being the Traffic By-law

WHEREAS pursuant to section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS Council of The Corporation of the City of Mississauga desires to make certain amendments to By-law 555-2000, as amended, being the Traffic By-law;

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

1. That Schedule 3 of By-law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 3  
NO PARKING

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 PROHIBITED TIMES OR DAYS
Sherway Drive	North	Safeway Crescent (west intersection) and a point 233 metres easterly thereof	Anytime

2. That Schedule 10 of By law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 10  
THROUGH HIGHWAYS

COLUMN 1 HIGHWAY	COLUMN 2 FROM	COLUMN 3 TO
Craig Carrier Court	West limit of Mavis Road	West limit of the roadway
Lynd Avenue	East limit of Kenmuir Avenue	East limit of road
Silver Creek Boulevard	South limit of Mississauga Valley Blvd	West limit of Cawthra Road

3. That Schedule 18 of By-law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 18  
MAXIMUM RATE OF SPEED

COLUMN 1 HIGHWAYS	COLUMN 2 BETWEEN	COLUMN 3 RATE OF SPEED
Bodley Road	Entire Roadway	30 km/h
Breezy Brae Drive	Johnathan Drive and Whitney Drive	30 km/h
Bromsgrove Road	A point 30 east of Tredmore Drive and a point 160 meters west of Constable Road	30 km/h
Clarkson Road South	Matena Avenue and a point approximately 70 metres north of Missenden Crescent	30 km/h
Cliff Road	Rudar Road and a point 60 metres south of Arbordale Drive	30 km/h
Colonial Drive	Thorncrest Drive and a point 53 metres south of Galbraith Drive	30 km/h
Ellengale Drive	Shadeland Drive and a point 250 metres northerly thereof	30 km/h
Fairwind Drive	Hollymount Drive and Heritage Hills Boulevard	30 km/h
Fieldgate Drive	Burnhamthorpe Road East and Ponytrail Drive	30 km/h
Gananoque Drive	Glen Erin Drive and Montevideo Road	30 km/h
Gaslamp Walk	John Watt Boulevard and Old Derry Road	30 km/h
Genevieve Drive	Foley Road and Rudar Road	30 km/h
Gooderham Estate Boulevard	Old Derry Road and Silverthorn Mill Avenue	30 km/h
Green Glade	Entire Roadway	30 km/h
Havenwood Drive	Gulleden Drive and Williamsport Drive (northerly intersection)	30 km/h
Historic Trail	Pepperidge Crossing and Lamplight Way	30 km/h
Kelly Road	Entire Roadway	30 km/h
Lewisham Drive	Truscott Drive and Fontwell Crescent (west intersection)	30 km/h
McDowell Drive	Tenth Line West and Churchill Meadows Boulevard	30 km/h



Meadows Boulevard	Rathburn Road East and Molly Avenue	30 km/h
Melton Drive	Stir Crescent (North Intersection) and Rambo Road	30 km/h
Middlebury Drive	A point 160 metres south of Thomas Street and Willowburne Drive	30 km/h
Old Derry Road	Second Line West and Gooderham Estate Boulevard	30 km/h
Owenwood Drive	Entire Roadway	30 km/h
Ponytrail Drive	A point 30 metres east of Silverplains Drive and Fieldgate Drive	30 km/h
Queenston Drive	The Credit Woodlands and a point 500 metres northerly thereof	30 km/h
Rosehurst Drive	Hazelridge Road and Milkwood Crescent (north intersection)	30 km/h
Rudar Road	Genevieve Drive and Cliff Road	30 km/h
Salishan Circle	Ceremonial Drive (West intersection) and a point 160 metres southerly thereof	30 km/h
Shelter Bay Road	Saint Malo Circle (north intersection) and Glen Erin Drive	30 km/h
South Common Court	Entire Roadway	30 km/h
Terragar Boulevard	Cork Tree Row and Black Walnut Trail	30 km/h
Thorncrest Drive	Entire Roadway	30 km/h
Williamsport Drive	Havenwood Drive (northerly intersection) and a point 40 metres west of Gulleden Drive	30 km/h

4. That Schedule 10 of By law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 10  
THROUGH HIGHWAYS

COLUMN 1 HIGHWAY	COLUMN 2 FROM	COLUMN 3 TO
Lynd Avenue	East limit of Kenmuir Avenue	West limit of Garnet Avenue
Silver Creek Boulevard	East limit of Gwendale Crescent	West limit of Cawthra Road

5. That Schedule 11 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 11  
STOP SIGNS

COLUMN 1 INTERSECTIONS	COLUMN 2 FACING TRAFFIC
Craig Carrier Court at Simpson Pioneer Trail	Southbound on Simpson Pioneer Trail Eastbound on Craig Carrier Court Westbound on Craig Carrier Court
Lynd Avenue at Garnet Avenue	Northbound on Garnet Avenue Southbound on Garnet Avenue Eastbound on Lynd Avenue Westbound on Lynd Avenue
Silver Creek Boulevard at Gwendale Crescent	Southbound on Gwendale Crescent Eastbound on Silver Creek Boulevard Westbound on Silver Creek Boulevard

6. That Schedule 14 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 14  
PROHIBITED TURNS

COLUMN 1 PORTION OF HIGHWAY	COLUMN 2 DIRECTION	COLUMN 3 TURNS PROHIBITED	COLUMN 4 TIMES OR DAYS
Winston Churchill Boulevard at Meadowvale Town Centre Circle	Northbound on Winston Churchill Boulevard	Left	Anytime

7. That Schedule 18 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 18  
MAXIMUM RATE OF SPEED

COLUMN 1 HIGHWAYS	COLUMN 2 BETWEEN	COLUMN 3 RATE OF SPEED
Bodley Road	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Breezy Brae Drive	Johnathan Drive and Whitney Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
Bromsgrove Road	A point 30 metres east of Tredmore Drive and a point 100 metres west of Widemarr Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Clarkson Road South	Matena Avenue and a point 70 metres north of Missenden Crescent	30 km/h 6:00 am – 6:00 pm Monday – Friday

Cliff Road	Rudar Road and a point 60 metres south of Arbordale Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
Colonial Drive	Thorncrest Drive and a point 53 metres south of Galbraith Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
Ellengale Drive	Shadeland Drive (west intersection) and a point 250 metres northerly thereof	30 km/h 6:00 am – 6:00 pm Monday – Friday
Fairwind Drive	Hollymount Drive and Heritage Hills Boulevard	30 km/h 6:00 am – 6:00 pm Monday – Friday
Fieldgate Drive	Burnhamthorpe Road East and Ponytrail Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
Gananoque Drive	Glen Erin Drive and Montevideo Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Gaslamp Walk	John Watt Boulevard and Old Derry Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Genevieve Drive	Foley Road and Rudar Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Gooderham Estate Boulevard	Old Derry Road and Silverthorn Mill Avenue	30 km/h 6:00 am – 6:00 pm Monday – Friday
Green Glade	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Havenwood Drive	Gulleden Drive and Williamsport Drive (north intersection)	30 km/h 6:00 am – 6:00 pm Monday – Friday
Historic Trail	Pepperidge Crossing and Lamplight Way	30 km/h 6:00 am – 6:00 pm Monday – Friday
Kelly Road	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Lewisham Drive	Truscott Drive and Fontwell Crescent (west intersection)	30 km/h 6:00 am – 6:00 pm Monday – Friday
McDowell Drive	Tenth Line West and Churchill Meadows Boulevard	30 km/h 6:00 am – 6:00 pm Monday – Friday
Meadows Boulevard	Rathburn Road East and Molly Avenue	30 km/h 6:00 am – 6:00 pm Monday – Friday

Melton Drive	Stir Crescent (north intersection) and Rambo Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Middlebury Drive	Willowburne Drive and a point 160 metres south of Thomas Street	30 km/h 6:00 am – 6:00 pm Monday – Friday
Old Derry Road	Second Line West and Gooderham Estate Boulevard	30 km/h 6:00 am – 6:00 pm Monday – Friday
Owenwood Drive	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Ponytrail Drive	Fieldgate Drive and a point 30 metres east of Silverplains Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
Queenston Drive	The Credit Woodlands and a point 500 metres northerly thereof	30 km/h 6:00 am – 6:00 pm Monday – Friday
Rosehurst Drive	Hazelridge Road and Milkwood Crescent (north intersection)	30 km/h 6:00 am – 6:00 pm Monday – Friday
Rudar Road	Genevieve Drive and Cliff Road	30 km/h 6:00 am – 6:00 pm Monday – Friday
Salishan Circle	Ceremonial Drive (west intersection) and a point 160 metres southerly thereof	30 km/h 6:00 am – 6:00 pm Monday – Friday
Shelter Bay Road	Saint Malo Circle (north intersection) and Glen Erin Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday
South Common Court	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Terragar Boulevard	Cork Tree Row and Black Walnut Trail	30 km/h 6:00 am – 6:00 pm Monday – Friday
Thorncrest Drive	Entire Roadway	30 km/h 6:00 am – 6:00 pm Monday – Friday
Williamsport Drive	Havenwood Drive (north intersection) and a point 40 metres west of Gulleden Drive	30 km/h 6:00 am – 6:00 pm Monday – Friday


8. That Schedule 31 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 31  
DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Colombo Crescent	East, South & West (where sidewalk exists)	Entire Roadway	Anytime
Fallingbrook Drive	Both	Sherwood Mills Boulevard and Bristol Road West	Anytime
Freshwater Drive	Both	Tacc Drive and a point 127 metres northerly thereof	Anytime
Janene Court	North, West (where sidewalk exists)	Entire Roadway	Anytime
Stoneham Way	North	Entire Roadway	Anytime

9. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

ENACTED and PASSED this 2<sup>nd</sup> day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: March 24, 2025
File: LA.25-25.60

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A By-law to amend By-law 368-82 that designates the property located at 5155 Mississauga Road as being of cultural heritage value or interest

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended (the "Heritage Act"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;


AND WHEREAS Council for the Corporation of the City of Mississauga (the "City") enacted By-law 368-82 designating a portion of 5155 Mississauga Road (the "Property") under Part IV of the Heritage Act;

AND WHEREAS in accordance with the requirements of section 30.1 of the Heritage Act, the owner of the Property was served a notice of proposed amendment to revise the legal description of the property, reflecting a 2024 severance, on December 11, 2024, and no objections were received;

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

1. That Schedule "B" to By-law 368-82 providing the legal description of the Property be deleted and replaced with Schedule "B" attached hereto;
2. That the City Clerk is hereby authorized to cause a copy of this amending By-law and a revised legal description to be served upon the owner of the Property and the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of the amended By-law against the property located at 5155 Mississauga Road as described in Schedule "B" of By-law 368-82 in the proper land registry office.

ENACTED AND PASSED this                    day of                    , 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: CS.08-24.02

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SCHEDULE "B" TO BY-LAW 368-82

1980, 1982, 1986, 1988 Barber House Lane, IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL), PROVINCE OF ONTARIO COMPOSED OF BLOCK 6, REGISTERED PLAN 43M-2085, DESIGNATED AS PARTS 17, 18, 19, 20 AND 28 ON REFERENCE PLAN 43R-39781. TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN PEEL COMMON ELEMENTS CONDOMINIUM PLAN NUMBER 1109.

0 Barber House Lane, IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL), PROVINCE OF ONTARIO COMPOSED OF PART BLOCK 9, REGISTERED PLAN 43M-2085. TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN PEEL COMMON ELEMENTS CONDOMINIUM PLAN NUMBER 1109

**Amendment No. 189**  
**to**  
**Mississauga Official Plan**



By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. 189

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 to allow semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements to allow for smaller lots;

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

1. The document attached hereto, constituting Amendment No. 189 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. 189**  
**to**  
**Mississauga Official Plan**

The following text attached constitutes Amendment No. 189.

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 February 12, 2025, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to update policies in Mississauga Official Plan to allow semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements to allow for smaller lots.

## **LOCATION**

The Official Plan Amendment applies to lands in the City of Mississauga designated as Residential Low Density I and II that currently prohibit semi-detached dwellings and/or require minimum lot sizes/frontages.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

Low-rise residential lots are designated Residential Low Density I and II. The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. Residential Low Density II permits detached, semi-detached and duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

An Official Plan Amendment is required to permit semi-detached dwellings and smaller lots in the Residential Low Density I and II designations, notwithstanding Character Area and Special Site Policies which restrict this dwelling type and require minimum lot sizes/frontages.

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

1. Semi-detached dwellings and smaller lots expand the range of low-rise housing forms and make efficient use of existing infrastructure and services.
2. Semi-detached dwellings and smaller lots support the achievement of complete communities to accommodate a diverse range of household sizes and incomes.
3. Semi-detached dwellings and smaller lots are considered a form of residential infill intensification that is compatible in built form and scale to surrounding development.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Section 9.3.3, Gateways, Routes, Landmarks and Views, Build a Desirable Urban Form, of Mississauga Official Plan, is hereby amended by deleting policies 9.3.3.11(a) and 9.3.3.11(f) and replacing with the following:
  - a. in order to preserve its historic streetscape character and appearance, residential development will generally maintain the visual appearance of existing dwellings and will generally be on lots with a minimum depth of 40 m. This policy does not apply within the Port Credit Local Area Plan;
  - f. building massing, design, setbacks and lot frontages will be encouraged to be consistent with surrounding buildings and lots;
  
2. Section 14.10.2, Land Use, Streetsville Community Node Character Area, of Mississauga Official Plan, is hereby amended by deleting policy 14.10.2.1.
  
3. Chapter 16, Neighbourhoods of Mississauga Official Plan, is hereby amended by deleting the following policies:
  - 16.4.3.1
  - 16.5.2.1
  - 16.5.2.2(a)
  - 16.5.2.3
  - 16.6.1.1
  - 16.6.5.4.3
  - 16.9.1.1
  - 16.9.2.2.2(i)
  - 16.10.1.1
  - 16.14.2.2
  - 16.17.3.1
  - 16.18.2.1
  - 16.19.2.1
  - 16.23.1.1
  - 16.23.1.2
  - 16.23.2.1.2(a) and 16.23.2.1.2(b)
  - 16.24.2.2

**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 dated August 7, 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.

## **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 March 3, 2025 in connection with this proposed Amendment.

One member of the public made a deputation in connection with this proposed Amendment. Comments from the public were generally requests for less restrictive height/zoning regulations, questioning if Committee of Adjustment approval would be required, comments on traffic, parking, privacy, overlook, neighbourhood character, general support, enforcement, comments and questions on fourplexes/garden suites, concern over the lack of affordability, requests for funding incentives, concern for tree canopy protection, and questions about stormwater management. These questions were addressed at the meeting and in the Planning and Building Department report dated February 12, 2025 attached to this Amendment as Appendix II.

City of Mississauga  
**Corporate Report**



<p>Date: February 12, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-RES (All Wards)</p>
	<p>Meeting date: March 3, 2025</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)**

**Proposed City-Initiated Amendments to Zoning By-law 0225-2007**

**Neighbourhood Zoning Review: Increasing Housing Choices in Neighbourhoods**

**File: BL.09-RES (All Wards)**

## Recommendation

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1 and 2 of the report dated January 22, 2025, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing Official Plan and Zoning By-law amendment be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be considered both the public meeting and recommendation report.
3. That staff be directed to report back to Planning and Development Committee on options and recommendations for delegating Consent applications to staff.

## Executive Summary

- This report provides recommendations on the Residential Neighbourhood Zoning Review project as part of the City's ongoing efforts to expand low-rise housing options in Mississauga through the Increasing Housing Choices in Neighbourhoods Study.
- Staff recommend consolidating 12 of the 16 existing residential low-rise detached dwelling zones and two semi-detached dwelling zones (**R1** to **R11**, **R15**, **RM1** and **RM2**) into two

new zones (Residential Large **RL** Lot and Residential Small **RS** Lot Zones), including one residential infill zone. Staff recommend the following for both the **RL** and **RS** zones:

- Allowing both detached, semi-detached homes; and
- Updating the lot size and frontage requirements to allow for smaller lots.
- Staff have developed Official Plan and Zoning By-law amendments for approval in principle and enactment at a future City Council meeting.

## Background

In the midst of a housing crisis, the City of Mississauga has taken many actions to do its part in improving housing affordability and supply. These include:

- Launching the Increasing Housing Choices in Neighbourhoods (IHCN) study in 2021 with the purpose of introducing “gentle density” to neighbourhoods. The scope of work included a recommendation to collapse zoning categories.
- Council approval of zoning regulations to permit three residential units on a lot city-wide, as required by Bill 23, the *More Homes Built Faster Act*, 2022, including garden suites and basement units.
- Council approval of fourplexes city-wide, on low-rise residential lots.
- Council approval of the Growing Mississauga Action Plan, including an action to reduce exclusionary zoning throughout Mississauga.
- Embedding policies focused on housing priorities throughout the draft Official Plan.
- Mayor’s Housing Task Force Report, presented to the City’s General Committee on January 22, 2025, containing four key priorities. One of those priorities is to transform zoning to unlock more housing and one of the actions include simplifying zoning.
- On February 5, 2020, Mayor Parrish (at the time a Councillor) directed staff to review existing standards for detached dwellings in the City’s Zoning By-law and identify opportunities to allow for smaller lots as-of-right.

An Information Report on this project was presented at Planning and Development Committee on October 23, 2023 (Appendix 3) and was received for information. Recommendation PDC-0066-2023 was adopted by Council on November 8, 2023.

1. That the report dated October 4, 2023, from the Commissioner of Planning and Building regarding the proposed amendments to Zoning By-law 0225-2007 and Mississauga Official Plan to update low density residential zones, under File BL.09-RES (All Wards), be received for information.
2. That staff be directed to seek community input through an online awareness campaign and report back to the Planning and Development Committee in February 2024 with recommended Zoning By-law amendments.
3. That four oral submissions be received.



## Comments

Staff recommend consolidating 12 of the 16 existing residential low-rise detached dwelling zones and two semi-detached dwelling zones (**R1** to **R11**, **R15**, **RM1** and **RM2**) into two new zones: Residential Large Lot (**RL**) and Residential Small Lot (**RS**) Zones, including one residential infill zone.

- Allowing semi-detached homes to be built in residential areas that have historically been limited to detached homes in the proposed residential large lot (**RL**) and residential small lot (**RS**) dwelling zones; and
- Updating the lot size and frontage requirements to allow for smaller lots in the proposed residential large lot (**RL**) and residential small lot (**RS**) dwelling zone regulations.

In order to facilitate the proposed zoning changes, an official plan amendment will be required. Further details are contained in Appendices 1 and 2.

Staff's recommendations address the following issues:

### **Revitalizing Neighbourhoods**

Existing detached homes represent 71% of the total Mississauga residential land area. Given the prominence of this built form, low density neighbourhoods present a unique opportunity to modestly intensify, revitalizing areas facing population decline. In fact, 17 out of 23 Neighbourhood Character Areas identified in Mississauga Official Plan declined in population from 2011 to 2021. One of the most modest forms of neighbourhood intensification can come in the form of smaller lots for either detached or semi-detached homes.

Apart from additional housing supply, densifying the neighbourhood fabric may reduce urban sprawl, helping to create more compact communities with access to transit and already established road networks. It may also improve the efficiency and affordability of providing municipal infrastructure, such as parks, community centres and libraries, as well as schools. The number of school aged (5-19) children in neighbourhoods has declined 17% from 2011-2021. According to Peel District School Board, 62% of schools operating at less than 60% student capacity are located in Mississauga, and enrolment trends for the next ten years show flat growth. Expected growth in City Centre, Ninth Line, Lakeview Village and other intensification areas will offset declines in established neighbourhoods.

Historically, many zoning by-laws, including most low-density zones in Mississauga, were structured to only allow the replacement of the built form that already exists on the property, although a new dwelling could be much larger. As a result, redevelopment in low-rise neighbourhoods has been in the form of large, single detached homes sometimes referred to as "monster homes". While these homes create more livable gross floor area, they often have similar occupancy levels to the smaller homes they replaced, and do not increase the housing supply.

An overall trend in urban planning across North America in response to this has been to remove this “exclusionary zoning”. Permitting semi-detached dwellings in residential areas that have historically been limited to detached homes on larger lots can create opportunities to infill these neighbourhoods and reduce exclusionary zoning while still fitting into neighbourhood context.

### **Expanding City-wide Housing Options**

With many families facing challenges with housing affordability, flexibility in built forms and tenure can help address individual circumstances and preferences. The City has already approved additional residential units and fourplexes city-wide, and the permission to create smaller lots and build semi-detached homes can provide another option to residents.

Additional residential units and fourplexes address the rental housing market. However, many Mississauga residents still desire homeownership, particularly ground-related units with at least three bedrooms. With limited greenfield lands remaining and redevelopment of low-rise units occurring in growth nodes, dwellings with three or more bedrooms in Mississauga saw a 1.3% decline from 2016-2021. Three bedroom units in high-rise condominiums are more costly to construct than a similarly sized low density unit.

Permitting smaller lots and semi-detached dwellings as-of-right across the City has the potential to create additional homes in neighbourhoods, as well as homes that may be more appropriately sized for those wanting to downsize, while staying in their neighbourhood. These permissions can give residents more housing options, regardless of their life stage or circumstances.

### **Simplify Zoning and Optimizing Processes**

The City of Mississauga Zoning By-law currently has 16 detached dwelling zones (**R1** to **R16**) and an additional three residential zones that permit semi-detached dwellings (**RM1** to **RM3**).

A jurisdictional scan of Toronto, Hamilton, Ottawa, Guelph, Vaughan, Milton, Oakville and Burlington indicated that these municipalities had two to 11 residential zones, generally reserved for detached dwellings. Consolidating 14 of the residential detached dwelling zones (**R1** to **R11** and **R15**) and two semi-detached dwelling zones (**RM1** and **RM2**) in City of Mississauga Zoning By-law 0225-2007 into the proposed Residential Large Lot (**RL**) and Residential Small Lot (**RS**) zones, reducing the three residential infill zones to one, and allowing semi-detached homes throughout, will make the City's Zoning By-law more user friendly and less restrictive. It may also reduce the need for minor variances.

The remaining residential detached dwelling zones (**R12** to **R14**, **R16**) have not been included in the proposed consolidation due to their unique configuration (modular lots) and presence on a common element condominium (CEC) road.

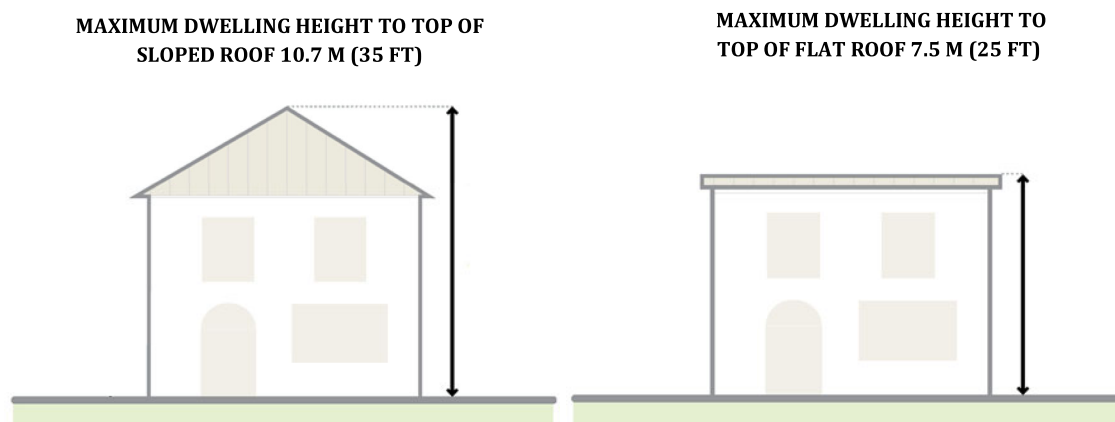
Staff are currently investigating whether it will be possible to delegate the severance of lots to build new detached and semi-detached dwellings that comply with the proposed regulations to staff. This would eliminate the need for a property owner to apply to the Committee of Adjustment

to subdivide their lot, saving both time and money, and further incentivizing the creation of semi-detached dwellings throughout the City's low-rise residential neighbourhoods.

### **Standardizing Maximum Dwelling Heights**

To further simplify low-rise residential zones, it is proposed that heights be standardized across the City for the Residential Large Lot (**RL**) and Residential Small Lot (**RS**) zones. A maximum dwelling height to the top of a sloped roof of 10.7 m (35 ft.), and a maximum dwelling height to top of flat roof of 7.5 m (25 ft.) is proposed. This represents the middle ground of current maximum height regulations for a sloped roof presently in the City's Zoning By-law for detached residential properties, which ranges from 9.0 m (30 ft.) to the peak, to 10.7 m (35 ft.) to the midpoint of the roof. The maximum height of 7.5 m (25 ft.) to the top of a flat roof is widely used throughout the City in infill areas.

The Information Report presented by staff to Planning and Development Committee in October 2023 had indicated that staff were considering a maximum height of 10.0 m (33 ft.) to the top of a sloped roof. Through public consultation, the majority of comments received regarding height requested more flexibility. Further, staff's proposed maximum height of 10.7 m (35 ft.) to the peak of a sloped roof would place Mississauga around the middle of municipalities among those in the jurisdictional scan.



### **Case Study of Permitting Different Built Forms in the Same Zone**

Detached, semi-detached dwellings, duplexes and triplexes were permitted as-of-right in Port Credit Neighbourhood District East and West in the Village of Port Credit Zoning By-law No. 1227. These permissions were carried forward into the current City of Mississauga Zoning By-law, and therefore, have been in place for decades.

These residential properties, now zoned **RM7**, make an interesting case study in what developed over time when property owners were given the flexibility to choose to build detached dwellings, semi-detached dwellings, duplexes or triplexes. In 2024, 60 percent of properties in the case study

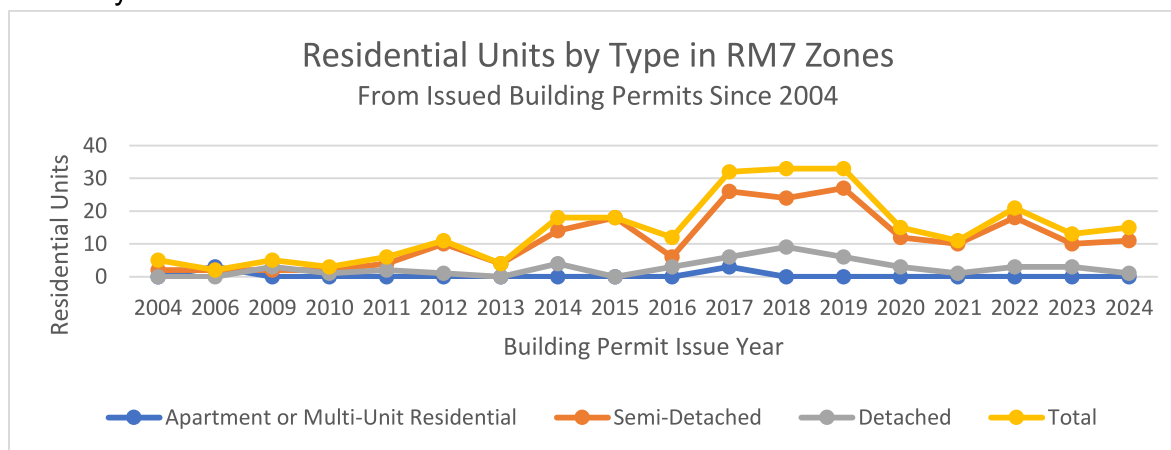
area (see Appendix 4) have detached homes; 32 percent of properties have semi-detached homes; and eight percent of properties have multi-unit residential homes.

The case study data, which looks at the last 20 years (2004 to 2024) tells the following story:

In the last 20 years, the trend in the case study area has been to replace detached dwellings with semi-detached dwellings. However, when given the choice, 30% of demolition permits resulted in a new detached dwelling. In addition, the average age of demolished detached dwellings in the case study area was 79 years old, compared to the average of 50 years old, indicating that most redevelopment occurs for older housing stock.

	Buildings Present in 2024	Average Age of Buildings Present in 2024	Demolition Permits	New Units
Detached Dwellings	376	50	151	46
Semi-Detached Dwellings (each side)	199	8	3	202
Apartment or Multi-Unit Residential Dwellings	49	55	1	9
Total	624 properties are included in the case study area	Overall average age of buildings present is 37.	155 demolition permits were issued in last 20 years	Building permits for 257 new units were issued in the last 20 years

Further, building permit data indicates that of the 624 properties in the study area, the peak of building permits issued was 2017-2019, and since then, the numbers have stabilized. Even at peak, semi-detached dwelling permits were issued for 26 units, which represent four percent of the study area.



Previous trends suggest that generally, detached dwellings will likely be replaced with semi-detached dwellings. While school aged population across all of Mississauga's Neighbourhoods declined by 17% from 2011-2021, the decline was far less pronounced in the Port Credit

Neighbourhood, at 5%. The Port Credit Neighbourhood was also one of the only ones in the City where population did not decline from 2011-2021. While many factors may contribute to those trends, gentle intensification resulting in additional dwelling units can contribute to the reversal of population declines.

Smaller detached dwellings are generally being replaced with larger detached or semi-detached dwellings, however there is a significant range in the size of both detached and semi-detached replacement dwellings built within the last 20 years in the case study area. Due to the lot size differences, detached dwellings are generally built to be larger than semi-detached dwellings.

	Average Total Floor Area of Buildings (2024)	Average Total Floor Area of Demolished Dwellings	Average Total Floor Area of Replacement Dwellings	Smallest New Dwelling	Largest New Dwelling
Detached Dwellings	144 m <sup>2</sup> (1 546 sq. ft.)	100 m <sup>2</sup> (1 076 sq. ft.)	230 m <sup>2</sup> (2 480 sq. ft.)	85 m <sup>2</sup> (918 sq. ft.)	397 m <sup>2</sup> (4 269 sq. ft.)
Semi-Detached Dwellings (each side)	204 m <sup>2</sup> (2 198 sq. ft.)	-	214 m <sup>2</sup> (2 308 sq. ft.)	160 m <sup>2</sup> (1 720 sq. ft.)	326 m <sup>2</sup> (3 507 sq. ft.)

In summary for the case study:

- Even with broad permissions for other built forms, redevelopment activity on a yearly basis was relatively low compared to existing housing stock. This should allow infrastructure providers to conduct long-term planning to mitigate capacity issues
- Not all redevelopments will be for semi-detached homes
- Older housing units are being replaced irrespective to what policies are in effect, meaning that neighbourhoods will go through cycles of redevelopment
- Newer dwellings tend to be much larger than demolished homes, with detached homes being the largest

### **How Many New Homes will be Created?**

If approved, staff expect that change will be gradual. Factors include real estate prices, existing lot sizes, and the age of an existing home. It is likely that the option to build a semi-detached dwelling may only be pursued if the detached dwelling on-site has reached the end of its useful life. In our case study, we saw that this was around 79 years old.

The City of Guelph introduced semi-detached dwellings, duplexes, triplexes, and up to three townhomes in zones previously reserved for detached dwellings in 2023. Approximately 20 building permit applications for semi-detached dwellings have been received since, approximately 10 per year.

## PLANNING ANALYSIS SUMMARY

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement*.

A detailed Planning Analysis is found in Appendix 5. The proposed amendments are consistent with the *Provincial Policy Statement*.

## Engagement and Consultation

The Increasing Housing Choices in Neighbourhoods study commenced in April 2021. Since then, the City has provided information and sought input from the community on additional residential units, multiplexes, and the Neighbourhood Zoning Review. See Appendix 5 for a list of the engagement tactics used.

Three virtual community meetings focused on the Neighbourhood Zoning Review were held to seek community input for the northern, central and southern areas of Mississauga on November 7, November 14, and November 21, 2023, respectively. 538 people registered for the meetings and 230 people attended the meetings. 228 comments were received at the community meetings in addition to written inquiries/phone calls.

Updates on the project were posted on the City's website at <https://yoursay.mississauga.ca/increasing-housing-choices-in-neighbourhoods-study> and <https://www.mississauga.ca/projects-and-strategies/city-projects/increasing-housing-choices-in-neighbourhoods/>.

Key comments received from the public include requests for less restrictive height/zoning regulations, questioning if Committee of Adjustment approval would be required, comments on traffic, parking, privacy, overlook, neighbourhood character, general support, enforcement, comments and questions on fourplexes/garden suites, concern over the lack of affordability, requests for funding incentives, concern for tree canopy protection, and questions about stormwater management.

Some members of the public have commented that adding semi-detached permissions may increase the value of older smaller bungalows that historically made good starter homes. This is something that staff will monitor. However, it is noted that sales prices for older smaller dwellings already reflect their opportunity for renovation or redevelopment for a larger detached home.

Responses to the matters raised at the community meetings and through correspondence can be found in Appendix 5.

## Financial Impact

The City of Mississauga uses Development Charges (DCs) and Cash-in-Lieu Parkland as revenue tools to collect funds for neighbourhood infrastructure. In the case where a detached dwelling is demolished and replaced with a semi-detached dwelling, development charges and parkland contributions will be credited on the demolished detached dwelling and charged on the second half of the semi-detached dwelling to be constructed.

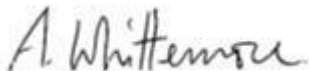
Resulting from the Mayor's Housing Task Force, on January 29, 2025, Council approved a motion from Mayor Parrish to reduce DCs by 50%, effective immediately. Mississauga's portion of DCs is currently \$57,200 for a detached/semi-detached, meaning that the DC reduction for a pair of semi-detached homes (assuming a DC credit for the demolition of an existing home) would save property owners \$28,600.

## Conclusion

In summary, allowing semi-detached homes to be built in residential areas that have historically been limited to detached homes and allowing for smaller lots may increase housing supply, expand city-wide housing options, and simplify the low-rise residential zoning in Mississauga. The proposed changes may help to revitalize the City's neighbourhoods, presently facing population decline, and improve the efficiency and affordability of servicing them. The proposed changes can help to future-proof Mississauga's stable residential neighbourhoods, ensuring their long-term viability, improving the quality of life for future residents, and reducing urban sprawl. The proposed official plan and zoning by-law amendments are acceptable from a planning standpoint and should be approved.

## Attachments

- Appendix 1: Proposed Mississauga Official Plan Amendment
- Appendix 2: Proposed Zoning By-law Amendment
- Appendix 3: Information Report
- Appendix 4: RM7 Zone Case Study Areas
- Appendix 5: Detailed Planning Analysis



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

Prepared by: Caleigh McInnes, Planner

## Proposed Mississauga Official Plan Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Chapter 9: Build a Desirable Urban Form</b>			
1.	Section 9.3.3.11, Build a Desirable Urban Form	<p>Revise the following:</p> <p>9.3.3.11 Lands fronting, flanking and/or abutting Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Lakeshore Road West, are part of a designated scenic route. These lands will be subject to the following:</p> <p>a.in order to preserve its historic streetscape character and appearance, residential development will <del>only consist of detached dwellings</del> <b>generally maintain the visual appearance of existing dwellings</b> and will generally be on lots with a minimum depth of 40 m. This policy does not apply within the Port Credit Local Area Plan;</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Revising this policy will allow for the introduction of semi-detached dwellings along Mississauga Road.</p>
<b>Chapter 14: Community Nodes</b>			
1.	Section 14.10.2 Land Use, Streetsville Community Node	<p>Delete the following:</p> <p>14.10.2.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Streetsville Community Node.</p>



<b>Chapter 16: Neighbourhoods</b>			
1.	Section 16.4.3 Land Use, Churchill Meadows Neighbourhood	Delete the following:  16.4.3.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Churchill Meadows Neighbourhood.
2.	Section 16.5.2 Land Use, Clarkson-Lorne Park Neighbourhood	Delete the following:  16.5.2.2 Notwithstanding the Residential Low Density II policies of this Plan, the Residential Low Density II designation permits:  (a) Only detached dwellings for the area east of Southdown Road;	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in the area east of Southdown Road in Clarkson-Lorne Park Neighbourhood.
3.	Section 16.5.2 Land Use, Clarkson-Lorne Park Neighbourhood	Delete the following:  16.5.2.3 Notwithstanding the Residential Low Density II policies of this Plan, for the area west of Southdown Road, any lot occupied by a detached dwelling prior to May 6, 2003 will only be developed for a detached dwelling.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Clarkson-Lorne Park Neighbourhood.
4.	Section 16.6.1 Land Use, Cooksville Neighbourhood	Delete the following:  16.6.1.1 The Residential Low Density I designation, for the area bounded by the Queensway West, Hurontario Street, the	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Cooksville Neighbourhood.

		Queen Elizabeth Way and Stavebank Road, permits only detached dwellings.	
5.	Section 16.9.1 Land Use, Erindale Neighbourhood	Delete the following:  16.9.1.1 Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Erindale Neighbourhood.
6.	Section 16.10.1 Land Use, Erin Mills Neighbourhood	Delete the following:  16.10.1.1 Notwithstanding the Low Density I designation, the Residential Low Density I policies of the Plan, duplex dwellings will not be permitted west of Winston Churchill Boulevard.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Erin Mills Neighbourhood.
7.	Section 16.14.2 Land Use, Lisgar Neighbourhood	Delete the following:  16.14.2.2 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Lisgar Neighbourhood.
8.	Section 16.17.3 Meadowvale Village Neighbourhood	Delete the following:  16.17.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:  a. land which does not immediately abut the Heritage Conservation District may be	This project intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 6.8 m for Residential Small Lot semi-detached dwellings and 9.75 m for Residential Small Lot detached dwellings. Deleting

		developed for detached dwellings on lots with a minimum frontage of 18 metres.	these policies will ensure that the Zoning is consistent with the Official Plan.
9.	Section 16.18.2 Mineola Neighbourhood	Delete the following:  16.18.2.1 Notwithstanding the Residential Low Density I and Residential Low Density II policies of this Plan, the Residential Low Density I and Residential Low Density II designations permit only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Mineola Neighbourhood.
10.	Section 16.19.2 Mississauga Valleys Neighbourhood	Delete the following:  16.19.2.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Mississauga Valleys Neighbourhood.
11.	Section 16.23.1 Sheridan Neighbourhood	Delete the following:  16.23.1.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.  16.23.1.2 For lands designated Residential Low Density I, the subdivision of lots of less than 23 m frontage will be discouraged, if it is considered to be detrimental to the character of the surrounding area.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Sheridan Neighbourhood.  This project also intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 9.0 m for residential large lot semi-detached dwellings and 15.0 m for residential large lot detached dwellings. Deleting this

			policy will ensure that the Zoning is consistent with the Official Plan.
12.	Section 16.23.2.1.2 Site 1, Sheridan Neighbourhood	<p>Delete the following:</p> <p>16.23.2.1.2 (a) Mississauga considers that the preservation of this distinctive area could be achieved with up to 47 residential lots;</p> <p>16.23.2.1.2 (b) Mississauga will encourage a minimum lot area of 0.3 ha with a minimum lot frontage of 38 m, except for those lots fronting on Mississauga Road which are not corner lots, where a minimum lot area of 0.2 ha and a minimum lot frontage of 30 m are considered appropriate</p>	This project intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 9.0 m and minimum lot area of 340 m <sup>2</sup> (3 660 sq. ft.) for residential large lot semi-detached dwellings and a minimum required lot frontage of 15.0 m and minimum lot area of 550 m <sup>2</sup> (5 920 sq. ft.) for residential large lot detached dwellings. Deleting this policy will ensure that the Zoning is consistent with the Official Plan.
13.	Section 16.24.2 Streetsville Neighbourhood	<p>Delete the following:</p> <p>16.24.2.2 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Streetsville Neighbourhood.

NOTE: Additional minor and technical changes to the MOPA may be required.

### Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<p><b>Part 1: Administration, Interpretation, Enforcement and Definitions,</b></p> <p><b>Part 2: General Provisions, and</b></p> <p><b>Part 4: Residential Zones</b></p>			
1.	Where they appear throughout By-law 0225-2007	<p>Deleting the base zones "R1", "R2", "R3", "R8" and "RM1" and substituting with the base zone "RL".</p> <p>Deleting the base zones "R4", "R5", "R6", "R7", "R9", "R10", "R11", "R15", and "RM2" and substituting with the base zone "RS".</p> <p>Renumber the exception zones to "RL" and "RS" in accordance with the revisions to the base zones.</p>	<p>Staff propose to consolidate 12 of the 16 existing residential low-rise detached dwelling zones and two semi-detached dwelling zones into two new residential large lot and residential small lot zones, including one residential infill zone.</p> <p>Revising these regulations will simplify the low density residential zones and allow for gentle infill of neighbourhoods.</p>
2.	Part 2	Add a transition clause	<p>A transition clause is needed to ensure that if a development application or building permit has been deemed complete, the City can continue to evaluate the application against the zoning that was in place when it was submitted.</p>
<p><b>Part 4: Residential Zones</b></p>			

NOTE: Additional minor and technical changes to the Zoning By-law Amendment may be required.

3	4.1.13	Delete	Outdated and unnecessary zoning regulation.
4.	Section 4.2	<p>Delete Table 4.2.1 and replace with the proposed RL to RS permitted uses and zone regulations.</p> <p>RL:  Permitted uses: detached; semi-detached  Minimum lot area (interior): 550 m<sup>2</sup> (detached); 340 m<sup>2</sup> (semi)  Minimum lot area (corner): 720 m<sup>2</sup> (detached); 400 m<sup>2</sup> (semi)  Minimum lot frontage (interior): 15.0 m (detached); 9.0 m (semi)  Minimum lot frontage (corner): 19.5 m (detached); 12.0 m (semi)  Maximum lot coverage: 35%  Minimum front yard (interior): 7.5 m (detached); 6.0 m (semi)  Minimum front yard (corner): 6.0 m  Minimum garage face in front yard: equal to the front yard  Minimum exterior side yard: 6.0 m  Minimum garage face in exterior side yard: equal to the exterior side yard  Minimum interior side yard (interior – unattached): 1.2 m (detached); 1.8 m (semi)  Minimum interior side yard (interior – attached): 0.0 m  Minimum interior side yard (corner): 1.2 m (detached)  Minimum rear yard (interior): 7.5 m  Minimum rear yard (corner): 3.0 m (detached); 7.5 (semi)  Maximum height – highest ridge (sloped roof): 10.7 m  Maximum height (flat roof): 7.5 m  Minimum landscaped soft area in the yard containing the driveway: 40% (detached)  Maximum dwelling unit depth: 20.0 m</p> <p>RS:  Permitted uses: detached; semi-detached  Minimum lot area (interior): 285 m<sup>2</sup> (detached); 200 m<sup>2</sup> (semi)</p>	<p>The proposed "RL" zoning will generally be based on the current "R3" and "RM1", zoning regulations, whereas the proposed "RS" zoning will generally be based on the current "R5" and "RM2" zoning regulations, ensuring that the least stringent regulations based on current zoning are proposed for each of the new zones. In some cases, where other current zoning categories have a lesser minimum requirement than the above-noted zone categories, these have been selected for implementation in the new zone categories. Semi-detached dwellings are proposed for both the "RL" and "RS" residential zone categories as-of-right.</p> <p>The revision to the maximum height is discussed in detail in the report, and is being introduced as a standardization across the city.</p> <p>The maximum dwelling unit depth is proposed to prevent long homes in response to reduced minimum frontage requirements.</p>

		<p>Minimum lot area (corner): 370 m<sup>2</sup> (detached); 280 m<sup>2</sup> (semi)  Minimum lot frontage (interior): 9.75 m (detached); 6.8 m (semi)  Minimum lot frontage (corner): 12.0 m (detached); 9.8 m (semi)  Maximum lot coverage: 40% (detached); 45% (semi)  Minimum front yard (interior): 3.5 m (detached); 4.5 m (semi)  Minimum front yard (corner): 3.5 m (detached); 4.5 m (semi)  Minimum garage face in front yard: 5.8 m (detached); 6.0 m (semi)  Minimum exterior side yard: 3.5 m  Minimum garage face in exterior side yard: 5.8 m (detached); 6.0 m (semi)  Minimum interior side yard (interior – unattached): 1.2 m on one side and 0.61 m on other side (detached); 1.2 m (semi)  Minimum interior side yard (interior – attached): 0.0 m  Minimum interior side yard (corner): 0.61 m (detached)  Minimum rear yard (interior): 7.0 m (detached); 7.5 m (semi)  Minimum rear yard (corner): 7.0 m (detached); 7.5 m (semi)  Maximum height – highest ridge (sloped roof): 10.7 m  Maximum height (flat roof): 7.5 m  Minimum landscaped soft area in the yard containing the driveway: 30% (detached)  Maximum dwelling unit depth: 20.0 m</p>	
5.	Section 4.2.3 and 4.2.4	<p>Delete Tables 4.2.3 and 4.2.4 and replace with proposed infill zoning regulations.</p> <p>Minimum interior side yard (interior - detached with lot frontage less than 18.0 m): 1.2 m</p> <p>Minimum interior side yard (interior - detached with lot frontage equal to or greater than 18.0 m): 1.8 m</p> <p>Minimum combined width of side yards: 20% of lot frontage (one storey dwelling); 27% of lot frontage (more than one storey dwelling)</p>	<p>Staff propose to consolidate the three residential infill zoning categories into one. The regulations of the draft infill zoning regulations will be based on the least stringent infill zoning regulations currently in place. In some instances, certain regulations that are solely intended for urban design purposes are proposed to be removed. Revising these regulations will simplify the low density residential infill zones.</p>

		Maximum GFA: 190 m <sup>2</sup> + 0.2 x lot area (detached); 150 m <sup>2</sup> + 0.2 x lot area (semi)	
6.	Various exception zones in Part 4	Delete minimum lot frontage requirements, minimum lot area and other requirements in exception zone regulations that are more stringent than those present in the proposed "RL" and "RS" base zones.	Staff propose to update the lot size and frontage requirements to allow for smaller lots, so more stringent requirements for lot size and frontage in exception zones need to be removed to allow for smaller lots. In some instances, other regulations such as interior side yard requirements are also proposed to be amended/deleted as they would make redevelopment for smaller lots unfeasible.
7.	Section 4.3.1, 4.4.1, 4.5.1, 4.6.1, 4.7.1 and 4.8.1	Delete Tables 4.3.1, 4.4.1, 4.6.1, 4.8. Renumber Table 4.5.1 ("R12" to "R14" Detached Dwelling – Modular Lots) and Table 4.7.1 "R16" (Detached Dwelling on a CEC – Road).	The former regulations are no longer needed.  Consolidation will simplify the low density residential zones.  "R12" to "R14" and "R16" zones are not included in the consolidation, due to their unique configuration or the presence of a common element condominium road, however they will be renumbered because of the deletion of the above-noted base zone regulation tables.
8.	Part 13	Various Z-maps are proposed to be amended to categorize all properties within the scope of the study to either RL, RL-exception, RS or RS-exception. Generally, mapping changes will reflect the following:	



		<p>R1, R2, R3, R8 and RM1 (including any exceptions) are proposed to become RL (including any exceptions)</p> <p>R4, R5, R6, R7, R9, R10, R11, R15 and RM2 (including any exceptions) are proposed to become RS (including any exceptions)</p>	
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City of Mississauga  
**Corporate Report**



<p>Date: October 4, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-RES (All Wards)</p>
	<p>Meeting date: October 23, 2023</p>

**Subject**

**INFORMATION REPORT (ALL WARDS)**

**Updated Low Density Residential Zones: Gentle Density in Mississauga Neighbourhoods**  
File: BL.09-RES (All Wards)

**Recommendations**

1. That the report dated October 4, 2023 from the Commissioner of Planning and Building regarding the proposed amendments to Zoning By-law 0225-2007 and Mississauga Official Plan to update low density residential zones, under File BL.09-RES (All Wards), be received for information.
2. That staff be directed to seek community input through an online awareness campaign and report back to the Planning and Development Committee in February 2024 with recommended Zoning By-law amendments.

**Executive Summary**

- This report introduces the Updated Low Density Residential Zones project as part of the City's ongoing efforts to expand low-rise housing options in Mississauga
- Staff are considering consolidating detached dwelling zones, revising zone regulations including the reduction of minimum lot sizes and frontages, and introducing semi-detached dwellings as a permitted use in detached dwelling zones across the City
- Staff have developed preliminary Official Plan and Zoning By-law amendments for consideration

**Background**

The current provincial priority to increase the supply of all forms of housing is well established. Recently enacted, or proposed, changes to the *Planning Act*, Growth Plan and Provincial Policy

Statement are largely focused on this objective. Looking at low density housing specifically, there has been a refresh of thinking in Ontario and across North America around the ability of low density neighbourhoods to accommodate new development. Historically, many zoning by-laws, including most low density zones in Mississauga, were structured to only allow the replacement of the built form of what currently exists on the property, albeit the new dwelling could be much larger. These policies have had their stated effect – most redevelopment in low rise neighbourhoods has been in the form of large single detached houses which are sometimes referred to by some residents as "monster homes". While they create more livable gross floor area, larger homes often have similar occupancy levels to the smaller homes they replaced. In these cases increasing housing supply objectives are not achieved. <sup>1</sup>

All levels of government have been exploring tools to increase the supply of housing. In particular, low density neighbourhoods present a unique opportunity to modestly intensify, revitalize areas facing population decline, and improve efficiency of existing municipal and school infrastructure. Some of the recent actions taken by the City of Mississauga to increase the supply of housing in neighbourhoods include:

- February 5, 2020: Councillor Parrish directed staff to review existing standards for detached dwellings in the City's Zoning By-law and to identify opportunities to allow smaller lots and dwellings as-of-right.
- April 19, 2021: Council endorsed the report titled "Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga's Neighbourhoods Study". The goals of the study are to:
  - bring the City's Official Plan policies into conformity with recent changes to *Planning Act* (Bill 108 – *More Homes, More Choices Act*, 2019), Growth Plan and 2020 Provincial Policy Statement
  - increase the supply of ground-related housing units, including appropriate infill as-of-right zoning permissions
  - expand opportunities to develop similar types of dwellings in low density areas (e.g. detached dwellings on smaller lots)
- March 1, 2023: Council approved *Growing Mississauga: An Action Plan* which contains an action to reduce exclusionary zoning throughout Mississauga by allowing appropriate as-of-right gentle infill in low density neighbourhoods.
- June 26, 2023: At the Planning and Development Committee meeting, staff presented the "Mississauga Official Plan Review—Bundle 3 Draft Policies" which contained a new housing chapter. In order to support the City's effort to provide a greater range of housing options, new residential land use designations were proposed that move away from a density and built form premise to height-based designations. These new land use designations broaden city-wide neighbourhood housing options by consolidating **Residential Low Density I and II** into one land use designation, **Residential Low Rise I** (see below Figure 1). This new

<sup>1</sup> There are some areas of the city such as Lakeview West where two semi-detached homes frequently replace a single detached home on the same lot as is permitted by the zoning.

designation would permit all forms of dwellings with frontages on public streets up to three storeys including detached dwellings, semi-detached dwellings, plexes and street townhouses.

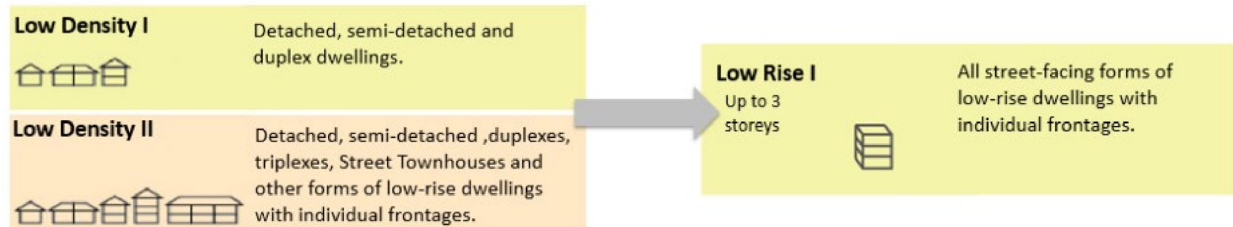


Figure 1 - Proposed Land Use Designation Changes

Taking direction from the above, the purpose of this report is to discuss potential amendments to Mississauga Official Plan and Zoning By-law 0225-2007 which would update low density residential zones by consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone) and introduce semi-detached dwellings as a permitted use in both of these zones. These potential changes to the Official Plan and Zoning By-law are part of the City's effort to expand city-wide housing options.

**ZONING BY-LAW 0225-2007**

The City's Zoning By-law currently has 16 zones (R1 – R16) which exclusively permit detached dwellings. Zones R1 to R5 (Detached Dwellings – Typical Lots) are the most common zone categories (refer to Figure 2). R1 to R5 zones are differentiated by lot frontage and lot area standards, with R1 being the zone with the largest lot frontage and area requirements and R5 having the smallest standard requirements. Other "R" zones are specialized zones which are tailored for specific neighbourhoods or lot types. Please refer to Appendix 2 for a comparison of all "R" zones in Zoning By-law 0225-2007.

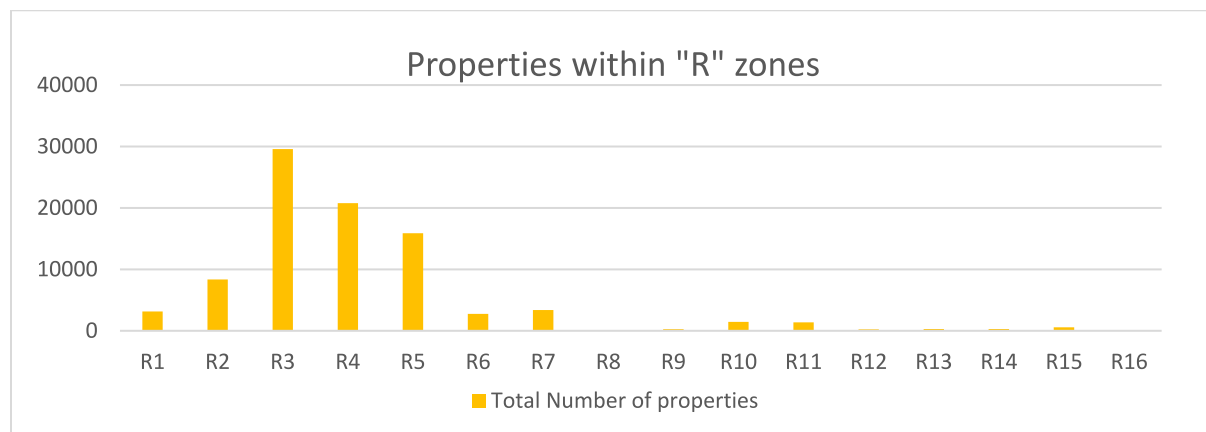


Figure 2 - Number of Properties within Each "R" Zone

A jurisdictional scan of comparable municipalities revealed that Mississauga has the greatest number of zones for detached dwellings of all municipalities surveyed (refer to Appendix 3).

## Comments

Staff are considering consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone) and allowing semi-detached dwellings as-of-right in these zones. Changes under consideration are summarized as below. For further details, see Appendix 1, Section 2.

ZONES	Large Lot Zone (Consolidated R1, R2, R3 and R8 zones)	Small Lot Zone (Consolidated R4, R5, R6, R7, R9, R10, R11 and R15 zones)	ZONES	Large Lot Zone (Consolidated R1, R2, R3 and R8 zones)	Small Lot Zone (Consolidated R4, R5, R6, R7, R9, R10, R11 and R15 zones)
ZONE REGULATIONS – DETACHED DWELLINGS			ZONE REGULATIONS – SEMI-DETACHED DWELLINGS		
MINIMUM LOT AREA			MINIMUM LOT AREA		
Interior lot	550 m <sup>2</sup> (5,920 sq. ft.)	285 m <sup>2</sup> (3,070 sq. ft.)	Interior lot	340 m <sup>2</sup> (3,660 sq. ft.)	200 m <sup>2</sup> (2,150 sq. ft.)
Corner lot	720 m <sup>2</sup> (7,750 sq. ft.)	370 m <sup>2</sup> (3,985 sq. ft.)	Corner lot	400 m <sup>2</sup> (4,305 sq. ft.)	280 m <sup>2</sup> (3,015 sq. ft.)
MINIMUM LOT FRONTAGE			MINIMUM LOT FRONTAGE		
Interior lot	15.0 m (49 ft.)	9.75 m (32 ft.)	Interior lot	9.0 m (30 ft.)	6.8 m (22 ft.)
Corner lot	19.5 m (64 ft.)	13.5 m (44 ft.)	Corner lot	12.0 m (39 ft.)	9.8 m (32 ft.)

Figure 3 - Potential New Zone Regulations

The remaining four zones have unique regulations (**R12** to **R14**) and/or have frontage on a Common Element Condominium road (**R16**) and therefore, are not under consideration for inclusion in the new Large Lot and Small Lot zones.

The potential amendments would result in reduced minimum lot frontage and lot area requirements across the City's neighbourhoods. By reducing these standards, more properties across the City will have the opportunity to be severed to create two new detached dwellings, add one new detached dwelling or allow for a pair of semi-detached dwellings without requiring relief from the Zoning By-law. Allowing smaller detached dwellings and semi-detached dwellings in the City's neighbourhoods will achieve the benefits of gentle infill including:

- Achieve a greater mix of housing to give people more housing choices in Mississauga's neighbourhoods
- Reinvigorate neighbourhoods that are seeing a population decline
- Build more homes in areas where there are existing parks, community centres and libraries
- Help reduce urban sprawl by creating more compact communities with access to transit and already established road networks

Further discussion on the potential amendments are considered below.

## UPDATED LOT AREA AND LOT FRONTAGE STANDARDS

In order to understand how these potential zoning changes could impact the City's neighbourhoods, staff completed an "example neighbourhood" exercise to demonstrate how many new lots could be created in different areas across the City should the reduced minimum lot frontage and minimum lot area regulations be implemented (see Appendix 4).

The exercise shows that should the potential new zoning standards be implemented, some neighbourhoods would have more redevelopment opportunities than other areas. The draft Large Lot Zone (currently **R1**, **R2**, **R3** and **R8** zones) is made up of larger lots with older homes. As a result, these areas have more lots which are large enough to accommodate a pair of semi-detached dwellings or two detached dwellings where there was only one previously. Many of these areas are already subject to redevelopment due to the size of the lots and the age of the homes in the neighbourhoods. A review of minor variances for minimum lot frontage or minimum lot area from 2020 to 2023 reveals that 65% of the variances approved were in **R1**, **R2** and **R3** zones (i.e. Large Lot Zone). A map showing the locations of these minor variances is available in Appendix 6.

In order to provide a more equitable distribution of opportunity for infill development in neighbourhoods across the City, staff are considering the lowest detached zone (**R5**) and semi-detached dwelling zone (**RM2**) as the recommended standards for the Small Lot Zone.

## INTRODUCTION OF SEMI-DETACHED DWELLINGS

Presently the "R" zones only permit detached dwellings as a permitted use. Staff are considering a recommendation to introduce semi-detached dwellings as a permitted use in the Large Lot Zone and Small Lot Zone. As discussed previously, the Official Plan review is considering a new Low Rise I land use designation which would permit all forms of street-facing dwellings up to three storeys including detached dwellings, semi-detached dwellings, plexes and street townhouses. Permitting semi-detached dwellings in the City's low density residential zones will align more closely with the direction of the City's draft new Official Plan and support the goal of providing more housing options in the City's neighbourhoods.

Not all existing detached lots would have sufficient frontage to build a pair of semi-detached dwellings. Approximately 43% of properties within the draft Large Lot Zone and 24% of properties within the draft Small Lot Zone have sufficient frontage to build a pair of semi-detached dwellings. See Appendix 5 for a summary of each Ward in the City. It should be noted that a Consent application will still be required to be approved by the Committee of Adjustment in order to sever a lot, as per the *Planning Act*.

The City already has a neighbourhood where semi-detached dwellings were introduced as a permitted use in an established neighbourhood made up of mostly detached dwellings. In 2021, the Lakeview West Housing Infill Study was completed and resulted in rezoning the

neighbourhood from a zone that exclusively permitted detached dwellings to a zone that permits both detached and semi-detached dwellings. Shaw Drive is an example of a street that has a mix of both detached and semi-detached dwellings (see Figure 4).

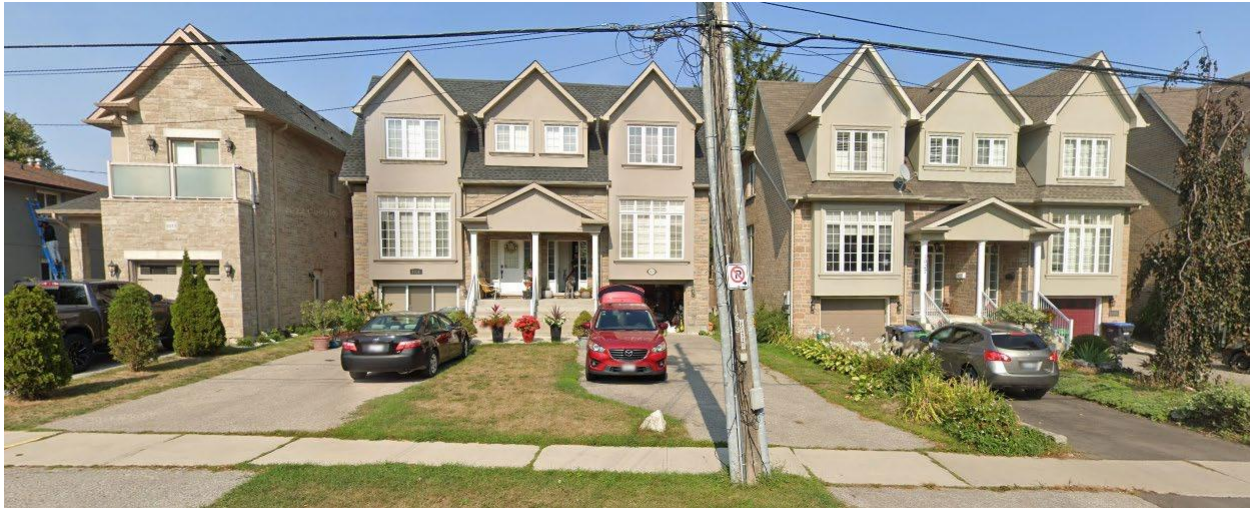


Figure 4 - Shaw Drive, Mississauga

### **NEW MAXIMUM DWELLING HEIGHT**

The maximum height of a detached dwelling in the majority of the City's "R" zones is 10.7 m (35 ft.) measured to the highest point of the roof surface of a flat roof and the midpoint of a sloped roof. A number of neighbourhoods are subject to infill exception regulations, which are more restrictive regulations that apply to certain neighbourhoods in the City to preserve the character of the area. In these neighbourhoods, the maximum height to the highest ridge of a sloped roof is 9.0 m (30 ft.) or 9.5 m (32 ft.), depending on the size of the lot. The maximum height of eaves is 6.4 m (21 ft.) and the maximum height of a flat roof is 7.5 m (25 ft.).

There is an opportunity to standardize the maximum dwelling height of all new dwellings through the updated low density residential zones, which are proposed City-wide. Rather than have a select few neighbourhoods subject to more restrictive height standards, it is more equitable to have all new detached and semi-detached dwellings subject to the same height regulations.

After reviewing infill detached and semi-detached dwellings across the City, staff are considering a new maximum dwelling height of 10.0 m (33 ft.) to the peak of a sloped roof and a maximum height of eaves of 6.9 m (23 ft.) for both detached and semi-detached dwellings. The maximum dwelling height of a flat roof is being considered at 7.5 m (25 ft.). The potential sloped roof standard is higher than the existing height standards in infill exception areas and lower than the existing height standard in "R" base zones. These new standards would provide greater flexibility and allow for three storey dwellings, as permitted in the Official Plan.

**OFFICIAL PLAN**

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as-of-right. However, several Neighbourhood Character areas restrict the permitted uses in **Residential Low Density I** to detached homes only. There are also site specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary. See Appendix 1 for Character Areas with policies that would need to be amended.

**LINK OTHER GENTLE DENSITY WORK**

The table below shows the status of this project in the context of other gentle density zoning work underway.

Zoning By-law Review	Information Report Timing	Recommendation Report Timing
Three Units Per Lot Provincial Requirement	April 17, 2023 Council	October 23, 2023 Planning & Development Committee
"R" Zone consolidation (this report)	October 23, 2023 Planning & Development Committee	February 2024
Multiplex (four unit + buildings)	Q1 2024	Q3 2024
Expanded Street Townhouse Permissions	Not started. Pending experience with "R" Zone Consolidation.	

**LAND USE POLICIES AND REGULATIONS**

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the Greenbelt Plan, the Parkway Belt West Plan and the ROP.



Conformity of the amendments with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 1.

## Engagement and Consultation

Staff are developing an online communications and outreach strategy to solicit public input on the potential changes to the Official Plan and Zoning By-law. A media advisory was released introducing the Updated Low Density Residential Zones project to the public and information regarding the review is available on the City's Increasing Housing Choices in Neighbourhoods webpage.

## Financial Impact

There is no financial impact.

## Conclusion

The Updated Low Density Residential Zones project seeks to implement the recommendations of the City's Increasing Housing Choices Study and align the City's zoning with the direction of the new Official Plan. The specific regulations of the potential new low density residential zones will be refined and may change based on further analysis and feedback from the public and Council.

## Attachments

- Appendix 1: Detailed Information and Preliminary Planning Analysis
- Appendix 2: "R" Zones in Zoning By-law 0225-2007
- Appendix 3: Jurisdictional Scan of Comparable Municipalities
- Appendix 4: Neighbourhood Examples
- Appendix 5: Lot Frontage Analysis
- Appendix 6: Minor Variances for Lot Frontage and Lot Area 2020-2023



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

Prepared by: Kelsey Martin, Planner

## Detailed Information and Preliminary Planning Analysis

### City Initiated Zoning By-law Amendment and MOPA

#### All Wards

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1. Summary of Applicable Policies and Regulations .....	2
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## 1. Summary of Applicable Policies and Regulations

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<p><b>Provincial Policy Statement (PPS)</b></p>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p> <p>On April 6, 2023 the Ministry of Municipal Affairs and Housing released the new Provincial Planning Statement for comment. The Provincial Planning Statement will replace both the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. At the time of writing this report, the new Provincial Planning Statement is not in force and effect.</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
<p><b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan,</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	<p>convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	With the approval from the Ministry of Municipal Affairs and Housing, the Region of Peel's new Official Plan came into effect on November 4, 2022 and will be used to evaluate the proposed amendments.	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Core Areas of the Greenlands System.</p> <p>General objectives of ROP, as outlined in Section 5.6, include:</p> <ul style="list-style-type: none"> <li>• achieving sustainable development;</li> <li>• establishing healthy complete communities;</li> <li>• achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services;</li> <li>• achieving an urban form and densities that are pedestrian-friendly and transit supportive;</li> <li>• promoting crime prevention and improvement in the quality of life;</li> <li>• protecting, restoring, and enhancing the natural environment;</li> <li>• allowing opportunities for residents to live in their own communities as they age;</li> <li>• preserving and protecting lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate; and,</li> <li>• providing for a wide range of goods and services to meet the needs of those living and working in the Urban System.</li> </ul>

### Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. The City's MOP review is currently underway to ensure consistency with and conformity to changes in legislation and planning policy documents, including recent

changes to the *Planning Act*, the 2020 PPS, the Growth Plan 2019 and Amendment No.1 (2020), and the Region of Peel's new Official Plan.

### Existing Designation

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are

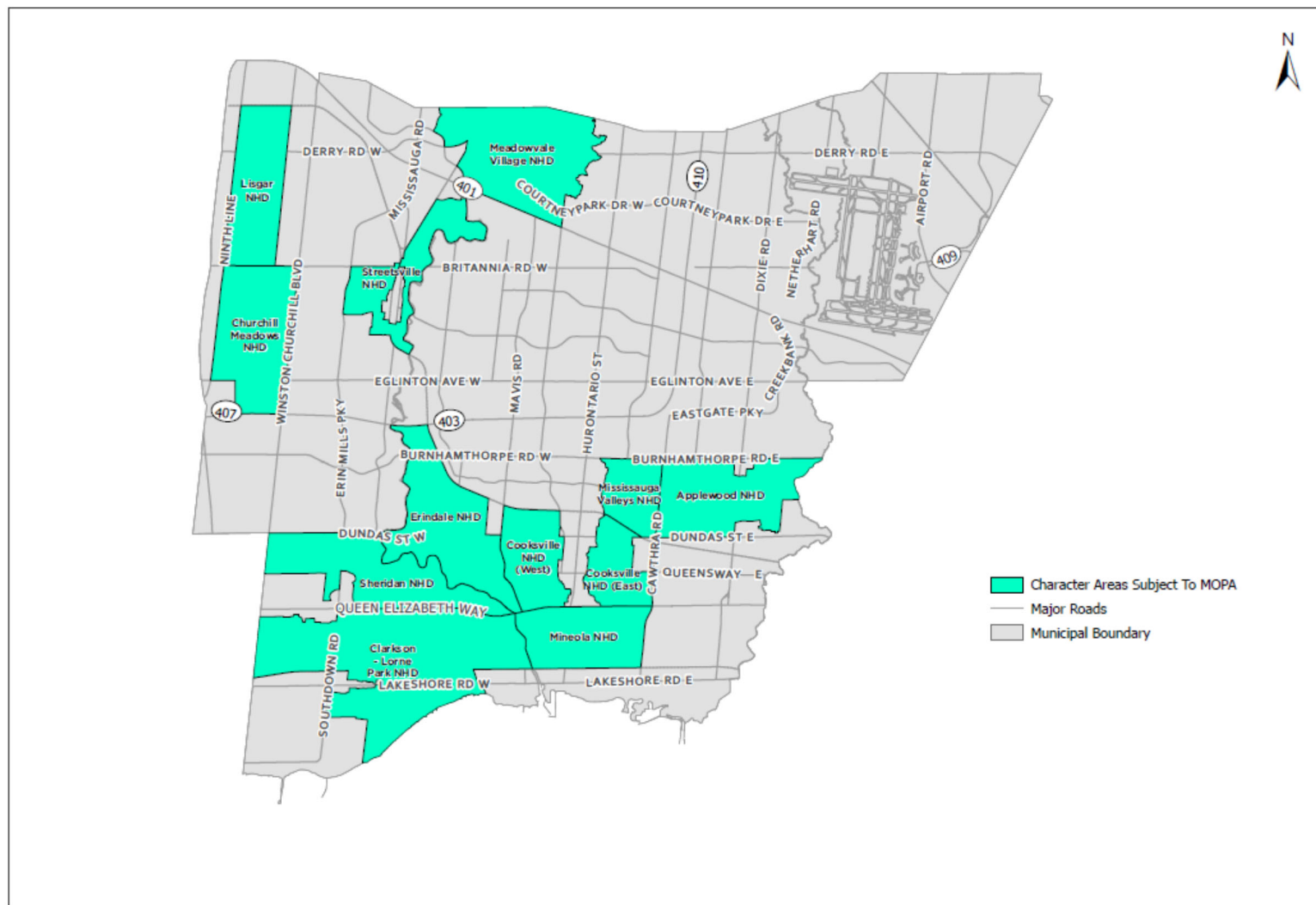
designated **Residential Low Density I** and **Residential Low Density II**. The **Residential Low Density I** designation permits detached dwellings, semi-detached dwellings and duplex dwellings. In addition to the uses permitted in the **Residential Low Density I** designation, the **Residential Low Density II** designation permits triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

### **Proposed Amendments**

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as of right. However, several Neighbourhood Character areas restrict the permitted uses in Residential Low Density I to detached homes only.

There are also site specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary.

Policies regarding Heritage Conservation Districts are not proposed to be amended.



Character Areas Subject to Potential MOPA



Figure 1: Character Areas Subject to Potential MOPA

### Relevant Mississauga Official Plan Policies

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

	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>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. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ol> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p>

	<b>General Intent</b>
	<ul style="list-style-type: none"> <li>a. Respect existing lotting patterns;</li> <li>b. Respect the continuity of front, rear and side yard setbacks;</li> <li>c. Respect the scale and character of the surrounding area;</li> <li>d. Minimize overshadowing and overlook on adjacent neighbours;</li> <li>e. Incorporate stormwater best management practices;</li> <li>f. Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ul>
<b>Chapter 11 General Land Use Designations</b>	<p>In addition to the Uses Permitted in all Designations, lands designated Residential Low Density I will also permit the following uses:</p> <ul style="list-style-type: none"> <li>• Detached dwelling;</li> <li>• Semi-detached dwelling; and</li> <li>• Duplex dwelling (Section 11.2.5.3)</li> </ul> <p>Lands designated Residential Low Density II will also permit the following uses:</p> <ul style="list-style-type: none"> <li>• Detached dwelling;</li> <li>• Semi-detached dwelling; and</li> <li>• Duplex dwelling</li> <li>• Triplexes, street townhouses and other forms of low-rise dwellings with individual frontages (Section 11.2.5.4)</li> </ul>
<b>Chapter 16 Neighbourhoods</b>	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)

## Mississauga Zoning By-law

### Zoning By-law 0225-2007

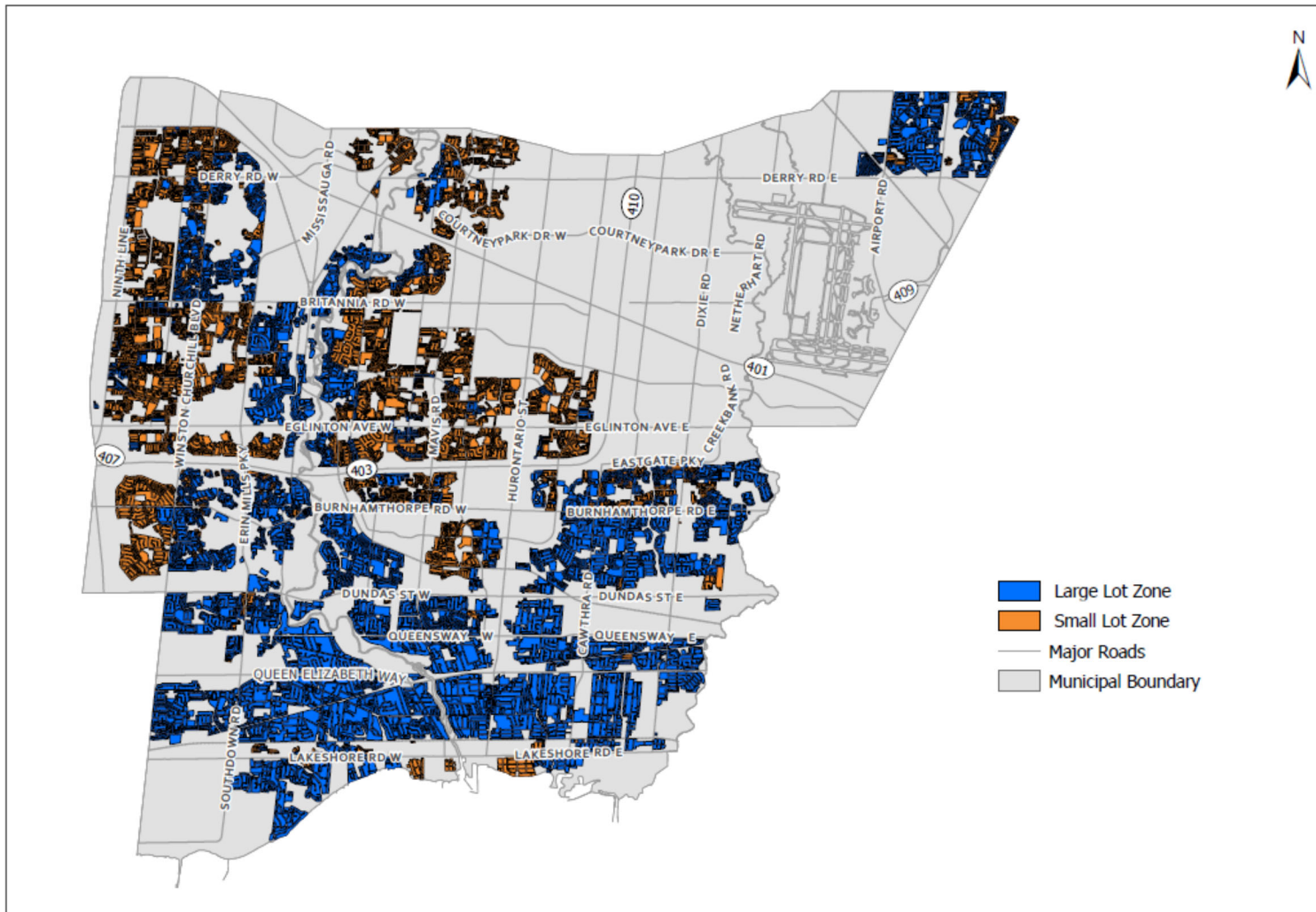
The City's zoning by-law currently has 16 zones which exclusively permit detached dwellings. R1 to R5 zones are differentiated by lot frontage and lot area standards, with R1 being the zone with the largest frontage and area requirements and the standards becoming gradually smaller with the R5 having the smallest standards. Other "R" zones are specialized zones which are tailored for specific neighbourhoods or lot types, including R6 and R7 zones (Shallow Lots), R8 to R11 (Garage Control Lots), R12 to R14 (Modular Lots), R15 (Port Credit) and R16 (Detached Dwellings on a CEC-Road).

### Draft Updated Low Density Residential Zones

Staff are considering updating the City's low density residential zones by consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone), reducing minimum lot area and frontage standards, amending maximum dwelling height, and allowing semi-detached dwellings as of right in these zones.

Zoning regulations for Heritage Conservation Districts are not proposed to be amended.





### Potential Updated Low Density Zones

Figure 2: Potential Large Lot Zone and Small Lot Zone

## 2. Draft Large Lot and Small Lot Zone

Zone Regulations	Large Lot Zone	Small Lot Zone
Permitted Uses	Detached dwelling Semi-detached	Detached dwelling Semi-detached
<b>ZONE REGULATIONS – DETACHED DWELLINGS</b>		
<b>Minimum Lot Area</b>		
<b>Interior lot</b>	550 m <sup>2</sup> (5,920 ft. <sup>2</sup> )	285 m <sup>2</sup> (3,068 ft. <sup>2</sup> )
<b>Corner lot</b>	720 m <sup>2</sup> (7,750 ft. <sup>2</sup> )	370 m <sup>2</sup> (3,983 ft. <sup>2</sup> )
<b>Minimum Lot Frontage</b>		
<b>Interior lot</b>	15.0 m (49.21 ft.)	9.75 (32 ft.)
<b>Corner lot</b>	19.5 m (64 ft)	13.5 m (44 ft)
<b>Maximum Lot Coverage</b>	35%	40%
<b>Minimum Front Yard</b>		
<b>Interior lot</b>	7.5 m (25 ft.)	3.5 m (11.5 ft.)
<b>Corner lot</b>	6.0 m (20 ft.)	3.5 m (11.5 ft.)
<b>Garage face - interior lot</b>	Equal to the <b>front yard</b>	5.8 m (19 ft.)
<b>Garage face - corner lot</b>	Equal to the <b>front yard</b>	5.8 m (19 ft.)
<b>Minimum Exterior Side Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
<b>Minimum Exterior Side Yard – Garage face</b>	<b>Equal to the</b> exterior side yard	5.8 m (19 ft.)
<b>Minimum Interior Side Yard</b>		
<b>Interior lot</b>	1.2 m (4 ft.) + 0.61 m (2 ft.) for each additional <b>storey</b> above one <b>storey</b>	1.2 m (4 ft.) on one side of the <b>lot</b> and 0.61 m (2 ft.) on the other side
<b>Corner lot</b>	1.2 m (4 ft.) + 0.61 m (2 ft.) for each additional <b>storey</b> above one <b>storey</b>	0.61 m (2 ft.)
<b>Minimum Rear Yard</b>		

<b>Zone Regulations</b>	<b>Large Lot Zone</b>	<b>Small Lot Zone</b>
<b>Interior lot</b>	7.5 m (25 ft.)	6.0 m (20 ft.)
<b>Corner lot</b>	3.0 m (10 ft.)	6.0 m (20 ft.)
<b>Maximum Height</b>		
<b>Sloped roof</b>	10.0 m (33 ft.) to the peak of the roof	10.0 m (33 ft.) to the peak of the roof
Maximum <b>height</b> to the eaves	6.9 m (23 ft.)	6.9 m (23 ft.)
<b>Flat roof</b>	7.5 m (25 ft.)	7.5 m (25 ft.)
Encroachments, Projections and Setbacks		
Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided	n/a	2.5 m (8.2 ft.)
Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>	n/a	5.0 m (15 ft.)
For a <b>detached dwelling</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , a minimum of 75% of the width of the <b>garage</b> , measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the <b>garage face</b>	n/a	Required
Attached <b>Garage</b> , Parking and <b>Driveway</b>		
Attached <b>garage</b>	Permitted	Permitted

<b>Zone Regulations</b>	<b>Large Lot Zone</b>	<b>Small Lot Zone</b>
Minimum <b>parking spaces</b>	Required	Required
Maximum <b>driveway width</b>	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (20 ft.); if no garage door maximum width of 6.0 m (20 ft.)	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (20 ft.); if no garage door maximum width of 6.0 m (20 ft.)
<b>ZONE REGULATIONS – DETACHED DWELLINGS</b>		
Minimum <b>Lot Area</b>		
<b>Interior lot</b>	340 m <sup>2</sup> (3,660 sq. ft.)	200 m <sup>2</sup> (2,153 sq. ft.)
<b>Corner lot</b>	400 m <sup>2</sup> (4,306 sq. ft.)	280 m <sup>2</sup> (3,014 sq. ft.)
Minimum <b>Lot Frontage</b>		
<b>Interior lot</b>	9.0 m (29.5 ft.)	6.8 m (22 ft.)
<b>Corner lot</b>	12.0 m (39 ft.)	9.8 m (32 ft.)
Maximum <b>Lot Coverage</b>	35%	45%
Minimum <b>Front Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
<b>Garage face</b>	Equal to the <b>front yard</b>	6.0 m (20 ft.)
Minimum <b>Exterior Side Yard</b>	6.0 m (20 ft.)	4.5 m (15 ft.)
Minimum <b>Exterior Side Yard – Garage face</b>	Equal to the <b>front yard</b>	6.0 m (20 ft.)
Minimum <b>Interior Side Yard</b>		
<b>Attached side</b>	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Unattached side	1.8 m (6 ft.)	1.2 m (4 ft.)
Attached <b>garage</b> – unattached side	1.2 m (4 ft.)	1.2 m (4 ft.)
Minimum <b>Rear Yard</b>	7.5 m (25 ft.)	7.5 m (25 ft.)
Maximum <b>Height</b>	10.7 m (35 ft.)	10.7 m (35 ft.)
Attached <b>Garage, Parking and Driveway</b>		
Attached <b>garage</b>	Permitted	Permitted
Minimum <b>parking spaces</b>	Required	Required
Maximum <b>driveway width</b>	5.2 m (17 ft.)	5.2 m (17 ft.)

K:\PLAN\DEV\CONTL\GROUP\WPDATA\CORPORATE REPORTS TO PDC\6. City Wide or Area Specific  
Reports\BL.09-RES - R Zone Consolidation

**"R" Zones in By-law 0225-2007  
For Information Purposes Only**

ZONES	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
RESIDENTIAL																
Detached Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Detached dwelling on a CEC - road																✓
MINIMUM LOT AREA												MINIMUM MODULAR LOT AREA	MINIMUM MODULAR LOT AREA	MINIMUM MODULAR LOT AREA		
Interior lot	750 m <sup>2</sup>	695 m <sup>2</sup>	550 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>	320 m <sup>2</sup>	285 m <sup>2</sup>	670 m <sup>2</sup>	340 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>	LOT TYPE A 580 m <sup>2</sup> LOT TYPE B 555 m <sup>2</sup> LOT TYPE C 590 m <sup>2</sup>	LOT TYPE A 450 m <sup>2</sup> LOT TYPE B 425 m <sup>2</sup> LOT TYPE C 450 m <sup>2</sup>	LOT TYPE A 365 m <sup>2</sup> LOT TYPE B 335 m <sup>2</sup> LOT TYPE C 355 m <sup>2</sup>	460 m <sup>2</sup>	550 m <sup>2</sup>
Corner lot	835 m <sup>2</sup>	810 m <sup>2</sup>	720 m <sup>2</sup>	500 m <sup>2</sup>	415 m <sup>2</sup>	405 m <sup>2</sup>	370 m <sup>2</sup>	780 m <sup>2</sup>	410 m <sup>2</sup>	500 m <sup>2</sup>	415 m <sup>2</sup>	Same as above	Same as above	Same as above	Same as above	CEC – corner lot 720 m <sup>2</sup>
MINIMUM ½ MODULE AREA												1 930 m <sup>2</sup>	1 480 m <sup>2</sup>	1 180 m <sup>2</sup>		
MINIMUM LOT FRONTAGE																
Interior lot	22.5 m	18.0 m	15.0 m	12.0 m	9.75 m	12.5 m	11.0 m	18.0 m	13.6 m	12.0 m	9.75 m	LOT TYPE A 16.0 m LOT TYPE B 24.0 m LOT TYPE C 15.5 m	LOT TYPE A 13.0 m LOT TYPE B 22.0 m LOT TYPE C 14.5 m	LOT TYPE A 11.0 m LOT TYPE B 19.0 m LOT TYPE C 14.5 m	12.0 m	15.0 m
Corner lot	22.5 m	21.0 m	19.5 m	16.5 m	13.5 m	15.8 m	14.3 m	21.0 m	16.7 m	16.5 m	13.5 m	Same as above	Same as above	Same as above	Same as above	CEC – corner lot 19.5 m
MINIMUM 1/2 MODULE AREA												1 930 m <sup>2</sup>	1 480 m <sup>2</sup>	1 180 m <sup>2</sup>		

**"R" Zones in By-law 0225-2007  
For Information Purposes Only**

	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
MAXIMUM LOT COVERAGE	25%	30%	35%	40%	40%	n/a	n/a	30%	35%	40%	40%	32%	35%	35%	40%	35%
MINIMUM FRONT YARD																
Interior lot	9.0 m or 12.0 m where the lot abuts a lot with an existing front yard of 12.0 m or more on the same street <sup>(2)</sup>	9.0 m	7.5 m	6.0 m	4.5 m	4.5 m – Lot with a municipal sidewalk adjacent to the front lot line	4.5 m – Lot with a municipal sidewalk adjacent to the front lot line	9.0 m	4.5 m	4.5 m	4.5 m	LOT TYPE A	LOT TYPE A	LOT TYPE A	6.0 m	Interior lot/CEC - corner lot 7.5 m
						16.0 m	13.0 m					11.0 m				
						LOT TYPE B	LOT TYPE B					LOT TYPE B				
						24.0 m	22.0 m					19.0 m				
						3.5 m – Lot without a municipal sidewalk adjacent the front lot line	3.5 m – Lot without a municipal sidewalk adjacent the front lot line					LOT TYPE C	LOT TYPE C	LOT TYPE C		
												14.5 m	14.5 m	14.5 m		
Corner lot	7.5 m	7.5 m	6.0 m	6.0 m	4.5 m	4.5 m – Lot with a municipal sidewalk adjacent to the front lot line	4.5 m – Lot with a municipal sidewalk adjacent to the front lot line	-	-	-	-	-	-	-	6.0 m	-
						3.5 m – Lot without a municipal sidewalk adjacent the front lot line	3.5 m – Lot without a municipal sidewalk adjacent the front lot line									

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	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Garage face - interior lot	Equal to the front yard	Equal to the front yard	Equal to the front yard	Equal to the front yard	6.0 m	5.8 m	5.8 m	Equal to the front yard and equal to or further from the front lot line than the main front entrance	6.0 m	6.0 m	6.0 m	-	-	-	-	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk 7.5 m
Garage face - corner lot	Equal to the front yard	Equal to the front yard	Equal to the front yard	Equal to the front yard	6.0 m	5.8 m	5.8 m	Equal to the front yard	6.0 m	6.0 m	6.0 m	-	-	-	-	-
MINIMUM EXTERIOR SIDE YARD	7.5 m	7.5 m	6.0 m	4.5 m	4.5 m			7.5 m	4.5 m	4.5 m	4.5 m	-	-	-	4.5 m	-
Lot with an exterior side lot line abutting a street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0 m
Lot with an exterior side lot line abutting a CEC - road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0 m
Lot with an exterior side lot line abutting a CEC - sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3 m
Garage face	Equal to the exterior side yard	Equal to the exterior side yard	Equal to the exterior side yard	6.0 m <sup>(2)</sup>	6.0 m <sup>(2)</sup>	5.8 m	5.8 m	Equal to the exterior side yard	6.0 m	6.0 m	6.0 m	-	-	-	-	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk 6.0 m



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ZONES	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
MINIMUM INTERIOR SIDE YARD																
<b>Interior lot</b>	1.8 m on one side of the lot and 4.2 m on the other side	1.8 m + 0.61 m for each additional storey or portion thereof above one storey	1.2 m + 0.61 m for each additional storey or portion thereof above one storey	1.2 m	1.2 m on one side of the lot and 0.61 m on the other side	1.2 m on one side of the lot and 0.61 m on the other side	1.2 m on one side of the lot and 0.61 m on the other side	1.8 m plus 0.61 m for each additional storey or portion thereof above one storey	1.2 m	1.2 m	1.2 m on one side of the lot and 0.61 m on the other side	-	-	-	Detached dwelling with an attached garage 1.2 m	1.2 m plus 0.61 m for each additional storey or portion thereof above one storey
<b>Interior lot with an attached or detached garage in the rear or interior side yard that is located 15.0 m or more from the front lot line</b>	-	-	-	-	-	-	-	3.0 m on one side and the other interior side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	-	-	-	-	-	-

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	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Corner lot	3.0 m	3.0 m	1.2 m + 0.61 m for each additional storey above one storey	1.2 m	1.2 m	0.61 m	0.61 m	3.0 m	1.2 m	1.2 m	1.2 m	-	-	-	-	1.2 m plus 0.61 m for each additional storey or portion thereof above one storey
Where interior side lot line is the rear lot line of abutting parcel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5 m
MINIMUM COMBINED WIDTH OF SIDE YARDS - INTERIOR LOT																
One storey detached dwelling	-	-	-	-	-	-	-	20% of the lot frontage or n/a if Line 8.2 of this Table applies	-	-	-	-	-	-	-	-
Dwelling having more than one storey	-	-	-	-	-	-	-	27% of the lot frontage or n/a if Line 8.2 of this Table applies	-	-	-	-	-	-	-	-
MINIMUM REAR YARD																

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	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
<b>Interior lot</b>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.0 m	7.0 m	7.5 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	7.5 m
<b>Corner lot</b>	3.0 m	3.0 m	3.0 m	7.5 m	7.5 m	7.0 m	7.0 m	3.0 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	7.5 m
Where a lot abuts a lot with a minimum rear yard of 7.5 m	n/a	n/a	n/a	n/a	n/a	6.0 m	6.0 m	-	-	-	-	-	-	-	-	-
Where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the detached dwelling	n/a	n/a	n/a	n/a	n/a	✓	✓	-	-	-	-	-	-	-	-	-
Minimum setback of a detached dwelling to all lands zoned U-3	n/a	n/a	n/a	n/a	n/a	14.5 m	14.5 m	-	-	-	-	-	-	-	-	-
<b>MAXIMUM HEIGHT</b>	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	-	-	-	-	10.7 m	10.7 m	10.7 m	-	10.7 m
<b>Maximum Height - Highest Ridge: sloped roof</b>	-	-	-	-	-	-	-	10.7 m	-	-	-	-	-	-	-	-
<b>Maximum Height: sloped roof</b>	-	-	-	-	-	-	-	-	10.7 m	10.7 m	10.7 m	-	-	-	9.5 m	-

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ZONES	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Maximum Height: flat roof	-	-	-	-	-	-	-	7.5 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	-
Maximum height of eaves: from average grade to lower edge of eaves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4 m	-
ENCROACHMENTS, PROJECTIONS AND SETBACKS																
Maximum projection of bay windows, greenhouse windows, and porches outside the building area	-	-	-	-	-	-	-	-	-	-	-	0.45 m	0.45 m	0.45 m	-	-
Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	n/a	n/a	n/a	n/a	2.5 m	2.5 m	2.5 m	n/a	1.0 m	2.5 m	2.5 m	-	-	-	-	-
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	n/a	n/a	n/a	n/a	5.0 m	5.0 m	5.0 m	n/a	2.5 m	4.0 m	4.0 m	-	-	-	-	-





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	Typical Lots					Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Minimum setback of a detached dwelling to a CEC - visitor parking space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3 m
Minimum setback of a detached dwelling to a CEC - amenity area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.5 m
ATTACHED GARAGE, PARKING AND DRIVEWAY																
Attached garage	Permitted	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Permitted	Permitted
Minimum parking spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	✓	✓
Minimum visitor parking spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Minimum parking spaces within a garage	-	-	-	-	-	-	-	-	-	-	-	2	2	2	-	-
Maximum driveway width <sup>(4)</sup>	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door maximum	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage	Lesser of 6.1 m or 45% of lot frontage	Lesser of 6.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	6.0 m	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of the lot frontage









## Jurisdictional Scan of Comparable Municipalities

Municipality	Number of Zones Permitting Single Detached Dwellings	Number of Zones Permitting exclusively Detached Dwellings	Summary
Toronto (569-2013)	5	1	<p>Zoning By-law 569-2013 is a consolidation of the zoning by-laws of Toronto's pre-amalgamation municipalities. There are five low density residential zones which permit detached houses, among other low density dwelling types. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <p>Residential "R"</p> <ul style="list-style-type: none"> <li>• Refer to Zoning By-law Map for minimum lot frontage and minimum lot area</li> <li>• If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 6.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres</li> </ul> <p>Residential Detached "RD"</p> <ul style="list-style-type: none"> <li>• Refer to Zoning By-law Map for minimum lot frontage and minimum lot area</li> <li>• If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 12.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres</li> </ul> <p>Residential Semi-Detached "RS"</p> <ul style="list-style-type: none"> <li>• Refer to Zoning By-law Map for minimum lot frontage and minimum lot area</li> <li>• If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 15.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres</li> </ul>

			<p>Residential “RT”</p> <ul style="list-style-type: none"> <li>• Refer to Zoning By-law Map for minimum lot frontage and minimum lot area</li> <li>• If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 6.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres</li> </ul> <p>Residential Multiple “RM”</p> <ul style="list-style-type: none"> <li>• Refer to Zoning By-law Map for minimum lot frontage and minimum lot area</li> <li>• If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 12.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres</li> </ul>
Hamilton (05-200)	2	0	<p>By-law 05-200 has three low density residential zones and covers residential zones in Hamilton’s urban area. By-law 05-200 introduced three new low density residential zones replacing 40+ found in the City’s former municipal zoning by-law. Two of the three new zones permit detached dwellings. Both of these zones permit single detached, duplexes, semi-detached dwellings and street townhouse dwellings. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <ul style="list-style-type: none"> <li>• R1 - Minimum lot frontage of 12.0 m and minimum lot area of 360.0 sq m</li> <li>• R1a - Minimum lot frontage of 9.0 m and minimum lot area of 270.0 sq m</li> </ul>
Ottawa (2008-250)	5	1	<p>By-law 2008-250 is a consolidation of the City’s of Ottawa’s zoning by-laws. The City of Ottawa has five residential zones, which all permit detached dwellings among other dwelling types. There are no standard minimum lot frontages and minimum lot areas for the zones. Within each zone there are more than 25 subzones which set out minimum lot frontage and lot area.</p>

Guelph (2023- 20790)	2	0	<p>By-law 2021-20790 has four low density residential zones. Two of these zones (RL.1 and RL.2) permit single detached dwellings, semi-detached dwellings and duplex dwellings as well as small multi-unit residential buildings and on-street townhouses. The remaining two zones (RL.3 and RL.4) permit townhouses and small scale apartment buildings, respectively. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <ul style="list-style-type: none"> <li>• RL.1 - Minimum lot frontage of 15.0 m and minimum lot area of 460 sq m</li> <li>• RL.2 - Minimum lot frontage of 9.0 m (interior lot) and 12.0 m (corner lot) and minimum lot area of 275 sq m</li> </ul>
Vaughan (001-2021)	6	4	<p>By-law 001-2021 has six low density residential zones. Four of these zones only permit single detached dwellings, with the Fourth Density Residential and Fifth Density Residential zones also permitting semi-detached dwellings. Within these six low density residential zones, there are a total of 15 different lot standards for single detached dwellings. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>RE (Estate Residential)</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage of 45 m and minimum lot area 4,000 sq m</li> </ul> <p>First Density Residential Zones</p> <ul style="list-style-type: none"> <li>• R1 - Minimum lot frontage of 18 m and minimum lot area of 420 sq m</li> <li>• R1A – Minimum lot frontage of 18 m and minimum lot area of 540 sq m</li> <li>• R1B – Minimum lot frontage of 18 m and minimum lot area of 600 sq m</li> <li>• R1C – Minimum lot frontage of 24 m and minimum lot area of 950 sq m</li> <li>• R1D – Minimum lot frontage of 24 m and minimum lot area of 1400 sq m</li> <li>• R1E – Minimum lot frontage of 30 m and minimum lot area of 845 sq m</li> </ul> <p>Second and Third Density Residential Zones</p> <ul style="list-style-type: none"> <li>• R2 – Minimum lot frontage of 15 m and minimum lot area of 350 sq m</li> </ul>

			<ul style="list-style-type: none"> <li>• R2A – Minimum lot frontage of 15 m and minimum lot area of 450 sq m</li> <li>• R3 – Minimum lot frontage of 12 m and minimum lot area of 315 sq m</li> <li>• R3A – Minimum lot frontage of 12 m and minimum lot area of 320 sq m</li> </ul> <p>Fourth and Fifth Density Residential Zones</p> <ul style="list-style-type: none"> <li>• R4 - Minimum lot frontage of 9 m and minimum lot area of 240 sq m</li> <li>• R4A - Minimum lot frontage of 9 m and minimum lot area of 225 sq m</li> <li>• R5 - Minimum lot frontage of 7.5 m and minimum lot area of 225 sq m</li> <li>• R5A - Minimum lot frontage of 9 m and minimum lot area of 225 sq m</li> </ul>
Milton (016-2014)	3	0	<p>By-law 016-2014 has two low density residential zones. Both zones permit detached dwellings, duplexes and semi-detached dwellings. The minimum lot frontage and lot depth regulations are the same for both zones. The two zones are differentiated by side yard setbacks and maximum building height. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>RLD and RLD1</p> <ul style="list-style-type: none"> <li>• Detached dwelling/Duplex dwelling - Minimum lot frontage of 15.0 m and minimum lot depth is 30 m</li> </ul>
Oakville (2014-014)	10	6	<p>By-law 2014-014 has 11 low density residential zones, six of which only permit single detached dwellings. Below is a summary of the lot standards for detached dwellings in these zones:</p> <ul style="list-style-type: none"> <li>• RL1- Minimum lot frontage of 30.5 m and minimum lot area of 1395.5 sq m</li> <li>• RL2 - Minimum lot frontage of 22.5 m and minimum lot area of 836.0 sq m</li> <li>• RL3 - Minimum lot frontage of 18.0 m and minimum lot area of 557.5 sq m</li> <li>• RL4 - Minimum lot frontage of 16.5 m and minimum lot area of 511.0 sq m</li> </ul>

			<ul style="list-style-type: none"> <li>• RL5 - Minimum lot frontage of 15.0 m and minimum lot area of 464.5 sq m</li> <li>• RL6 - Minimum lot frontage of 11.0 m and minimum lot area of 250.0 sq m</li> <li>• RL7 - Minimum lot frontage of 18.5 m and minimum lot area of 557.5 sq m</li> <li>• RL8 - Minimum lot frontage of 12.0 m and minimum lot area of 360.0 sq m</li> <li>• RL9 - Minimum lot frontage of 9.0 m and minimum lot area of 270.0 sq m</li> <li>• RL10 - Minimum lot frontage of 15.0 m and minimum lot area of 464.5 sq m</li> </ul>
Burlington (2020)	3	3	<p>By-law 2020 has three residential zones which permit only detached dwellings. Within each of these zones, there are subzones with minimum lot frontage and lot area requirements. In total, there are 10 subzones with different lot frontage and area standards. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>R1</p> <ul style="list-style-type: none"> <li>• R1.1 – Minimum lot frontage of 30 m and minimum lot area of 1850 sq m</li> <li>• R1.2 – Minimum lot frontage of 24 m and minimum lot area of 925 sq m</li> </ul> <p>R2</p> <ul style="list-style-type: none"> <li>• R2.1 – Minimum lot frontage of 18 m and minimum lot area of 700 sq m</li> <li>• R2.2 – Minimum lot frontage of 18 m and minimum lot area of 700 sq m</li> <li>• R2.3 – Minimum lot frontage of 18 m and minimum lot area of 680 sq m</li> <li>• R2.4– Minimum lot frontage of 16 m and minimum lot area of 600 sq m</li> </ul> <p>R3</p> <ul style="list-style-type: none"> <li>• R3.1 – Minimum lot frontage of 15 m and minimum lot area of 700 sq m</li> <li>• R3.2 – Minimum lot frontage of 15 m and minimum lot area of 700 sq m</li> <li>• R3.3 – Minimum lot frontage of 13 m and minimum lot area of 680 sq m</li> </ul>

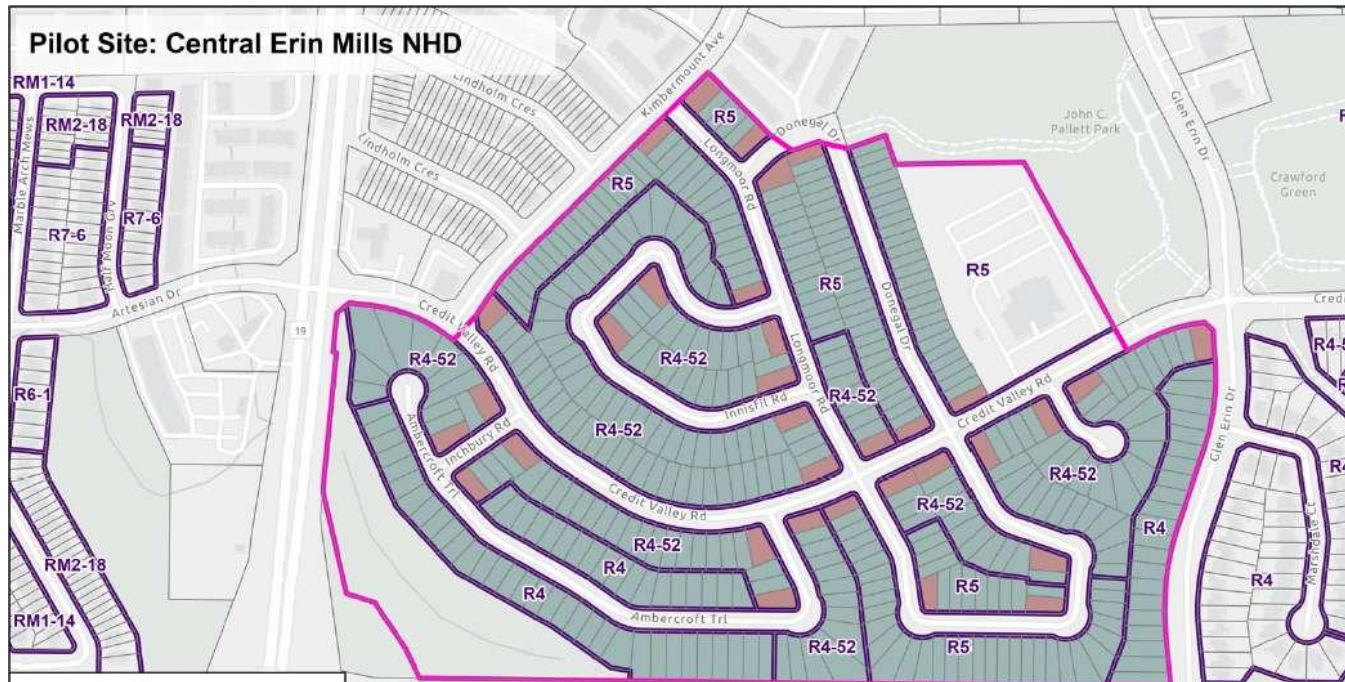
			<ul style="list-style-type: none"><li>• R3.4– Minimum lot frontage of 12 m and minimum lot area of 600 sq m</li></ul>
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# Example Neighbourhoods

## How could new lot standards impact Mississauga's neighbourhoods?





## Small Lot Zone

Total number of properties: 440

Number of properties that can be severed to create semi-detached dwellings: 103 (23%)

Number of lots that can be severed to create 2 detached dwellings: 6 (1%)



### Small Lot Zone

Total number of properties: 358

Number of properties that can be severed to create semi-detached dwellings: 21 (6%)

Number of properties that can be severed to create 2 new detached dwellings: 0 (0%)

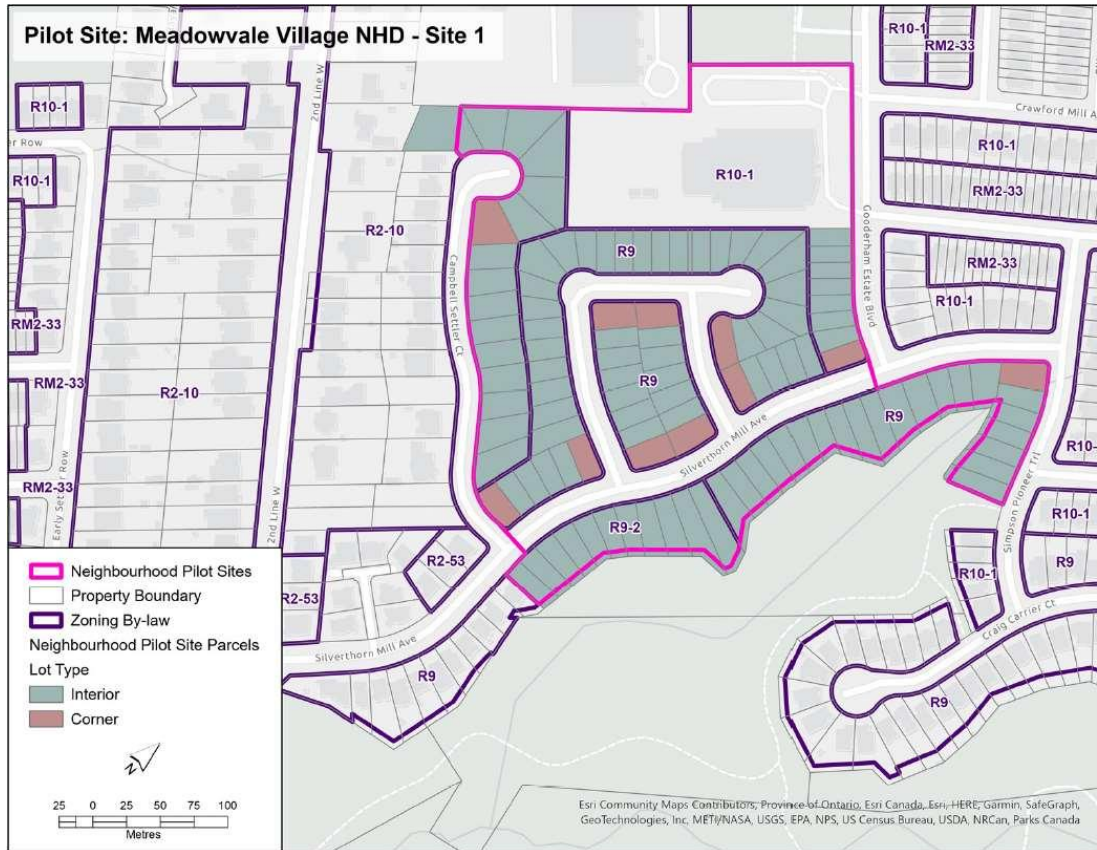


## Large Lot Zone

Total number of properties: 199

Number of lots that can be severed to create semi-detached dwellings: 190 (95%)

Number of lots that can be severed to create 2 new detached dwellings: 137 (69%)

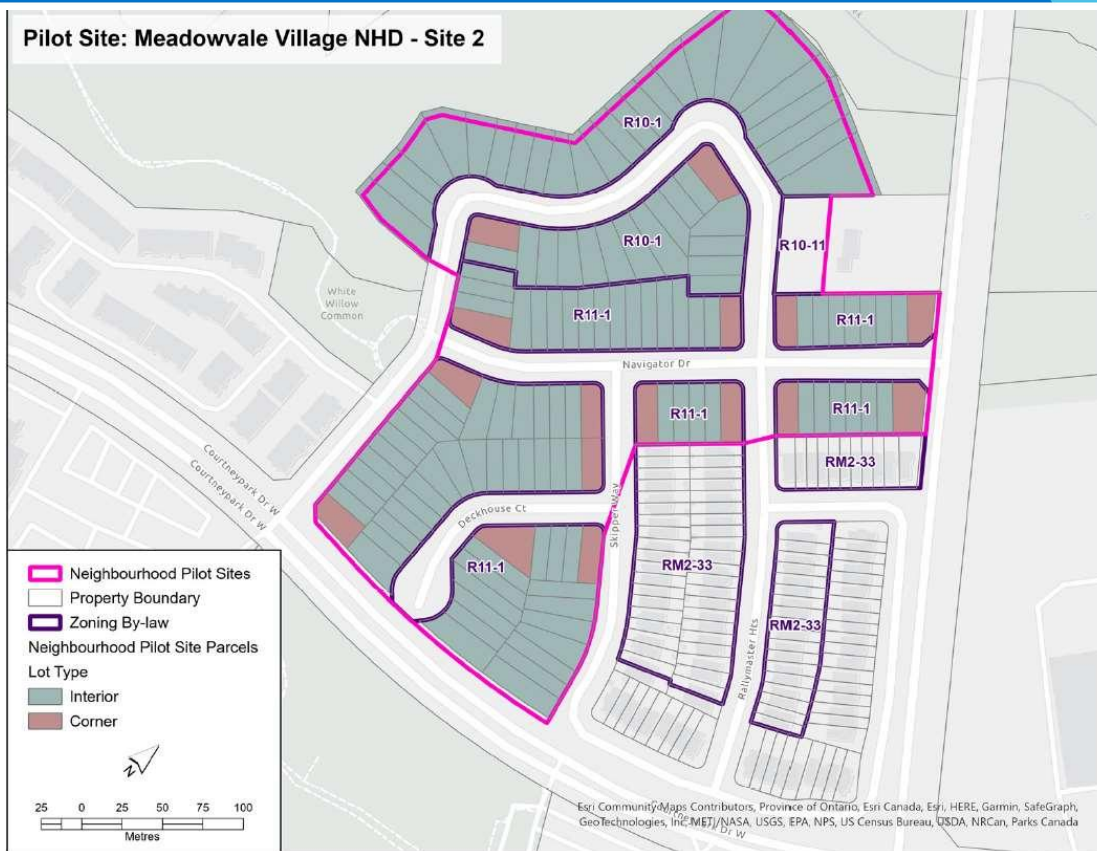


### Small Lot Zone

Total number of properties: 239

Number of properties that can be severed to semi-detached dwellings: 60 (25%)

Number of lots that can be severed to create 2 new detached dwellings: 6 (0.25%)

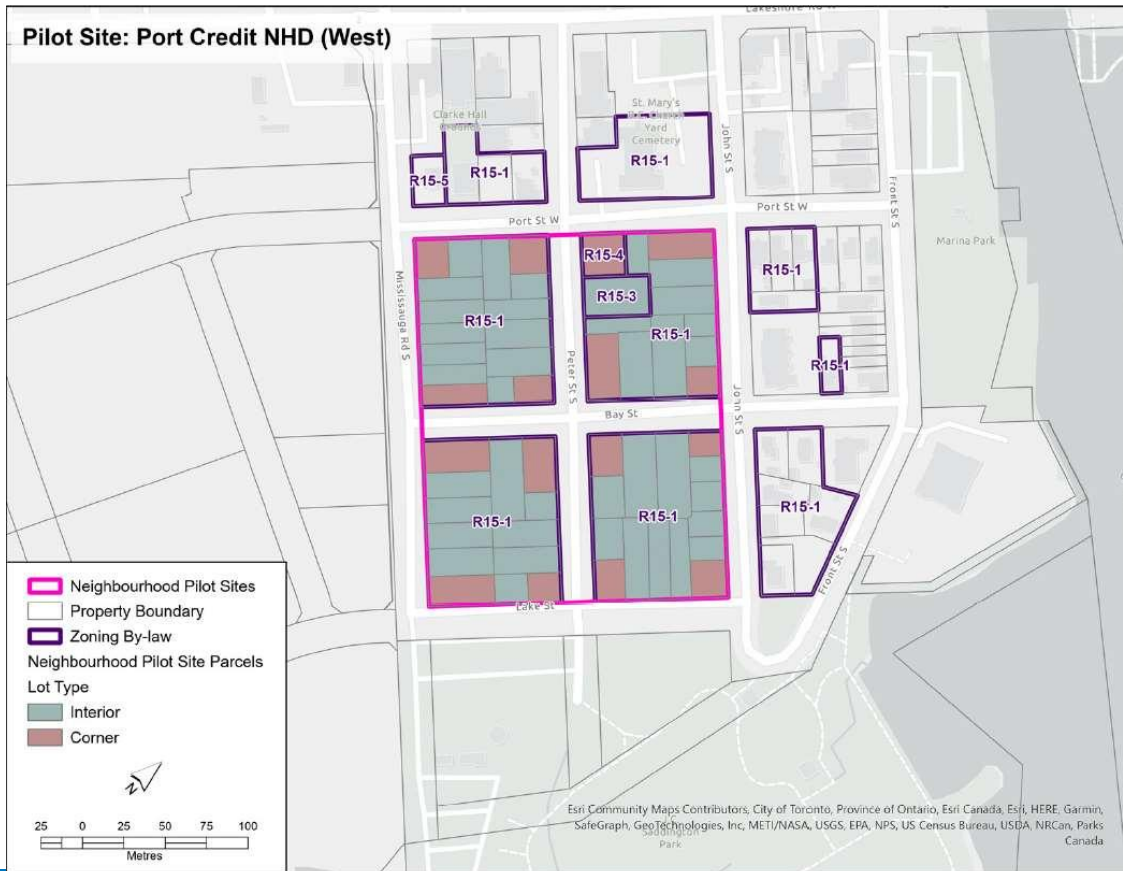


### Small Lot Zone

Total number of properties: 248

Number of properties that can be severed to semi-detached dwellings: 14 (6%)

Number of lots that can be severed to create 2 new detached dwellings: 4 (2%)



## Small Lot Zone

Total number of properties: 57

Number of properties that can be severed to semi-detached dwellings: 45 (79%)

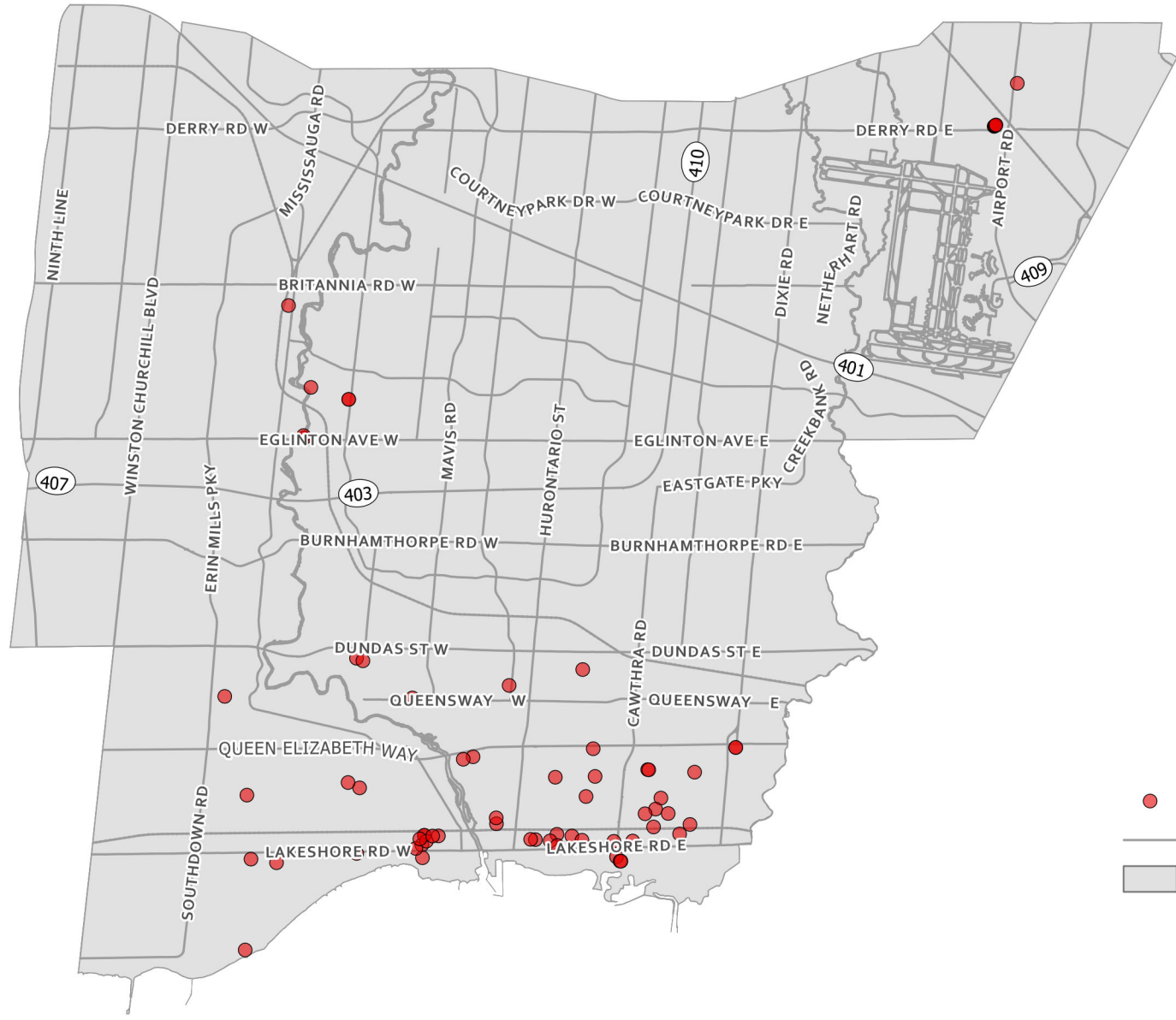
Number of lots that can be severed to create 2 new detached dwellings: 11 (19%)

Appendix 5, Page 1  
 File: BL.09-RES (All Wards)  
 Date: 2023/10/04

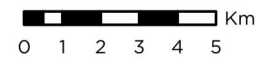
## Lot Frontage Analysis

Ward	Large Lot Zone			Small Lot Zone			Total number of properties that are subject to rezoning
	Number of properties in draft Large Lot Zone	Number of properties that have sufficient frontage to create a pair of semi-detached dwellings	Number of properties that have sufficient frontage to create two new detached dwellings	Number of properties in the Small Lot Zone	Number of properties that have sufficient frontage to create a pair of semi-detached dwellings	Number of properties that have sufficient frontage to create two new detached dwellings	
City Wide	39743	17086 (43%)	2824 (7%)	45,171	10769 (24%)	1463 (3%)	84,914
1	6889	3134 (46%)	573 (8%)	153	15 (10%)	3 (2%)	7042
2	8154	4730 (58%)	1170 (14%)	444	100 (22.5%)	18 (4%)	8598
3	4538	1097 (24%)	59 (1%)	909	139 (15%)	20 (2%)	5447
4	1426	335 (24%)	11 (1%)	3266	574 (18%)	90 (3%)	4692
5	2637	330 (12.5%)	19 (1%)	5447	1134 (21%)	138 (2.5%)	8084
6	2951	980 (33%)	63 (2%)	7623	1257 (17%)	140 (2%)	10574
7	4611	2296 (50%)	374 (8%)	1781	313 (18%)	42 (2%)	6392
8	4121	2257 (55%)	541 (13%)	5853	2092 (36%)	295 (5%)	9974
9	1412	344 (24%)	19 (1%)	4606	1203 (26%)	158 (3%)	6018
10	10	7 (70%)	6 (60%)	9279	1976 (22%)	231 (2.5%)	9289
11	3327	2004 (60%)	101 (3%)	5827	1729 (30%)	265 (5%)	9154

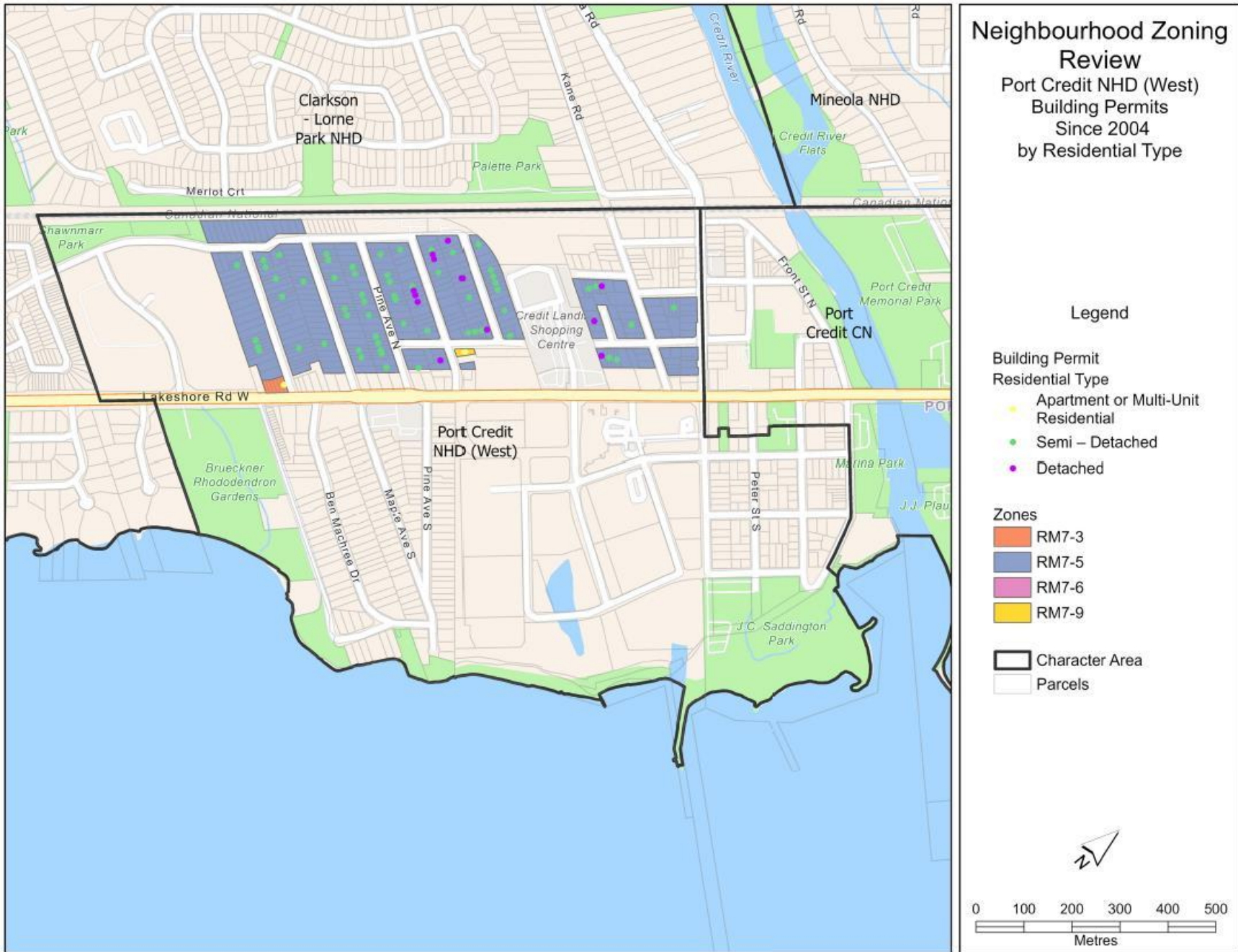


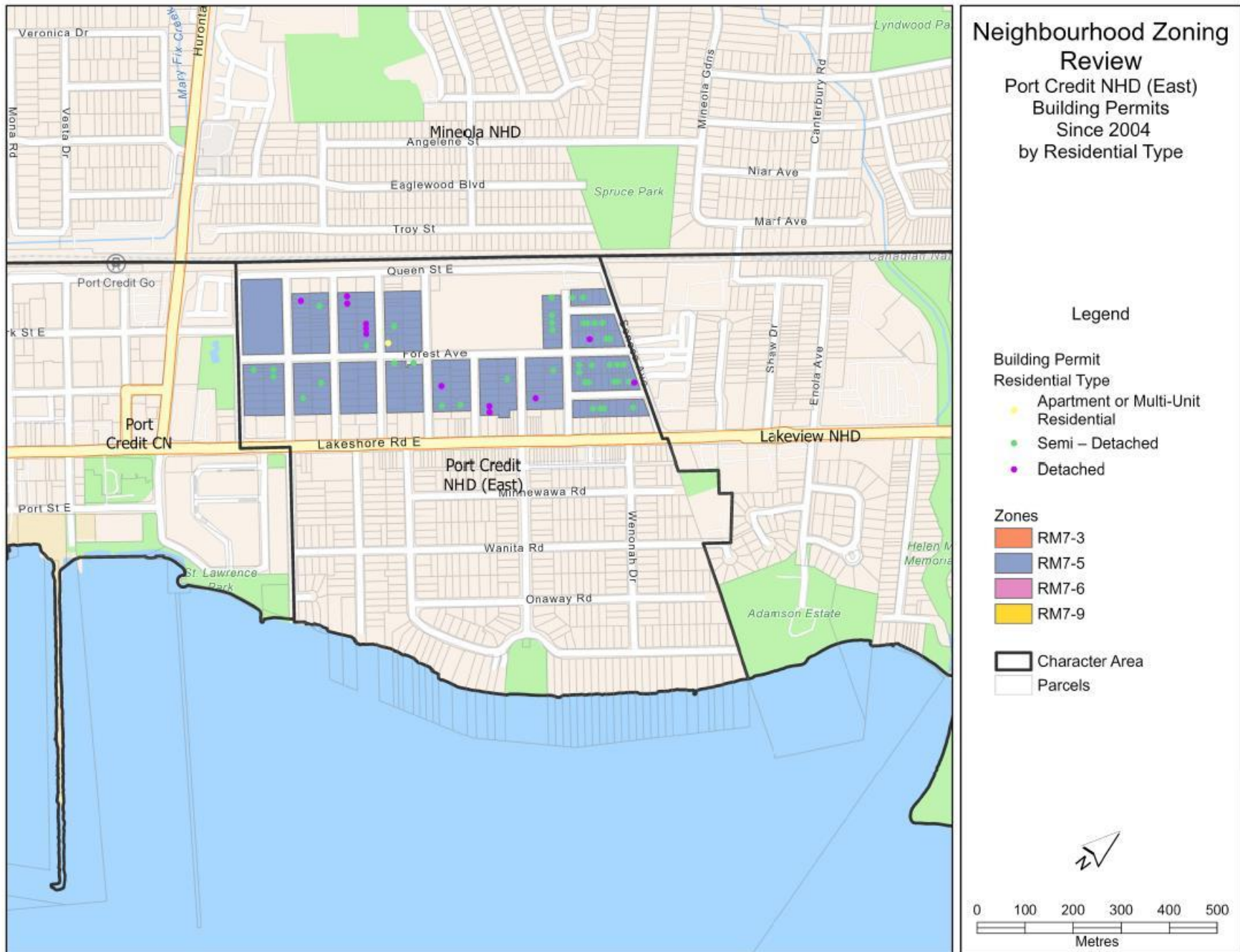


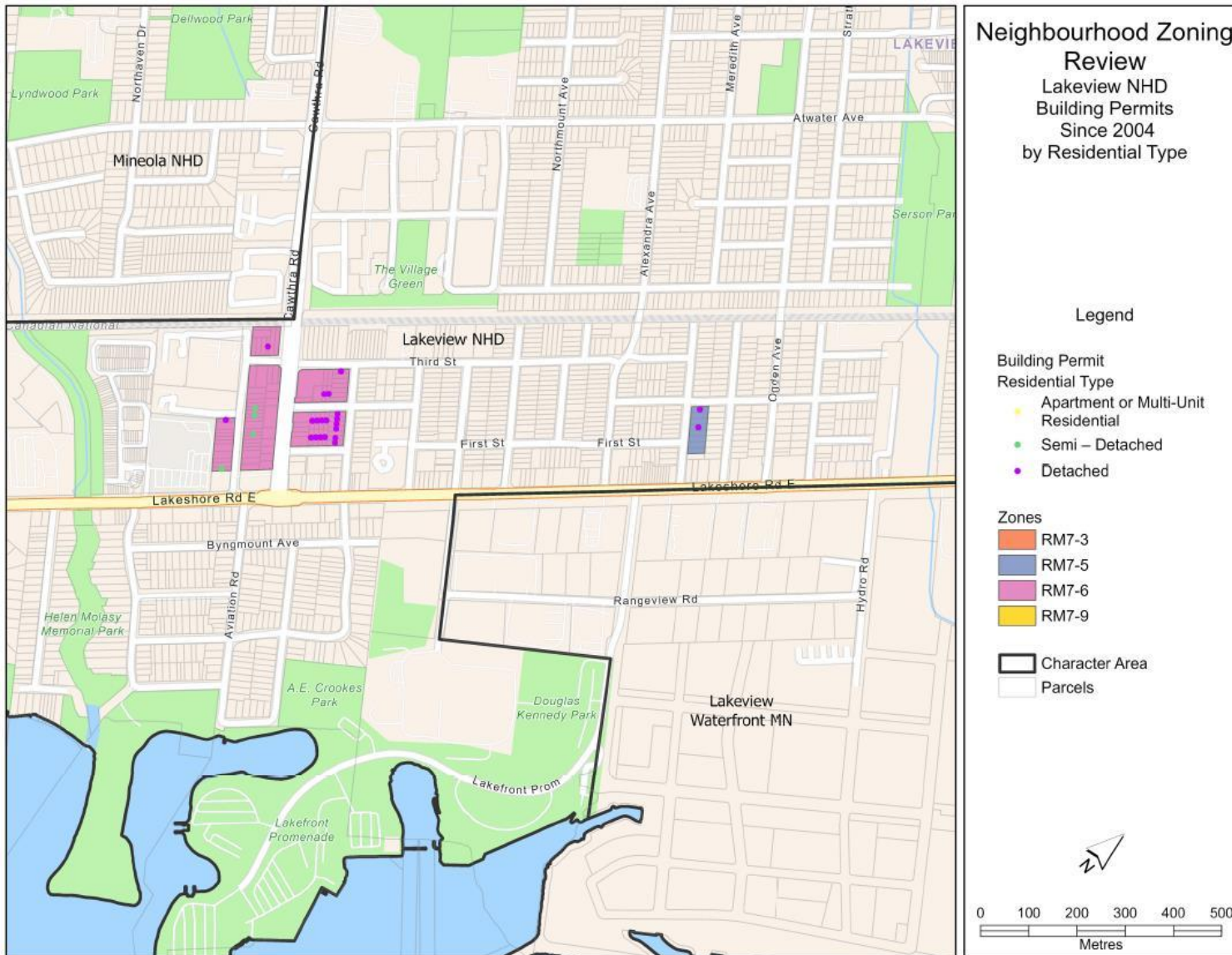
Minor Variances for Lot Area and Lot Frontage 2020- 2023



2023/09/11







\*Although not in Port Credit, areas of the Lakeview Neighbourhood Character Area have been included in the RM7 case study, as they have the same RM7 zone permissions

# Recommendation Report Detailed Planning Analysis

## All Wards

### Table of Contents

1.	Community Comments.....	2
2.	Provincial Planning Statement, 2024 (PPS) .....	5
3.	Mississauga Official Plan (MOP) .....	5
4.	Conclusions .....	7

## 1. Community Comments

Comments received through correspondence were generally clarifications about the project. There were also requests for less restrictive height/zoning regulations, questioning if Committee of Adjustment approval would be required, comments on traffic, parking, privacy, overlook, neighbourhood character, general support, enforcement, comments and questions on fourplexes/garden suites, concern over the lack of affordability of new semi-detached and smaller detached dwellings, requests for funding incentives, concern for tree canopy protection, and questions on stormwater management. Responses to the matters raised at the community meetings and through correspondence can be found below.

### Comment

Why aren't all the residential zones being consolidated into the large lot and small lot zones?

### Response

**R1** to **R11** zones, and the **R15** zone are being consolidated into the large lot and small lot zones. **R12** to **R14** and the **R16** zones are not included in the consolidation, due to their unique configuration or the presence of a common element condominium road.

### Comment

Why are the heights so low? Shouldn't the maximum height be the highest amongst all the zones being grouped together instead of somewhere in the middle?

### Response

Staff are willing to consider increasing the maximum height to be the highest amongst all the zones being grouped together, however, a balanced approach has been taken in the recommendations.

### Comment

If I want to split a lot in two and the lots meet the minimum requirements in the by-law, do I still have to go to Committee of Adjustment?

### Response

Staff are looking into delegating severances to create semi-detached dwelling lots where the dwellings proposed meet the residential **RL** large lot or residential **RS** small lot zone requirements to the Commissioner of Planning and Building. This would mean that no approval from the Committee of Adjustment would be required. This would make the process for residents to build semi-detached dwellings more simple, cost-effective and easier. Building permits would still be required.

### Comment

Have you considered the increase in traffic and pressure on the infrastructure systems when allowing permissions to permit more dwellings?

### Response

Comments received from the Transportation and Works Department indicate the following:

The multi-modal transportation system is monitored, assessed and changes made on a regular basis to address future growth and development.

In terms of stormwater management, staff have recommended that lot coverage requirements for detached and semi-detached dwellings be consistent with the present by-law, taking a precautionary approach to limit stormwater management impact as much as possible. This may be a way to curb potential increased imperviousness.

Comments received from the Region of Peel indicate the following:

The Region of Peel has advised that if the uptake of gentle residential infill is low and spread across a large area in the City's residential neighbourhoods then marginal, if any, impacts to the water/wastewater system are anticipated. Should the need for a more fulsome servicing analysis arise, the Region's Infrastructure Planning (Growth) team will ensure that design assumptions and system constraints are properly considered moving forwards.

#### **Comment**

How will parking issues be addressed when more dwellings are built?

#### **Response**

Parking requirements are not changing with the introduction of semi-detached dwellings – two parking spaces per dwelling will be required. A presentation on the proposed [City-Wide On-Street Parking Permit Program](#) went to General Committee on

December 4, 2024. A detailed implementation program will follow in the first half of 2025.

#### **Comment**

How do you protect the character of neighbourhoods with these proposed changes?

#### **Response**

Neighbourhood character policies are being reviewed through the new Mississauga Official Plan. Staff are trying to balance the need to increase Mississauga's housing supply through gentle density while minimizing impacts on established neighbourhoods. New maximum dwelling height regulations are proposed to ensure that the new dwellings are sensitive to neighbouring properties. Neighbourhoods are likely to change gradually over time with the introduction of semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods in Mississauga.

#### **Comment**

Overlook is the problem with the development of semi-detached dwellings. How will the City address this?

#### **Response**

The requirement for a setback from the lot line (minimum interior side yard) is not being removed through this project. These regulations help to address issues like overlook.

#### **Comment**

Has the need for additional by-law enforcement been considered with increasing population?

**Response**

Additional by-law enforcement requirements are not anticipated from the gradual creation of additional semi-detached dwelling units.

**Comment**

Can semi-detached dwellings created as a result of this project be rented out or split into lodging homes?

**Response**

If a property owner wants to rent out one half of their semi-detached dwelling or both sides of their semi-detached dwelling, they are free to do so. This could help create additional housing supply and different tenure types in low-rise residential neighbourhoods.

Lodging homes are not currently permitted in the City of Mississauga.

**Comment**

Can a fourplex be designed in a semi-detached home? What about additional residential units?

**Response**

Two additional residential units (ARUs) can be located within a semi-detached dwelling or in a detached building known as a garden suite. Only one garden suite is permitted on a single lot.

Fourplexes were broadly permitted across the City in residential neighbourhoods. There are separate regulations that apply to purpose-built fourplexes and conversions of existing dwellings.

A purpose-built fourplex is required by the Zoning By-law to be a standalone building.

**Comment**

How can the City guarantee that the homes built as a result of this by-law are affordable?

**Response**

There is no guarantee that this will create affordable housing or help first time home buyers get started. However, it does provide homeowners/purchasers with more flexibility for the use of their property and may increase housing supply and provide new housing options. The City has been undertaking other initiatives on housing affordability in the City, including an [affordable housing community improvement plan](#), and other [incentives for building affordable housing](#).

**Comment**

Is the City providing any funding incentives to build semis?

**Response**

Not at this time. However, under the Affordable Rental Housing Community Improvement Plan (Gentle Density Incentives Program), the City is giving grants/rebates for City related fees for building the 2nd, 3rd, and 4th unit of a fourplex (subject to availability).

**Comment**

How will this impact the tree canopy in neighbourhoods?



**Response**

The City has a Private Tree Protection By-law, which means that you will need a permit to remove one or more trees 15 cm (6 inches) or greater in diameter, including dead or dying trees. Replacement trees are required for each tree removed. For more information, please see this [website](#).

**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, replacing the Provincial Policy Statement, 2020. 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.

**Consistency with PPS, 2024**

The PPS 2024 introduces several policies relevant to this proposal, including:

- Section 2.2 the PPS states that Planning authorities shall provide for an appropriate range and mix of housing options and densities, including development and introduction of housing options within previously developed areas.
- Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development.
- Section 2.3.1.2 of the PPS states that land use patterns within said settlement areas should be based on a mix of land uses that effectively use land and optimize existing and planned infrastructure.

The proposal to introduce semi-detached dwellings across low-rise residential neighbourhoods in the City and allow for smaller lots is an opportunity to make use of existing and planned infrastructure, making low-rise residential neighbourhoods more efficient from a planning standpoint. As outlined in this report, the proposed development supports the general intent of the PPS.

**3. Mississauga Official Plan (MOP)**

Planning staff have undertaken an evaluation of the relevant policies of the PPS and MOP against this proposal. The proposal requires an amendment to the Mississauga Official Plan to permit semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods.

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are

designated **Residential Low Density I** and **Residential Low Density II**. The **Residential Low Density I** designation permits detached dwellings, semi-detached dwellings and duplex dwellings. In addition to the uses permitted in the **Residential Low Density I** designation, the **Residential Low Density II** designation permits triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as-of-right. However, several neighbourhood character areas restrict the permitted uses in **Residential Low Density I** to detached homes only. There are also site-specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary.

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

#### *Directing Growth*

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are designated **Residential Low Density I** and **Residential Low Density II**.

Although Neighbourhoods are generally not identified as areas for significant intensification, MOP acknowledges that Neighbourhoods will not remain static and that new

development should be sensitive to the existing and planned character. Intensification within Neighbourhoods is to be compatible to surrounding development in built form and scale and enhance the existing and planned development (S.5.3.5.5 and S.5.3.5.6).

The City is undertaking its ten year review and update of the Mississauga Official Plan (MOP). The approved scope of work for the review included increasing the supply of ground-related housing units, establishing appropriate as-of-right infill zoning permissions, and expanding opportunities to develop detached dwellings on smaller lots. The proposed MOPA aligns with this approach, and proposed deletions through this project are consistent with the new Draft OP.

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

#### *Complete Communities*

Chapter 7 of MOP (Complete Communities) supports the creation of a housing mix that can accommodate people with diverse housing preferences and socioeconomic characteristics and needs and provides housing in a manner that maximizes the use of community infrastructure and engineering services. Section 7.2.2 of MOP indicates that Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.

### *Build a Desirable Urban Form*

Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas to help revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures.

This proposal is an opportunity to modestly intensify and increase the range of housing in low-rise neighbourhoods across the City.

### *Services and Infrastructure*

The Region of Peel has advised that if the uptake of gentle residential infill is low and spread across a large area in the City's residential neighbourhoods then marginal, if any, impacts to the water/wastewater system are anticipated. Should the need for a more fulsome servicing analysis arise, the Region's Infrastructure Planning (Growth) team will ensure that design assumptions and system constraints are properly considered moving forwards.

As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga. The following former Regional policies are applicable in the review of the proposed official plan and zoning by-law amendments.

General Objectives in Section 5.6 and General Policies in Section 5.6.11 of ROP direct development and redevelopment to the Urban System to achieve intensified and compact built

form that appropriately and efficiently uses lands, services, infrastructure, and public finances.

The proposal conforms to the former ROP policies as it achieves an efficient land use within the built-up urban system, helps to achieve an urban form and densities that are pedestrian-friendly and transit supportive, and provides opportunities for residents to age in place.

## **4. Conclusions**

In conclusion, City staff has evaluated the proposal to permit semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods against the *Provincial Policy Statement* and Mississauga Official Plan. The proposed MOPA is consistent with the PPS. The as-of-right permission for semi-detached dwellings and smaller lots throughout residential low-rise neighbourhoods helps to provide housing options within previously developed areas, more effectively using land and optimizing existing and planned infrastructure.

"K:\PLAN\POLICY\GROUP\Zoning Services\Caleigh\Updated Low Density Residential Zones\Recommendation Report\Appendix 5 Planning Analysis.docx"

# Neighbourhood Zoning Review

## Increasing Housing Choices in Neighbourhoods

March 3, 2025

Public Meeting/Recommendation Report (All Wards)

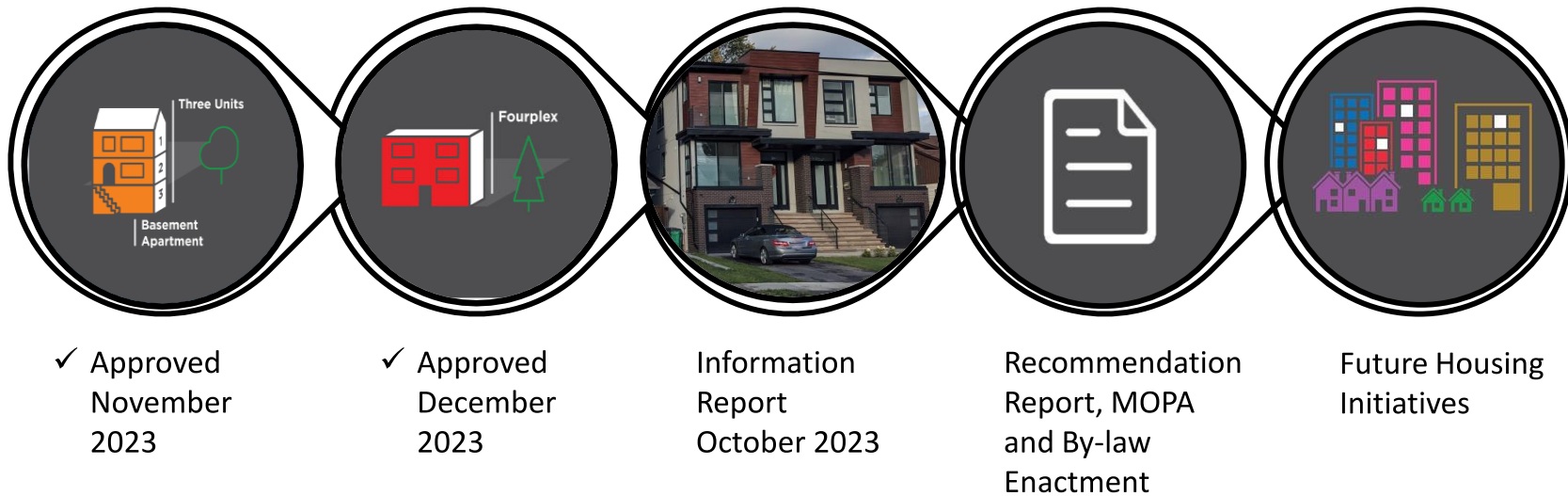
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## Zoning Review Changes

- Allow semi-detached and detached dwellings in residential neighbourhoods
- Update lot size and frontage requirements to allow for smaller lots
- Simplify detached neighbourhood zones
  - **R1** to **R11**, **R15**, **RM1** and **RM2** into two new zones **RL** and **RS** and one infill zone

# Background



# Engagement and Consultation

- City website – 1.8 m monthly views
- City's e-newsletter – 29 000 subscribers
- City's Stay Connected newsletter – 240,000 annually
- Social media campaigns
  - Twitter, Facebook and Instagram – 163 900
- Traditional media outreach
- Digital ads, signage network, curbside signs
- Councillor e-newsletters
- IHCN eblast – 282 subscribers

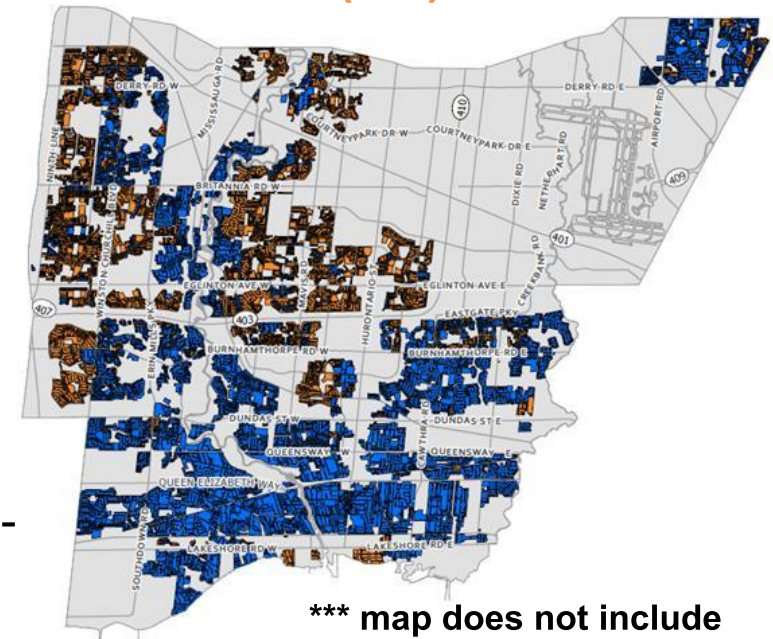
Three virtual community meetings

538 people registered, 230 people attended

# Why?

- Expanding City-wide housing options
  - Garden suites, basement units, fourplexes already permitted city-wide (rental)
  - Smaller lots and semis providing another option (ownership)
  - Increasing supply of housing a priority of all levels of government
  - Reducing “exclusionary zoning”
  - Facilitating an increase in the supply of ground-related and 3+ bedroom homes
  - Redevelopment will occur regardless

## Residential Large (RL) Lot Zone & Small (RS) Lot Zone



\*\*\* map does not include semi zones RM1 and RM2)



# Why?

- Revitalizing neighbourhoods
  - 17/23 Neighbourhoods in Mississauga shrinking
  - Cost effective servicing
  - Reduce “urban sprawl” through more compact neighbourhoods
- Simplify zoning
  - One of the actions of the Mayor’s Housing Task Force
  - Standardization of regulations
  - Easier to understand for applicants, homeowners, staff
  - Less minor variances

# RM7 Neighbourhood Case Study

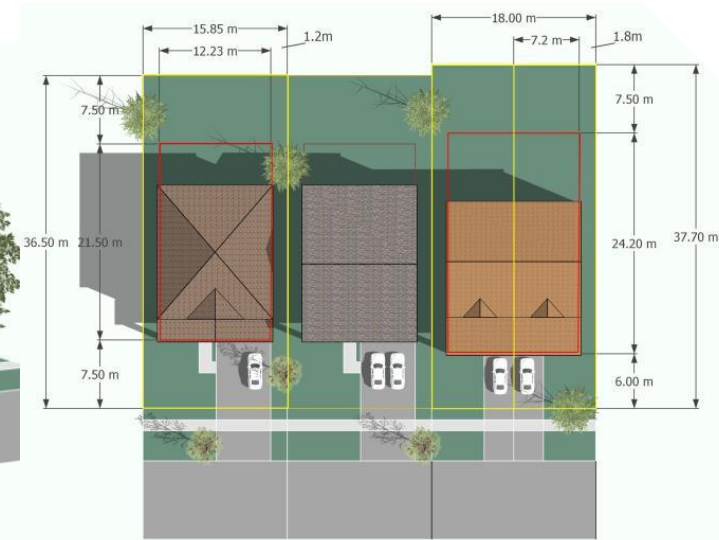
**RM7:** Detached, semi-detached, duplex, triplex

**In 2024:** 60% detached, 32% semi-detached and 8% multi-unit

**In past 20 years:**

- Detached dwellings were generally replaced with semi-detached dwellings
- 30% of demolition permits resulted in a new detached dwelling
- The average age demolished was 79 years old
- At peak, 4% of properties replaced with semis; in general, 2%
- New detached homes are larger than new semis
- Neighbourhood did not decline in population and school-aged population declined much less than other neighbourhoods

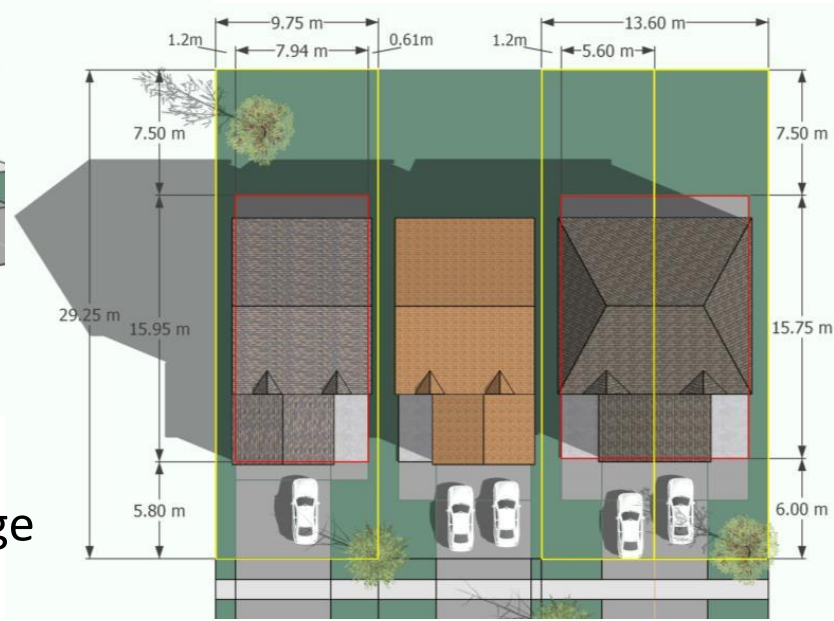
# Residential Large Lot Ownership Options



R1, R2, **R3**, R8 and **RM1** Zones

Additional Residential Unit (ARU): Garden Suites, Garage Conversions, Triplexes, Fourplexes permitted

# Residential Small Lot Ownership Options



R4, **R5**, R6, R7, R9, R10, R11, R15 and **RM2** Zones  
Additional Residential Unit (ARU): Garden Suites, Garage  
Conversions, Triplexes, Fourplexes permitted

## Ongoing Monitoring of Changes

- Impact to lot/home prices
- GFA cap
- # of Committee of Adjustment requests
- Delegated authority of severances
- Performance standards (setbacks, heights, etc.)

## Recommendation

- That an implementing Official Plan and Zoning By-law amendment be enacted at a future City Council meeting.
- That staff be directed to report back to Planning and Development Committee on options and recommendations for delegating Consent applications to staff.

**Thank you.**  
Questions?



A by-law to Adopt Mississauga Official Plan Amendment No. 189

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 to allow semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements to allow for smaller lots;

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

1. The document attached hereto, constituting Amendment No. 189 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: LA.25-24.106

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Subsection 4.1.13 contained in Section 4.1.
  
2. By-law Number 0225-2007, as amended, is further amended by deleting Subsections 4.2.3, 4.2.4, 4.3.1, 4.4.1, 4.6.1 and 4.8.1, Exception Tables 4.2.2.6, 4.2.2.7, 4.2.2.8, 4.2.2.9, 4.2.2.12, 4.2.2.27, 4.2.2.29, 4.2.2.34, 4.2.2.45, 4.2.2.50, 4.2.2.51, 4.2.2.52, 4.2.3.22, 4.2.4.5, 4.2.4.30, 4.2.4.75, 4.2.4.77, 4.2.4.78, 4.2.4.79, 4.2.5.2, 4.2.5.7, 4.2.5.10, 4.2.5.12, 4.2.5.14, 4.2.5.23, 4.2.5.24, 4.2.5.48, 4.2.5.52, 4.2.5.53, 4.2.5.57, 4.2.5.58, 4.2.6.3, 4.2.6.7, 4.2.6.14, 4.4.3.1, 4.4.4.4, 4.4.4.7, 4.8.2.26, 4.8.3.1, 4.8.3.9, 4.8.3.35, 4.8.3.42.
  
3. By-law Number 0225-2007, as amended, is further amended by deleting the base zones "R1" to "R11", "R15", "RM1" and "RM2", substituting the base zones "RL" and "RS" and combining the Detached Dwelling and Semi-Detached Zones in Table 1.1.2.2 contained in Article 1.1.2.2 as follows:

Categories		Base Zone Symbols
Residential Zones	<b>Detached Dwelling and Semi-Detached Zones</b>	R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, <del>R11</del> RL, RS, R12, R13, R14, <del>R15</del> , R16, RM3 and RM7
	<b>Semi-Detached Zones</b>	RM1, RM2, RM3, RM7

4. By-law Number 0225-2007, as amended, is further amended by deleting the base zones "R1", "R2", "R3", "R8" and "RM1" where they appear throughout By-law 0225-2007 and substituting the base zone "RL".

5. By-law Number 0225-2007, as amended, is further amended by deleting the base zones "R4", "R5", "R6", "R7", "R9", "R10", "R11", "R15" and "RM2" where they appear throughout By-law 0225-2007 and substituting the base zone "RS".
6. By-law Number 0225-2007, as amended, is further amended by deleting the title of Section 4.2 "R1 to R5 Zones (Detached Dwellings - Typical Lots)" and substituting the title "RL and RS Zones (Detached Dwellings and Semi-Detached - Typical Lots)".
7. By-law Number 0225-2007, as amended, is further amended by deleting Table 4.2.1 contained in Subsection 4.2.1 and substituting the following therefor:

**Table 4.2.1 - RL and RS Permitted Uses and Zone Regulations**

Column A		B	C
Line 1.0	ZONES	RL Residential Large Lot	RS Residential Small Lot
2.0	RESIDENTIAL		
2.1	Detached Dwelling	✓ <sup>(1)(7)</sup>	✓ <sup>(1)(7)</sup>
2.2	Semi-Detached	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>
3.0	MINIMUM LOT AREA		
3.1	Interior lot	Detached Dwelling: 550 m <sup>2</sup>	Detached Dwelling: 285 m <sup>2</sup>
		Semi-Detached: 340 m <sup>2</sup>	Semi-Detached: 200 m <sup>2</sup>
3.2	Corner lot	Detached Dwelling: 720 m <sup>2</sup>	Detached Dwelling: 370 m <sup>2</sup>
		Semi-Detached: 400 m <sup>2</sup>	Semi-Detached: 280 m <sup>2</sup>
4.0	MINIMUM LOT FRONTAGE		
4.1	Interior lot	Detached Dwelling: 15.0 m	Detached Dwelling: 9.75 m
		Semi-Detached: 9.0 m	Semi-Detached: 6.8 m
4.2	Corner lot	Detached Dwelling: 19.5 m	Detached Dwelling: 12.0 m
		Semi-Detached: 12.0 m	Semi-Detached: 9.8 m
5.0	MAXIMUM LOT COVERAGE	35%	Detached Dwelling: 40%
			Semi-Detached: 45%
6.0	MINIMUM FRONT YARD		
6.1	Interior lot	Detached Dwelling: 7.5 m <sup>(2)</sup>	Detached Dwelling: 3.5 m <sup>(2)</sup>
		Semi-Detached: 6.0 m <sup>(2)</sup>	Semi-Detached: 4.5 m <sup>(2)</sup>

Column A		B	C
Line 1.0	ZONES	RL Residential Large Lot	RS Residential Small Lot
6.2	Corner lot	Detached Dwelling: 6.0 m <sup>(2)</sup>	Detached Dwelling: 3.5 m <sup>(2)</sup>
		Semi-Detached: 6.0 m <sup>(2)</sup>	Semi-Detached: 4.5 m <sup>(2)</sup>
6.3	Garage face	Equal to the front yard	Detached Dwelling: 5.8 m
			Semi-Detached: 6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	6.0 m <sup>(2)</sup>	3.5 m <sup>(2)</sup>
7.1	Garage face	Equal to the exterior side yard	Detached Dwelling: 5.8 m
			Semi-Detached: 6.0 m
8.0	MINIMUM INTERIOR SIDE YARD		
8.1	Interior lot - Unattached side	Detached Dwelling: 1.2 m <sup>(2)</sup>	Detached Dwelling: 1.2 m on one side of the lot and 0.61 m on the other side <sup>(2)</sup>
		Semi-Detached: 1.8 m <sup>(2)</sup>	Semi-Detached: 1.2 m <sup>(2)</sup>
8.2	Interior lot - Attached side	0.0 m <sup>(2)</sup>	0.0 m <sup>(2)</sup>
8.3	Corner lot	Detached Dwelling: 1.2 m <sup>(2)</sup>	Detached Dwelling: 0.61 m <sup>(2)</sup>
9.0	MINIMUM REAR YARD		
9.1	Interior lot	7.5 m <sup>(2)</sup>	Detached Dwelling: 7.0 m <sup>(2)</sup>
			Semi-Detached: 7.5 m <sup>(2)</sup>
9.2	Corner lot	Detached Dwelling: 3.0 m <sup>(2)</sup>	Detached Dwelling: 7.0 m <sup>(2)</sup>
		Semi-Detached: 7.5 m <sup>(2)</sup>	Semi-Detached: 7.5 m <sup>(2)</sup>
10.0	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	10.7 m	10.7 m
11.0	MAXIMUM HEIGHT: flat roof	7.5 m	7.5 m
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY		
12.1	Attached garage	Permitted <sup>(3)</sup>	Permitted <sup>(3)</sup>
12.2	Minimum parking spaces	✓ <sup>(4)(5)</sup>	✓ <sup>(4)(5)</sup>
12.3	Maximum driveway width	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>

Column A		B	C
Line 1.0	ZONES	RL Residential Large Lot	RS Residential Small Lot
12.4	Minimum landscaped soft area in the yard containing the driveway	<b>Detached Dwelling:</b> 40% of the front yard or exterior side yard	<b>Detached Dwelling:</b> 30% of the front yard or exterior side yard
		<b>Semi-Detached:</b> n/a	<b>Semi-Detached:</b> n/a
13.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>
14.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m	20.0 m

- NOTES:** (1) See also Subsections 4.1.1 and 4.1.17 of this By-law.  
(2) See also Subsections 4.1.7 and 4.1.8 of this By-law.  
(3) See Subsection 4.1.12 of this By-law.  
(4) See Subsection 4.1.9 of this By-law.  
(5) See Part 3 of this By-law.  
(6) See Subsection 4.1.2 of this By-law.  
(7) See also Subsection 4.1.16 of this By-law.

8. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 4.2.2 and substituting the following therefor:

#### 4.2.2 Residential Large Lot Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

In addition to the **uses** and regulations contained in Subsection 4.2.1 - RL and RS Permitted Uses and Zone Regulations, the regulations contained in Table 4.2.2 - Residential Large Lot Infill Exception Regulations shall apply where specified by a RL Exception Zone.

**Table 4.2.2 - Residential Large Lot Infill Exception Regulations**

Column A		B
Line		
1.0	MINIMUM INTERIOR SIDE YARD	
1.1	<b>Interior lot - detached dwelling</b> - with a lot frontage less than 18.0 m	1.2 m
1.2	<b>Interior lot - detached dwelling</b> - with a lot frontage equal to or greater than 18.0 m	1.8 m
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS	
2.1	One storey dwelling	20% of the lot frontage
2.2	Dwelling with more than one storey	27% of the lot frontage
3.0	MAXIMUM GROSS FLOOR AREA	<b>Detached Dwelling:</b> 190 m <sup>2</sup> plus 0.20 times the lot area
		<b>Semi-Detached:</b> 150 m <sup>2</sup> plus 0.20 times the lot area
4.0	<b>GARAGE PROJECTION:</b> maximum projection of the garage beyond the front wall or exterior side wall of the first storey	2.5 m

9. By-law Number 0225-2007, as amended, is further amended by deleting the words "Subsection 4.2.3" and "Subsection 4.2.4", where they appear throughout By-law 0225-2007, and substituting the word "Subsection 4.2.2".
  
10. By-law Number 0225-2007, as amended, is further amended by deleting the words "Subsection 4.3.1", "Subsection 4.4.1", "Subsection 4.6.1", and "Subsection 4.8.1", where they appear throughout By-law 0225-2007, and substituting the word "Subsection 4.2.1".
  
11. By-law Number 0225-2007, as amended, is further amended by deleting the following Sentences and Clauses:
  - Sentence 4.2.2.2.2 in Exception Table 4.2.2.2
  - Sentences 4.2.2.3.2 and 4.2.2.3.3 in Exception Table 4.2.2.3
  - Sentences 4.2.2.4.1 and 4.2.2.4.2 in Exception Table 4.2.2.4
  - Sentences 4.2.2.5.2 to 4.2.2.5.7 in Exception Table 4.2.2.5
  - Sentences 4.2.2.10.1 to 4.2.2.10.5 in Exception Table 4.2.2.10
  - Sentences 4.2.2.11.1, 4.2.2.11.4 and 4.2.2.11.5 in Exception Table 4.2.2.11
  - Sentences 4.2.2.13.1 to 4.2.2.13.3 in Exception Table 4.2.2.13
  - Sentences 4.2.2.14.1 and 4.2.2.14.3 in Exception Table 4.2.2.14
  - Sentences 4.2.2.15.2 to 4.2.2.15.4 in Exception Table 4.2.2.15
  - Sentences 4.2.2.16.2 to 4.2.2.16.4 in Exception Table 4.2.2.16
  - Sentence 4.2.2.19.9 in Exception Table 4.2.2.19
  - Sentences 4.2.2.20.2, 4.2.2.20.6 to 4.2.2.20.9 in Exception Table 4.2.2.20
  - Sentences 4.2.2.21.3 to 4.2.2.21.6 in Exception Table 4.2.2.21
  - Sentences 4.2.2.22.2 to 4.2.2.22.6 in Exception Table 4.2.2.22
  - Sentence 4.2.2.32.2 in Exception Table 4.2.2.32
  - Sentence 4.2.2.49.2 in Exception Table 4.2.2.49
  - Sentences 4.2.2.53.1 to 4.2.2.53.4, 4.2.2.53.6 and 4.2.2.53.7 in Exception Table 4.2.2.53
  - Sentence 4.2.3.2.2 in Exception Table 4.2.3.2
  - Sentence 4.2.3.4.2 in Exception Table 4.2.3.4
  - Sentence 4.2.3.5.2 in Exception Table 4.2.3.5
  - Sentences 4.2.3.7.1 to 4.2.3.7.2 in Exception Table 4.2.3.7
  - Sentences 4.2.3.8.2 to 4.2.3.8.4 in Exception Table 4.2.3.8
  - Sentences 4.2.3.9.2 and 4.2.3.9.3 in Exception Table 4.2.3.9
  - Sentences 4.2.3.10.1 and 4.2.3.10.3 in Exception Table 4.2.3.10
  - Sentences 4.2.3.11.1 and 4.2.3.11.3 in Exception Table 4.2.3.11
  - Sentences 4.2.3.13.1 to 4.2.3.13.4 in Exception Table 4.2.3.13
  - Sentences 4.2.3.14.1 and 4.2.3.14.3 in Exception Table 4.2.3.14

- Sentences 4.2.3.15.1 to 4.2.3.15.3 in Exception Table 4.2.3.15
- Sentences 4.2.3.16.1 and 4.2.3.16.4 in Exception Table 4.2.3.16
- Sentence 4.2.3.17.2 in Exception Table 4.2.3.17
- Sentences 4.2.3.18.1 and 4.2.3.18.2 in Exception Table 4.2.3.18
- Sentences 4.2.3.20.1 and 4.2.3.20.2 in Exception Table 4.2.3.20
- Sentence 4.2.3.21.2 in Exception Table 4.2.3.21
- Sentences 4.2.3.23.2 and 4.2.3.23.3 in Exception Table 4.2.3.23
- Sentences 4.2.3.24.2 to 4.2.3.24.4 in Exception Table 4.2.3.24
- Sentences 4.2.3.25.1 to 4.2.3.25.3 in Exception Table 4.2.3.25
- Sentence 4.2.3.26.1 in Exception Table 4.2.3.26
- Sentence 4.2.3.27.1 in Exception Table 4.2.3.27
- Sentences 4.2.3.28.1 to 4.2.3.28.3 in Exception Table 4.2.3.28
- Sentences 4.2.3.29.1, 4.2.3.29.3, 4.2.3.29.4, 4.2.3.29.9, 4.2.3.29.10, 4.2.3.29.12 to 4.2.3.29.14 in Exception Table 4.2.3.29
- Sentences 4.2.3.30.1 to 4.2.3.30.4, 4.2.3.30.9, 4.2.3.30.10, 4.2.3.30.13, 4.2.3.30.14 and 4.2.3.30.16 in Exception Table 4.2.3.30
- Sentences 4.2.3.35.1 to 4.2.3.35.3 in Exception Table 4.2.3.35
- Sentences 4.2.3.36.1, 4.2.3.36.6 and 4.2.3.36.7 in Exception Table 4.2.3.36
- Sentence 4.2.3.37.3 in Exception Table 4.2.3.37
- Sentences 4.2.3.38.2 to 4.2.3.38.6 in Exception Table 4.2.3.38
- Sentences 4.2.3.40.2 to 4.2.3.40.6 in Exception Table 4.2.3.40
- Sentences 4.2.3.41.2 to 4.2.3.41.6 in Exception Table 4.2.3.41
- Sentences 4.2.3.42.2 to 4.2.3.42.6 in Exception Table 4.2.3.42
- Sentences 4.2.3.43.2 to 4.2.3.43.6 in Exception Table 4.2.3.43
- Sentences 4.2.3.44.2 to 4.2.3.44.6 in Exception Table 4.2.3.44
- Sentences 4.2.3.48.1, 4.2.3.48.2, 4.2.3.48.5 to 4.2.3.48.7 in Exception Table 4.2.3.48
- Sentences 4.2.3.50.1, 4.2.3.50.3 to 4.2.3.50.8 and 4.2.3.50.10 in Exception Table 4.2.3.50
- Sentences 4.2.3.52.3 and 4.2.3.52.6 in Exception Table 4.2.3.52
- Sentences 4.2.3.53.1 to 4.2.3.53.3 in Exception Table 4.2.3.53
- Sentences 4.2.3.54.1, 4.2.3.54.3, 4.2.3.54.4, 4.2.3.54.6 to 4.2.3.54.8 and 4.2.3.54.10 in Exception Table 4.2.3.54
- Sentences 4.2.3.55.2, 4.2.3.55.4 to 4.2.3.55.7 in Exception Table 4.2.3.55
- Sentence 4.2.4.2.2 in Exception Table 4.2.4.2
- Sentence 4.2.4.3.2 in Exception Table 4.2.4.3
- Sentence 4.2.4.5.2 in Exception Table 4.2.4.5
- Sentence 4.2.4.8.7 in Exception Table 4.2.4.8
- Sentences 4.2.4.12.4 to 4.2.4.12.7 in Exception Table 4.2.4.12

- Sentences 4.2.4.14.1 and 4.2.4.14.2 in Exception Table 4.2.4.14
- Sentence 4.2.4.27.10 in Exception Table 4.2.4.27
- Sentence 4.2.4.29.6 in Exception Table 4.2.4.29
- Sentences 4.2.4.32.5 and 4.2.4.32.6 in Exception Table 4.2.4.32
- Sentence 4.2.4.34.3 in Exception Table 4.2.4.34
- Sentences 4.2.4.35.3 and 4.2.4.35.5 in Exception Table 4.2.4.35
- Clause 4.2.4.41.3(2) in Exception Table 4.2.4.41
- Sentences 4.2.4.43.2 to 4.2.4.43.6 in Exception Table 4.2.4.43
- Sentences 4.2.4.45.2 to 4.2.4.45.5 in Exception Table 4.2.4.45
- Sentences 4.2.4.48.2 to 4.2.4.48.5 in Exception Table 4.2.4.48
- Sentences 4.2.4.51.9, 4.2.4.51.14 to 4.2.4.51.16 in Exception Table 4.2.4.51
- Sentences 4.2.4.52.11 to 4.2.4.52.13 in Exception Table 4.2.4.52
- Sentences 4.2.4.53.6, 4.2.4.53.8, 4.2.4.53.9, 4.2.4.53.11 to 4.2.4.53.13 in Exception Table 4.2.4.53
- Sentences 4.2.4.56.2 to 4.2.4.56.5 in Exception Table 4.2.4.56
- Sentences 4.2.4.62.1, 4.2.4.62.2, 4.2.4.62.3, 4.2.4.62.5, 4.2.4.62.6, 4.2.4.62.8 and 4.2.4.62.11 in Exception Table 4.2.4.62
- Sentence 4.2.4.63.3 in Exception Table 4.2.4.63
- Sentences 4.2.4.69.1, 4.2.4.69.3 to 4.2.4.69.5 and 4.2.4.69.7 in Exception Table 4.2.4.69
- Sentences 4.2.4.70.9 and 4.2.4.70.10 in Exception Table 4.2.4.70
- Sentences 4.2.5.1.1 to 4.2.5.1.3, 4.2.5.1.5 to 4.2.5.1.8 and 4.2.5.1.11 in Exception Table 4.2.5.1
- Sentences 4.2.5.3.1, 4.2.5.3.2, 4.2.5.3.4 and 4.2.5.3.5 in Exception Table 4.2.5.3
- Sentences 4.2.5.4.1, 4.2.5.4.2, 4.2.5.4.4 and 4.2.5.4.5 in Exception Table 4.2.5.4
- Sentence 4.2.5.5.2 in Exception Table 4.2.5.5
- Sentences 4.2.5.6.1, 4.2.5.6.2, 4.2.5.6.4 and 4.2.5.6.5 in Exception Table 4.2.5.6
- Sentences 4.2.5.8.1 to 4.2.5.8.3, 4.2.5.8.5 and 4.2.5.8.8 in Exception Table 4.2.5.8
- Sentences 4.2.5.9.1, 4.2.5.9.2 and 4.2.5.9.5 in Exception Table 4.2.5.9
- Sentences 4.2.5.11.1 and 4.2.5.11.2 in Exception Table 4.2.5.11
- Sentences 4.2.5.15.1 to 4.2.5.15.3, 4.2.5.15.5, 4.2.5.15.6 and 4.2.5.15.8 in Exception Table 4.2.5.15
- Sentence 4.2.5.16.1 in Exception Table 4.2.5.16
- Sentences 4.2.5.17.1 and 4.2.5.17.2 in Exception Table 4.2.5.17
- Sentences 4.2.5.19.1 and 4.2.5.19.2 in Exception Table 4.2.5.19
- Sentences 4.2.5.20.1 to 4.2.5.20.3, 4.2.5.20.5 to 4.2.5.20.7 in Exception Table 4.2.5.20

- Sentences 4.2.5.21.1 to 4.2.5.21.3 in Exception Table 4.2.5.21
- Sentences 4.2.5.22.1 to 4.2.5.22.4, 4.2.5.22.6, 4.2.5.22.7 and 4.2.5.22.9 in Exception Table 4.2.5.22
- Sentence 4.2.5.28.1 in Exception Table 4.2.5.28
- Sentence 4.2.5.31.1 in Exception Table 4.2.5.31
- Sentence 4.2.5.33.1 in Exception Table 4.2.5.33
- Sentences 4.2.5.34.1, 4.2.5.34.2, 4.2.5.34.4 and 4.2.5.34.5 in Exception Table 4.2.5.34
- Sentences 4.2.5.35.1 to 4.2.5.35.3, 4.2.5.35.5 to 4.2.5.35.7 in Exception Table 4.2.5.35
- Sentences 4.2.5.36.1 to 4.2.5.36.3, 4.2.5.36.5 to 4.2.5.36.7 in Exception Table 4.2.5.36
- Sentences 4.2.5.37.1 to 4.2.5.37.3 in Exception Table 4.2.5.37
- Sentence 4.2.5.38.1 in Exception Table 4.2.5.38
- Sentence 4.2.5.39.1 in Exception Table 4.2.5.39
- Sentences 4.2.5.41.1, 4.2.5.41.2, 4.2.5.41.4 to 4.2.5.41.7 in Exception Table 4.2.5.41
- Sentences 4.2.5.42.1, 4.2.5.42.2, 4.2.5.42.5 and 4.2.5.42.8 in Exception Table 4.2.5.42
- Sentences 4.2.5.43.1 to 4.2.5.43.3 in Exception Table 4.2.5.43
- Sentences 4.2.5.44.1 to 4.2.5.44.3 in Exception Table 4.2.5.44
- Sentences 4.2.5.50.1 to 4.2.5.50.7 and 4.2.5.50.9 in Exception Table 4.2.5.50
- Sentences 4.2.5.53.1 and 4.2.5.53.2 in Exception Table 4.2.5.53
- Sentences 4.2.5.54.1 to 4.2.5.54.3, 4.2.5.54.5, 4.2.5.54.6 and 4.2.5.54.9 in Exception Table 4.2.5.54
- Sentences 4.2.5.55.1 to 4.2.5.55.3 in Exception Table 4.2.5.55
- Sentence 4.2.5.59.1 in Exception Table 4.2.5.59
- Sentences 4.2.5.60.2, 4.2.5.60.4, 4.2.5.60.5 and 4.2.5.60.7 in Exception Table 4.2.5.60
- Sentences 4.2.5.61.1 to 4.2.5.61.3, 4.2.5.61.5 to 4.2.5.61.9, 4.2.5.61.11 and 4.2.5.61.15 in Exception Table 4.2.5.61
- Sentences 4.2.5.64.1, 4.2.5.64.3 to 4.2.5.64.5 and 4.2.5.64.8 in Exception Table 4.2.5.65
- Sentences 4.2.5.65.1, 4.2.5.65.2 and 4.2.5.65.4 in Exception Table 4.2.5.65
- Sentences 4.2.5.66.2, 4.2.5.66.5, 4.2.5.66.6, 4.2.5.66.8 and 4.2.5.66.9 in Exception Table 4.2.5.66
- Sentence 4.2.5.67.1 in Exception Table 4.2.5.67
- Sentence 4.2.5.68.1, 4.2.5.68.2, 4.2.5.68.5, 4.2.5.68.6 to 4.2.5.68.8 and 4.2.5.68.9 in Exception Table 4.2.5.68
- Sentences 4.2.6.1.2 and 4.2.6.1.3 in Exception Table 4.2.6.1



- Sentences 4.2.6.5.1 to 4.2.6.5.4 in Exception Table 4.2.6.5
- Sentence 4.2.6.7.1 in Exception Table 4.2.6.7
- Sentence 4.2.6.10.2 in Exception Table 4.2.6.10
- Sentence 4.2.6.11.1 in Exception Table 4.2.6.11
- Sentence 4.2.6.12.1 in Exception Table 4.2.6.12
- Sentences 4.2.6.16.1 to 4.2.6.16.3 in Exception Table 4.2.6.16
- Sentences 4.2.6.19.3 to 4.2.6.19.7 in Exception Table 4.2.6.19
- Sentence 4.2.6.20.2 in Exception Table 4.2.6.20
- Sentence 4.2.6.22.2 and 4.2.6.22.3 in Exception Table 4.2.6.22
- Sentences 4.2.6.23.2 and 4.2.6.23.3 in Exception Table 4.2.6.23
- Sentence 4.2.6.24.2 in Exception Table 4.2.6.24
- Sentence 4.2.6.25.2 in Exception Table 4.2.6.25
- Sentences 4.2.6.26.3, 4.2.6.26.4, 4.2.6.26.7 and 4.2.6.26.8 in Exception Table 4.2.6.26
- Sentences 4.2.6.27.2 to 4.2.6.27.4 in Exception Table 4.2.6.27
- Sentences 4.2.6.30.1 and 4.2.6.30.2 in Exception Table 4.2.6.30
- Sentence 4.2.6.31.2 in Exception Table 4.2.6.31
- Sentence 4.2.6.32.2 in Exception Table 4.2.6.32
- Sentences 4.2.6.33.1 to 4.2.6.33.3, 4.2.6.33.5 and 4.2.6.33.7 in Exception Table 4.2.6.33
- Sentences 4.2.6.34.2, 4.2.6.34.4, 4.2.6.34.6 and 4.2.6.34.7 in Exception Table 4.2.6.34
- Sentence 4.2.6.38.1 in Exception Table 4.2.6.38
- Sentence 4.2.6.39.1 in Exception Table 4.2.6.39
- Sentence 4.2.6.43.1 and 4.2.6.43.4 in Exception Table 4.2.6.43
- Sentence 4.2.6.44.4 in Exception Table 4.2.6.44
- Sentences 4.2.6.45.1, 4.2.6.45.2, 4.2.6.45.4 and 4.2.6.45.8 in Exception Table 4.2.6.45
- Sentences 4.2.6.46.1 to 4.2.6.46.4, 4.2.6.46.7 and 4.2.6.46.8 in Exception Table 4.2.6.46
- Sentences 4.2.6.48.1 and 4.2.6.48.3 in Exception Table 4.2.6.48
- Sentences 4.2.6.50.5 and 4.2.6.50.7 in Exception Table 4.2.6.50
- Sentences 4.2.6.51.2, and 4.2.6.50.4, 4.2.6.51.5 and 4.2.6.51.7 in Exception Table 4.2.6.51
- Sentences 4.3.2.1.1 to 4.3.2.1.5 in Exception Table 4.3.2.1
- Sentences 4.3.2.2.2 to 4.3.2.2.6 in Exception Table 4.3.2.2
- Sentences 4.3.2.3.1 to 4.3.2.3.5 in Exception Table 4.3.2.3
- Sentences 4.3.2.4.1 to 4.3.2.4.5 in Exception Table 4.3.2.4
- Sentences 4.3.2.5.1 to 4.3.2.5.5 in Exception Table 4.3.2.5

- Sentences 4.3.2.6.1 to 4.3.2.6.5 in Exception Table 4.3.2.6
- Sentences 4.3.2.7.1 to 4.3.2.7.5 in Exception Table 4.3.2.7
- Sentences 4.3.2.8.1 to 4.3.2.8.5 in Exception Table 4.3.2.8
- Sentences 4.3.2.9.1 to 4.3.2.9.5 in Exception Table 4.3.2.9
- Sentences 4.3.2.11.1 to 4.3.2.11.4 in Exception Table 4.3.2.11
- Sentences 4.3.2.12.1 to 4.3.2.12.4 in Exception Table 4.3.2.12
- Sentences 4.3.2.13.1 to 4.3.2.13.4 in Exception Table 4.3.2.13
- Sentences 4.3.2.14.1 to 4.3.2.14.4 in Exception Table 4.3.2.14
- Sentences 4.3.2.15.1 to 4.3.2.15.4 in Exception Table 4.3.2.15
- Sentences 4.3.2.16.1 to 4.3.2.16.4 in Exception Table 4.3.2.16
- Sentences 4.3.2.17.1 to 4.3.2.17.5 and 4.3.2.17.8 in Exception Table 4.3.2.17
- Sentences 4.3.2.18.2 and 4.3.2.18.3 in Exception Table 4.3.2.18
- Sentences 4.3.3.2.1 and 4.3.3.2.3 in Exception Table 4.3.3.2
- Sentences 4.3.3.3.1, 4.3.3.3.4 to 4.3.3.3.6 in Exception Table 4.3.3.3
- Sentences 4.3.3.4.1, 4.3.3.4.4 to 4.3.3.4.6 in Exception Table 4.3.3.4
- Sentences 4.3.3.5.1 to 4.3.3.5.5 in Exception Table 4.3.3.5
- Sentences 4.3.3.6.2 to 4.3.3.6.4 and 4.3.3.6.6 in Exception Table 4.3.3.6
- Sentences 4.3.3.7.1, 4.3.3.7.3 to 4.3.3.7.5 in Exception Table 4.3.3.7
- Sentences 4.3.3.8.1, 4.3.3.8.3 and 4.3.3.8.4 in Exception Table 4.3.3.8
- Sentences 4.3.3.9.1, 4.3.3.9.4 to 4.3.3.9.7 in Exception Table 4.3.3.9
- Sentences 4.3.3.10.1, 4.3.3.10.3 to 4.3.3.10.10 in Exception Table 4.3.3.10
- Sentences 4.3.3.11.1 to 4.3.3.11.8 in Exception Table 4.3.3.11
- Sentences 4.3.3.12.1 to 4.3.3.12.8 in Exception Table 4.3.3.12
- Sentences 4.3.3.13.2 to 4.3.3.13.5 in Exception Table 4.3.3.13
- Sentences 4.3.3.14.3 to 4.3.3.14.5 in Exception Table 4.3.3.14
- Sentences 4.3.3.15.1 to 4.3.3.15.5 in Exception Table 4.3.3.15
- Sentences 4.3.3.16.1 to 4.3.3.16.5 in Exception Table 4.3.3.16
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- Sentences 4.3.3.18.1 to 4.3.3.18.5 in Exception Table 4.3.3.18
- Sentences 4.3.3.19.1 to 4.3.3.19.4 in Exception Table 4.3.3.19
- Sentences 4.3.3.20.1 to 4.3.3.20.4 in Exception Table 4.3.3.20
- Sentences 4.3.3.21.1 to 4.3.3.21.5 in Exception Table 4.3.3.21
- Sentences 4.3.3.22.1 to 4.3.3.22.4 in Exception Table 4.3.3.22
- Sentences 4.3.3.23.1 to 4.3.3.23.5 in Exception Table 4.3.3.23
- Sentence 4.3.3.24.1 in Exception Table 4.3.3.24
- Sentences 4.3.3.25.2, 4.3.3.25.4 and 4.3.3.25.6 in Exception Table 4.3.3.25
- Sentences 4.4.2.1.3 and 4.4.2.1.4 in Exception Table 4.4.2.1
- Sentences 4.4.2.4.1 and 4.4.2.4.3 in Exception Table 4.4.2.4
- Sentences 4.4.2.5.1, 4.4.2.5.2, 4.4.2.5.4 and 4.4.2.5.5 in Exception Table 4.4.2.5

- Sentences 4.4.3.4.1 to 4.4.3.4.5 in Exception Table 4.4.3.4
- Sentence 4.4.4.1.1 in Exception Table 4.4.4.1
- Sentences 4.4.4.2.1 and 4.4.4.2.2 in Exception Table 4.4.4.2
- Sentences 4.4.4.3.1 and 4.4.4.3.3 in Exception Table 4.4.4.3
- Sentence 4.4.4.5.1 in Exception Table 4.4.4.5
- Sentence 4.4.4.8.1 in Exception Table 4.4.4.8
- Sentences 4.4.4.9.1 and 4.4.4.9.2 in Exception Table 4.4.4.9
- Sentence 4.4.4.10.1 in Exception Table 4.4.4.10
- Sentences 4.4.4.11.1 and 4.4.4.11.4 in Exception Table 4.4.4.11
- Sentence 4.4.5.1.1 in Exception Table 4.4.5.1
- Sentences 4.4.5.2.1 and 4.4.5.2.2 in Exception Table 4.4.5.2
- Sentences 4.4.5.3.1 and 4.4.5.3.2 in Exception Table 4.4.5.3
- Sentences 4.4.5.4.1 and 4.4.5.4.3 to 4.4.5.4.6 in Exception Table 4.4.5.4
- Sentence 4.4.5.5.1 in Exception Table 4.4.5.5
- Sentences 4.4.5.6.1 and 4.4.5.6.4 in Exception Table 4.4.5.6
- Sentences 4.4.5.7.1 and 4.4.5.7.3 to 4.4.5.7.6 in Exception Table 4.4.5.7
- Sentences 4.4.5.8.1 to 4.4.5.8.5 in Exception Table 4.4.5.8
- Sentences 4.4.5.9.1, 4.4.5.9.3 to 4.4.5.9.6 in Exception Table 4.4.5.9
- Sentences 4.6.2.1.4, 4.6.2.1.6 and 4.6.2.1.7 in Exception Table 4.6.2.1
- Sentences 4.6.2.2.1, 4.6.2.2.2 and 4.6.2.2.4 in Exception Table 4.6.2.2
- Clauses 4.6.2.3.2(4), 4.6.2.3(6) and 4.6.2.3(7) in Exception Table 4.6.2.3
- Sentences 4.6.2.6.2, 4.6.2.6.3 and 4.6.2.6.5 in Exception Table 4.6.2.6
- Clauses 4.6.2.7.3(1), 4.6.2.7.3(2) and 4.6.2.7.3(4) in Exception Table 4.6.2.7
- Sentences 4.6.2.8.1 to 4.6.2.8.3 and 4.6.2.8.5 in Exception Table 4.6.2.8
- Sentences 4.6.2.9.1 to 4.6.2.9.6 in Exception Table 4.6.2.9
- Clause 4.8.2.6.2(1) in Exception Table 4.8.2.6
- Clauses 4.8.2.7.2(3) and 4.8.2.7.2(5) to 4.8.2.7.2(7) in Exception Table 4.8.2.7
- Sentence 4.8.2.10.2 in Exception Table 4.8.3.10
- Clause 4.8.2.16.2(2) in Exception Table 4.8.2.16
- Sentences 4.8.2.18.5 and 4.8.2.18.6 in Exception Table 4.8.2.18
- Sentence 4.8.3.1.1 in Exception Table 4.8.3.1
- Clause 4.8.3.6.1(1) in Exception Table 4.8.3.6
- Clauses 4.8.3.8.1(2) to 4.8.3.8.1(4) and 4.8.3.8.1(7) in Exception Table 4.8.3.8
- Sentence 4.8.3.10.2 in Exception Table 4.8.3.10
- Sentences 4.8.3.11.2 and 4.8.3.11.5 in Exception Table 4.8.3.11
- Sentences 4.8.3.12.2 and 4.8.3.12.3 in Exception Table 4.8.3.12
- Sentences 4.8.3.13.2 to 4.8.3.13.5 and 4.8.3.13.7 in Exception Table 4.8.3.13
- Sentences 4.8.3.14.2 to 4.8.3.14.5 and 4.8.3.14.7 in Exception Table 4.8.3.14
- Clauses 4.8.3.16.1(1) to 4.8.3.16.1(4) in Exception Table 4.8.3.16

- Sentences 4.8.3.17.2, 4.8.3.17.6 and 4.8.3.17.8 in Exception Table 4.8.3.17
- Sentences 4.8.3.18.3 to 4.8.3.18.6 and 4.8.3.18.11 in Exception Table 4.8.3.18
- Sentences 4.8.3.20.2 and 4.8.3.20.4 in Exception Table 4.8.3.20
- Clauses 4.8.3.21.2(1) to 4.8.3.21.2(3) in Exception Table 4.8.3.21
- Sentence 4.8.3.22.1 in Exception Table 4.8.3.22
- Sentence 4.8.3.23.3 in Exception Table 4.8.3.23
- Sentence 4.8.3.24.1 and Clause 4.8.3.24.3(2) in Exception Table 4.8.3.24
- Clauses 4.8.3.29.1(1) to 4.8.3.29.1(8) in Exception Table 4.8.3.29
- Sentences 4.8.3.30.3 to 4.8.3.30.8 in Exception Table 4.8.3.30
- Sentences 4.8.3.31.3 and 4.8.3.31.4 in Exception Table 4.8.3.31
- Clause 4.8.3.32.2(2) in Exception Table 4.8.3.32
- Clause 4.8.3.33.2(1) in Exception Table 4.8.3.33
- Clauses 4.8.3.36.2(1), 4.8.3.36.3(1) and 4.8.3.36.3(2) in Exception Table 4.8.3.36
- Sentence 4.8.3.38.3 in Exception Table 4.8.3.38
- Sentences 4.8.3.39.3 to 4.8.3.39.6, 4.8.3.39.8 and 4.8.3.39.11 in Exception Table 4.8.3.39
- Sentences 4.8.3.40.3 to 4.8.3.40.6, 4.8.3.40.8 and 4.8.3.40.11 in Exception Table 4.8.3.40
- Sentences 4.8.3.41.4 and 4.8.3.41.5 in Exception Table 4.8.3.41
- Sentences 4.8.3.44.2 to 4.8.3.44.5 in Exception Table 4.8.3.44
- Sentence 4.8.3.45.5 in Exception Table 4.8.3.45
- Sentence 4.8.3.46.5 in Exception Table 4.8.3.46
- Sentences 4.8.3.49.2 and 4.8.3.49.6 in Exception Table 4.8.3.49
- Sentences 4.8.3.50.2, 4.8.3.50.4, 4.8.3.50.5 and 4.8.3.50.7 in Exception Table 4.8.3.50
- Clause 4.8.3.51.1(4) in Exception Table 4.8.3.51
- Sentences 4.8.3.52.2 to 4.8.3.52.4 in Exception Table 4.8.3.52
- Sentence 4.8.3.53.2 in Exception Table 4.8.3.53
- Sentences 4.8.3.55.4 and 4.8.3.55.7 in Exception Table 4.8.3.55
- Sentences 4.8.3.56.2, 4.8.3.56.3, 4.8.3.56.5 and 4.8.3.56.9 in Exception Table 4.8.3.56

12. By-law Number 0225-2007, as amended, is further amended by adding the following Sentences to apply to Detached Dwellings and renumbering Sentences in the Exception Tables accordingly:

- Sentences 4.2.2.11.2 and 4.2.2.11.3 in Exception Table 4.2.2.11
- Sentence 4.2.2.14.2 in Exception Table 4.2.2.14
- Sentence 4.2.3.21.2 in Exception Table 4.2.3.21
- Sentence 4.2.3.23.1 in Exception Table 4.2.3.23

- Sentence 4.2.3.29.2 in Exception Table 4.2.3.29
- Sentences 4.2.3.36.2 to 4.2.3.36.5 in Exception Table 4.2.3.36
- Sentences 4.2.4.4.2 to 4.2.4.4.5 in Exception Table 4.2.4.4
- Sentence 4.2.4.5.1 in Exception Table 4.2.4.5
- Sentences 4.2.4.6.1 to 4.2.4.6.7 in Exception Table 4.2.4.6
- Sentences 4.2.4.7.1 to 4.2.4.7.3 in Exception Table 4.2.4.7
- Sentences 4.2.4.8.1 to 4.2.4.8.8 in Exception Table 4.2.4.8
- Sentence 4.2.4.9.1 in Exception Table 4.2.4.9
- Sentences 4.2.4.10.1 and 4.2.4.10.2 in Exception Table 4.2.4.10
- Sentences 4.2.4.12.1 and 4.2.4.12.2 in Exception Table 4.2.4.12
- Sentence 4.2.4.14.3 in Exception Table 4.2.4.14
- Sentences 4.2.4.15.1 to 4.2.4.15.8 in Exception Table 4.2.4.15
- Sentences 4.2.4.17.1 to 4.2.4.17.12 in Exception Table 4.2.4.17
- Sentences 4.2.4.18.1 and 4.2.4.18.2 in Exception Table 4.2.4.18
- Sentences 4.2.4.19.1 and 4.2.4.19.2 in Exception Table 4.2.4.19
- Sentence 4.2.4.20.1 in Exception Table 4.2.4.20
- Sentences 4.2.4.21.1 to 4.2.4.21.4 in Exception Table 4.2.4.21
- Sentence 4.2.4.22.1 in Exception Table 4.2.4.22
- Sentences 4.2.4.23.1 and 4.2.4.23.2 in Exception Table 4.2.4.23
- Sentences 4.2.4.24.1 to 4.2.4.24.8 in Exception Table 4.2.4.24
- Sentences 4.2.4.27.1 to 4.2.4.27.13 in Exception Table 4.2.4.27
- Sentences 4.2.4.29.1 to 4.2.4.29.7 in Exception Table 4.2.4.29
- Sentences 4.2.4.32.1 to 4.2.4.32.7 in Exception Table 4.2.4.32
- Sentences 4.2.4.34.1 to 4.2.4.34.13 in Exception Table 4.2.4.34
- Sentences 4.2.4.35.1 to 4.2.4.35.7 in Exception Table 4.2.4.35
- Sentences 4.2.4.36.1 to 4.2.4.36.11 in Exception Table 4.2.4.36
- Sentences 4.2.4.37.1 to 4.2.4.37.11 in Exception Table 4.2.4.37
- Sentences 4.2.4.49.1 and 4.2.4.49.2 in Exception Table 4.2.4.49
- Sentences 4.2.4.51.1 to 4.2.4.51.24 in Exception Table 4.2.4.51
- Sentences 4.2.4.52.1 to 4.2.4.52.21 in Exception Table 4.2.4.52
- Sentences 4.2.4.62.4, 4.2.4.62.7, 4.2.4.62.10 and 4.2.4.62.11 in Exception Table 4.2.4.62
- Sentences 4.2.4.53.1 to 4.2.4.53.9 in Exception Table 4.2.4.53
- Sentences 4.2.4.69.1 and 4.2.4.69.2 in Exception Table 4.2.4.69
- Sentences 4.2.4.70.1 to 4.2.4.70.13 in Exception Table 4.2.4.70
- Sentences 4.2.4.71.2 and 4.2.4.71.3 in Exception Table 4.2.4.71
- Sentences 4.2.4.72.2 to 4.2.4.72.4 in Exception Table 4.2.4.72
- Sentences 4.2.4.76.1 to 4.2.4.76.16 in Exception Table 4.2.4.76
- Sentences 4.2.4.80.1 to 4.2.4.80.8 in Exception Table 4.2.4.80

- Sentence 4.2.5.1.4 in Exception Table 4.2.5.1
- Sentences 4.2.5.8.6 and 4.2.5.8.7 in Exception Table 4.2.5.1
- Sentence 4.2.5.9.3 in Exception Table 4.2.5.9
- Sentence 4.2.5.35.10 in Exception Table 4.2.5.35
- Sentence 4.2.5.36.10 in Exception Table 4.2.5.36
- Sentence 4.2.5.40.2 in Exception Table 4.2.5.40
- Sentences 4.2.5.43.4 and 4.2.5.43.5 in Exception Table 4.2.5.43
- Sentences 4.2.5.44.4 and 4.2.5.44.5 in Exception Table 4.2.5.44
- Sentence 4.2.5.50.8 in Exception Table 4.2.5.50
- Sentence 4.2.5.56.1 in Exception Table 4.2.5.56
- Sentence 4.2.5.59.2 in Exception Table 4.2.5.59
- Sentences 4.2.5.60.3 and 4.2.5.60.6 in Exception Table 4.2.5.60
- Sentences 4.2.5.62.4, 4.2.5.62.9 and 4.2.5.62.10 in Exception Table 4.2.5.62
- Sentence 4.2.5.65.3 in Exception Table 4.2.5.65
- Sentences 4.2.5.66.3 and 4.2.5.66.7 in Exception Table 4.2.5.66
- Sentence 4.2.5.67.2 in Exception Table 4.2.5.67
- Sentences 4.2.5.68.2, 4.2.5.68.3, 4.2.5.68.4, 4.2.5.68.7, 4.2.5.68.9 and 4.2.5.68.10 in Exception Table 4.2.5.68
- Sentence 4.2.6.1.1 in Exception Table 4.2.6.1
- Sentence 4.2.6.4.1 in Exception Table 4.2.6.4
- Sentence 4.2.6.5.5 in Exception Table 4.2.6.5
- Sentences 4.2.6.8.1 to 4.2.6.8.3 in Exception Table 4.2.6.8
- Sentence 4.2.6.9.1 in Exception Table 4.2.6.9
- Sentences 4.2.6.10.1 and 4.2.6.10.3 in Exception Table 4.2.6.10
- Sentence 4.2.6.12.2 in Exception Table 4.2.6.12
- Sentences 4.2.6.14.1 to 4.2.6.14.5 in Exception Table 4.2.6.14
- Sentences 4.2.6.16.4 to 4.2.6.16.6 in Exception Table 4.2.6.16
- Sentences 4.2.6.17.1 and 4.2.6.17.2 in Exception Table 4.2.6.17
- Sentences 4.2.6.19.1, 4.2.6.19.2, 4.2.6.19.8 and 4.2.6.19.9 in Exception Table 4.2.6.19
- Sentences 4.2.6.20.1 and 4.2.6.20.3 in Exception Table 4.2.6.20
- Sentences 4.2.6.22.1 to 4.2.6.22.6 in Exception Table 4.2.6.22
- Sentences 4.2.6.23.1, 4.2.6.23.4 to 4.2.6.23.6 in Exception Table 4.2.6.23
- Sentences 4.2.6.24.1, 4.2.6.24.3 and 4.2.6.24.4 in Exception Table 4.2.6.24
- Sentences 4.2.6.25.1 and 4.2.6.25.3 in Exception Table 4.2.6.25
- Sentences 4.2.6.26.1, 4.2.6.26.2, 4.2.6.26.5, 4.2.6.26.6, 4.2.6.26.9 to 4.2.6.26.13 in Exception Table 4.2.6.26
- Sentences 4.2.6.27.1 and 4.2.6.27.5 in Exception Table 4.2.6.27
- Sentences 4.2.6.29.1 and 4.2.6.29.2 in Exception Table 4.2.6.29

- Sentences 4.2.6.30.3 and 4.2.6.30.4 in Exception Table 4.2.6.30
- Sentences 4.2.6.31.1, 4.2.6.31.3 and 4.2.6.31.4 in Exception Table 4.2.6.31
- Sentences 4.2.6.32.1, 4.2.6.32.3 to 4.2.6.32.5 in Exception Table 4.2.6.32
- Sentences 4.2.6.33.4, 4.2.6.33.6 to 4.2.6.33.8 in Exception Table 4.2.6.33
- Sentences 4.2.6.34.1, 4.2.6.34.3, 4.2.6.34.5 to 4.2.6.34.7, 4.2.6.34.9 and 4.2.6.34.10 in Exception Table 4.2.6.34
- Sentences 4.2.6.36.2 to 4.2.6.36.4 in Exception Table 4.2.6.36
- Sentences 4.2.6.37.1 to 4.2.6.37.3 in Exception Table 4.2.6.37
- Sentences 4.2.6.38.2, 4.2.6.38.4 to 4.2.6.38.6, 4.2.6.38.8 and 4.2.6.38.9 in Exception Table 4.2.6.38
- Sentences 4.2.6.39.3 to 4.2.6.39.10 in Exception Table 4.2.6.39
- Sentence 4.2.6.40.1 in Exception Table 4.2.6.40
- Sentences 4.2.6.41.1 to 4.2.6.41.4 in Exception Table 4.2.6.41
- Sentences 4.2.6.42.1 to 4.2.6.42.6 in Exception Table 4.2.6.42
- Sentences 4.2.6.43.2 and 4.2.6.43.3 in Exception Table 4.2.6.43
- Sentences 4.2.6.44.2, 4.2.6.44.3, 4.2.6.44.5 and 4.2.6.44.6 in Exception Table 4.2.6.44
- Sentences 4.2.6.45.3, 4.2.6.45.6 and 4.2.6.45.7 in Exception Table 4.2.6.45
- Sentences 4.2.6.46.5, 4.2.6.46.6 and 4.2.6.46.9 in Exception Table 4.2.6.46
- Sentence 4.2.6.47.1 in Exception Table 4.2.6.47
- Sentences 4.2.6.49.1 to 4.2.6.49.4 in Exception Table 4.2.6.49
- Sentences 4.2.6.50.1 to 4.2.6.50.10 in Exception Table 4.2.6.50
- Sentences 4.2.6.51.2, 4.2.6.51.4, 4.2.6.51.5 and 4.2.6.51.7 in Exception Table 4.2.6.51
- Sentence 4.3.2.9.5 in Exception Table 4.3.2.9
- Sentence 4.3.2.10.1 in Exception Table 4.3.2.10
- Sentence 4.3.2.11.5 in Exception Table 4.3.2.11
- Sentence 4.3.2.12.5 in Exception Table 4.3.2.12
- Sentence 4.3.2.13.5 in Exception Table 4.3.2.13
- Sentence 4.3.2.14.5 in Exception Table 4.3.2.14
- Sentence 4.3.2.15.5 in Exception Table 4.3.2.15
- Sentence 4.3.2.16.5 in Exception Table 4.3.2.16
- Sentences 4.3.2.17.6 and 4.3.2.17.7 in Exception Table 4.3.2.17
- Sentence 4.3.3.2.2 in Exception Table 4.3.3.2
- Sentences 4.3.3.3.2 and 4.3.3.3.3 in Exception Table 4.3.3.3
- Sentences 4.3.3.4.2 and 4.3.3.4.3 in Exception Table 4.3.3.4
- Sentence 4.3.3.6.1 in Exception Table 4.3.3.6
- Sentence 4.3.3.7.2 in Exception Table 4.3.3.7
- Sentence 4.3.3.8.2 in Exception Table 4.3.3.8

- Sentences 4.3.3.9.2 and 4.3.3.9.3 in Exception Table 4.3.3.9
- Sentences 4.3.3.13.1 and 4.3.3.13.6 in Exception Table 4.3.3.13
- Sentence 4.3.3.14.2 in Exception Table 4.3.3.14
- Sentence 4.3.3.19.5 in Exception Table 4.3.3.19
- Sentence 4.3.3.20.5 in Exception Table 4.3.3.20
- Sentence 4.3.3.22.5 in Exception Table 4.3.3.22
- Sentences 4.3.3.25.1, 4.3.3.25.3, 4.3.3.25.5 and 4.3.3.25.7 in Exception Table 4.3.3.25
- Sentences 4.3.3.26.1 and 4.3.3.26.2 in Exception Table 4.3.3.26
- Sentences 4.4.2.1.1 and 4.4.2.1.2 in Exception Table 4.4.2.1
- Sentence 4.4.2.3.1 in Exception Table 4.4.2.3
- Sentence 4.4.3.4.6 in Exception Table 4.4.3.4
- Sentence 4.4.4.2.4 in Exception Table 4.4.4.2
- Sentences 4.4.4.6.3 and 4.4.4.6.4 in Exception Table 4.4.4.6
- Sentences 4.4.4.11.2 and 4.4.4.11.3 in Exception Table 4.4.4.11
- Sentence 4.4.5.2.3 in Exception Table 4.4.5.2
- Sentence 4.4.5.3.3 in Exception Table 4.4.5.3
- Sentence 4.4.5.6. in Exception Table 4.4.5.6
- Sentences 4.4.5.8.6 and 4.4.5.8.8 in Exception Table 4.4.5.8
- Sentence 4.2.5.40.1 in Exception Table 4.2.5.40
- Sentences 4.6.2.1.5 and 4.6.2.1.7 in Exception Table 4.6.2.1
- Clauses 4.6.2.3.2(3) and 4.6.2.3.2(5) in Exception Table 4.6.2.3

13. By-law Number 0225-2007, as amended, is further amended by adding the use and term "**Semi-Detached**" to the following Sentences:

- Sentence 4.2.2.20.1 in Exception Table 4.2.2.20
- Sentence 4.2.2.21.1 in Exception Table 4.2.2.21
- Sentence 4.2.2.22.1 in Exception Table 4.2.2.22
- Sentence 4.2.2.31.1 in Exception Table 4.2.2.31
- Sentence 4.2.2.33.1 in Exception Table 4.2.2.33
- Sentence 4.2.3.16.5 in Exception Table 4.2.3.16
- Sentence 4.2.3.18.3 in Exception Table 4.2.3.18
- Sentences 4.2.3.21.3 and 4.2.3.21.4 in Exception Table 4.2.3.21
- Sentence 4.2.2.43.1 in Exception Table 4.2.2.43
- Sentence 4.2.2.44.1 in Exception Table 4.2.2.44
- Sentence 4.2.3.38.1 in Exception Table 4.2.3.38
- Sentence 4.2.3.39.1 in Exception Table 4.2.3.39
- Sentence 4.2.3.40.1 in Exception Table 4.2.3.40



- Sentence 4.2.3.41.1 in Exception Table 4.2.3.41
- Sentence 4.2.3.42.1 in Exception Table 4.2.3.42
- Sentence 4.2.3.43.1 in Exception Table 4.2.3.43
- Sentence 4.2.3.44.1 in Exception Table 4.2.3.44
- Sentence 4.2.3.45.1 in Exception Table 4.2.3.45
- Sentence 4.2.3.46.1 in Exception Table 4.2.3.46
- Sentence 4.2.3.47.1 in Exception Table 4.2.3.47
- Sentence 4.2.3.52.1 in Exception Table 4.2.3.52
- Sentence 4.2.3.55.1 in Exception Table 4.2.3.55
- Sentence 4.2.4.13.1 in Exception Table 4.2.4.13
- Sentence 4.2.4.28.1 in Exception Table 4.2.4.28
- Sentence 4.2.4.33.1 in Exception Table 4.2.4.33
- Sentence 4.2.4.40.1 in Exception Table 4.2.4.40
- Sentence 4.2.4.41.1 in Exception Table 4.2.4.41
- Sentence 4.2.4.42.1 in Exception Table 4.2.4.42
- Sentence 4.2.4.43.1 in Exception Table 4.2.4.43
- Sentence 4.2.4.44.1 in Exception Table 4.2.4.44
- Sentence 4.2.4.45.1 in Exception Table 4.2.4.45
- Sentence 4.2.4.48.1 in Exception Table 4.2.4.48
- Sentence 4.2.4.56.1 in Exception Table 4.2.4.56
- Sentence 4.2.4.58.1 in Exception Table 4.2.4.58
- Sentence 4.2.4.59.1 in Exception Table 4.2.4.59
- Sentence 4.2.4.61.1 in Exception Table 4.2.4.61
- Sentence 4.2.4.63.1 in Exception Table 4.2.4.63
- Sentence 4.2.4.64.1 in Exception Table 4.2.4.64
- Sentence 4.2.4.65.1 in Exception Table 4.2.4.65
- Sentence 4.2.4.66.1 in Exception Table 4.2.4.66
- Sentence 4.2.4.71.1 in Exception Table 4.2.4.71
- Sentence 4.2.4.73.1 in Exception Table 4.2.4.73
- Sentence 4.2.5.39.2 in Exception Table 4.2.5.39
- Sentence 4.2.5.45.1 in Exception Table 4.2.5.45
- Sentence 4.2.5.46.1 in Exception Table 4.2.5.46
- Sentence 4.2.5.47.1 in Exception Table 4.2.5.47
- Sentence 4.2.6.21.2 in Exception Table 4.2.6.21
- Sentence 4.2.6.37.3 in Exception Table 4.2.6.37
- Sentences 4.2.6.51.1, 4.2.6.51.3, 4.2.6.51.6, 4.2.6.51.8 and 4.2.6.51.9 in Exception Table 4.2.6.51
- Sentence 4.3.2.1.6 in Exception Table 4.3.2.1
- Sentence 4.3.2.3.6 in Exception Table 4.3.2.3

- Sentence 4.3.2.4.6 in Exception Table 4.3.2.4
  - Sentence 4.3.2.5.6 in Exception Table 4.3.2.5
  - Sentence 4.3.2.6.6 in Exception Table 4.3.2.6
  - Sentence 4.3.2.7.6 in Exception Table 4.3.2.7
  - Sentence 4.3.2.8.6 in Exception Table 4.3.2.8
  - Sentence 4.3.2.9.6 in Exception Table 4.3.2.9
  - Sentence 4.3.2.11.6 in Exception Table 4.3.2.11
  - Sentence 4.3.2.12.6 in Exception Table 4.3.2.12
  - Sentence 4.3.2.13.6 in Exception Table 4.3.2.13
  - Sentence 4.3.2.14.6 in Exception Table 4.3.2.14
  - Sentence 4.3.2.15.6 in Exception Table 4.3.2.15
  - Sentence 4.3.2.16.6 in Exception Table 4.3.2.16
  - Sentence 4.3.3.3.7 in Exception Table 4.3.3.3
  - Sentence 4.3.3.4.7 in Exception Table 4.3.3.4
  - Sentence 4.3.3.6.5 in Exception Table 4.3.3.6
  - Sentence 4.3.3.15.6 in Exception Table 4.3.3.15
  - Sentence 4.3.3.17.6 in Exception Table 4.3.3.17
  - Sentence 4.3.3.18.6 in Exception Table 4.3.3.18
  - Sentence 4.4.4.10.3 in Exception Table 4.4.4.10
  - Sentence 4.6.2.4.1 in Exception Table 4.6.2.4
  - Sentence 4.6.2.7.1 in Exception Table 4.6.2.7
14. By-law Number 0225-2007, as amended, is further amended by adding the following Sentence to apply to Semi-Detached:
- Sentence 4.8.3.60.1 in Exception Table 4.8.3.60
15. By-law Number 0225-2007, as amended, is further amended by deleting and substituting the following Exception Zones as follows:
- Exception Zones "R1-1" to "R1-3" to Exception Zones "RL-1" to "RL-3"
  - Exception Zones "R1-4" to "R1-52" to Exception Zones "RL-15" to "RL-59"
  - Exception Zone "R1-53" to Exception Zone "RL-14"
  - Exception Zone "R1-54" to Exception Zone "RL-9"
  - Exception Zones "R2-1" and "R2-2" to Exception Zones "RL-4" and "RL-5"
  - Exception Zone "R2-3" to Exception Zone "RL-13"
  - Exception Zones "R2-4" to "R2-6" to Exception Zones "RL-6" and "RL-8"
  - Exception Zones "R2-7" to "R2-55" to Exception Zones "RL-60" to "RL-108"
  - Exception Zone "R3-1" to Exception Zone "RS-234"
  - Exception Zones "R3-2" to "R3-4" to Exception Zones "RL-10" to "RL-12"

- Exception Zones "R3-5" to "R3-80" Exception Zones "RL-109" to "RL-184"
  - Exception Zones "R4-1" to "R4-68" to Exception Zones "RS-1" to "RS-65"
  - Exception Zone "R5-1" to Exception Zone "RS-167"
  - Exception Zones "R5-2" to "R5-52" to Exception Zones "RS-66" to "RS-116"
  - Exception Zones "R6-1" to "R6-18" to Exception Zones "RS-117" to "RS-134"
  - Exception Zones "R7-1" to "R7-26" to Exception Zones "RS-135" to "RS-160"
  - Exception Zones "R8-1" to "R8-5" to Exception Zones "RL-185" to "RL-189"
  - Exception Zones "R9-1" to "R9-4" to Exception Zones "RS-161" to "RS-163"
  - Exception Zones "R10-1" to "R10-11" to Exception Zones "RS-164" to "RS-173"
  - Exception Zones "R11-1" to "R11-11" to Exception Zones "RS-174" to "RS-184"
  - Exception Zones "R15-1" to "R15-9" to Exception Zones "RS-185" to "RS-193"
  - Exception Zones "RM1-1" to "RM1-27" to Exception Zones "RL-190" to "RL-216"
  - Exception Zones "RM2-1" to "RM2-62" to Exception Zones "RS-194" to "RS-254"
16. The greyed-out text, identified in Section 3 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law Amendment.
17. Map Numbers 01 to 03, 05 to 32, 36E to 39W, 44E to 49E, 52E to 53W, 54W to 59 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, are amended by changing thereon from "R1", "R2", "R3", "R8" and "RM1" Base and Exception Zones where they appear throughout By-law 0225-2007 to "RL" Base and Exception Zones; and "R4", "R5", "R6", "R7", "R9", "R10", "R11", "R15", and "RM2" Base and Exception Zones where they appear throughout By-law 0225-2007 to "RS" Base and Exception Zones, PROVIDED HOWEVER THAT the "RL" and "RS" Base and Exception zoning shall only apply to the lands which are shown on the attached Schedules "A1" to "A67", which are deemed to be an integral part of this By-law, with the "RL" and "RS" Base and Exception zoning indicated thereon.

18. This By-law shall not come into force until Mississauga Official Plan Amendment Number 189 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: LA.25-24.106

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedules "A1" to "A67"

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend the City's Zoning By-law to allow semi-detached to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements to allow for smaller lots.

Amendments include the introduction of two new low-rise residential zones: Residential Large Lot (RL), and Residential Small Lot (RS), consolidating properties previously regulated through R1 to R11 and R15 zoning categories. Permissions for semi-detached have also been granted through the two new zoning categories, and the former semi-detached zones RM1 and RM2 have been consolidated into these as well. The three infill residential categories have been consolidated into one.

### Location of Lands Affected

Low rise residential lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Caleigh McInnes of the City Planning and Building Department at 905-615-3200 ext. 5598.

[http://teamsites.mississauga.ca/sites/18/bylaws/bl.09.res all wards.by-law.cm.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/bl.09.res%20all%20wards.by-law.cm.jmcc.docx)

A By-law to remove lands located at  
6612 Harmony Hill and 6614 Harmony Hill  
from part-lot control.  
Khanani Development Mississauga Acquisitions Inc.  
North of Highway 401, east of Second Line West  
and south of Sombrero Way  
Ward 11

WHEREAS, pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of The Corporation of the City of Mississauga in that the exemption from part-lot control will facilitate the development of two semi-detached units.


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

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, does not apply to the following parcels of land:

Lot 20, Plan 43M-1475, designated as Parts 1 and 2, Plan 43R-41713, in the City of Mississauga, in the Regional Municipality of Peel.

2. Pursuant to subsection 50(7.3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this By-law shall expire on the day which is the day before the third anniversary of its enactment unless it shall have prior to that date been repealed or extended by the Council of The Corporation of the City of Mississauga.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the proper land registry office.

ENACTED AND PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: CD.T.17.005

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A By-law to remove lands located  
6630 Harmony Hill and 6632 Harmony Hill  
from part-lot control.  
Khanani Development Mississauga Acquisitions Inc.  
North of Highway 401, east of Second Line West  
and south of Sombrero Way  
Ward 11

WHEREAS, pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of The Corporation of the City of Mississauga in that the exemption from part-lot control will facilitate the development of two semi-detached units.


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

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, does not apply to the following parcels of land:

Lot 1, Plan 43M-2172, designated as Parts 1 and 2, Plan 43R-41796, in the City of Mississauga, in the Regional Municipality of Peel.

2. Pursuant to subsection 50(7.3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this By-law shall expire on the day which is the day before the third anniversary of its enactment unless it shall have prior to that date been repealed or extended by the Council of The Corporation of the City of Mississauga.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the proper land registry office.

ENACTED AND PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: CD.T.17.005

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



A By-law to remove lands located  
 6618 Harmony Hill and 6620 Harmony Hill  
 from part-lot control.  
 Khanani Development Mississauga Acquisitions Inc.  
 North of Highway 401, east of Second Line West  
 and south of Sombrero Way  
 Ward 11

WHEREAS, pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of The Corporation of the City of Mississauga in that the exemption from part-lot control will facilitate the development of two semi-detached units.


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

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, does not apply to the following parcels of land:

Lot 3, Plan 43M-2172, designated as Parts 5 and 6, Plan 43R-41796, in the City of Mississauga, in the Regional Municipality of Peel.

2. Pursuant to subsection 50(7.3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this By-law shall expire on the day which is the day before the third anniversary of its enactment unless it shall have prior to that date been repealed or extended by the Council of The Corporation of the City of Mississauga.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the proper land registry office.

ENACTED AND PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: CD.T.17.005

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

A By-law to remove lands located  
6624 Harmony Hill and 6626 Harmony Hill  
from part-lot control.  
Khanani Development Mississauga Acquisitions Inc.  
North of Highway 401, east of Second Line West  
and south of Sombrero Way  
Ward 11

WHEREAS, pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of The Corporation of the City of Mississauga in that the exemption from part-lot control will facilitate the development of two semi-detached units.


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

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, does not apply to the following parcels of land:

Lot 2, Plan 43M-2172, designated as Parts 3 and 4, Plan 43R-41796, in the City of Mississauga, in the Regional Municipality of Peel.

2. Pursuant to subsection 50(7.3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this By-law shall expire on the day which is the day before the third anniversary of its enactment unless it shall have prior to that date been repealed or extended by the Council of The Corporation of the City of Mississauga.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the proper land registry office.

ENACTED AND PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: March 24, 2025
File: CD.T.17.005

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

A by-law to amend Traffic By-law 0555-2000, as amended, to implement paid parking in a newly acquired municipal parking lot

WHEREAS pursuant to Section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS The Council of the Corporation of the City of Mississauga enacted By-law 0555-2000, as amended (the "Traffic By-law") on November 29, 2000;

AND WHEREAS on April 2, 2025, the Council for The Corporation of the City of Mississauga passed Resolution \_\_\_\_\_ approving General Committee Recommendation \_\_\_\_\_ to enact a by-law to amend the Traffic By-law to add the newly acquired 63 underground parking spaces as Municipal Parking Lot #40 in Schedule 6A – Paid Off-Street Parking Lots and to implement paid parking in Municipal Parking Lot #40;


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

1. That Schedule 6A of Traffic By-law 0555-2000, as amended, is hereby further amended by ADDING the following:

<u>Column 1</u> <u>Location</u>	<u>Column 2</u> <u>Lot No</u>	<u>Column 3</u> <u>Maximum</u> <u>Period</u>	<u>Column 4</u> <u>Hours/Days</u>	<u>Column 5</u> <u>Rates</u>
Ann Street Port Credit (Underground) 28 Ann Street	40	12 hours	Anytime	\$1.50 hourly
			Mon – Sun	\$6.00 daily
		24 hours	Mon – Sun	\$10 flat rate
		Weekend	Fri 5:00pm – Mon 8:00am	\$20 flat rate

2. That this By-law shall not become effective until the municipal parking lot affected is properly signed.

ENACTED and PASSED this 2<sup>nd</sup> day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: March 24, 2025
File: BL.01-25.11

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend Traffic By-law 0555-2000, as amended, to designate Electric Vehicle Charging Station Spaces and Car Share Parking Spaces and to regulate parking, stopping and standing in such spaces

WHEREAS pursuant to Section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS The Council of the Corporation of the City of Mississauga enacted By-law 0555-2000, as amended (the “Traffic By-law”) on November 29, 2000;

AND WHEREAS the City wishes to designate Electric Vehicle Charging Station Spaces and Car Share Parking Spaces and to regulate parking, stopping and standing in Electric Vehicle Charging Station Spaces and Car Share Parking Spaces;

AND WHEREAS on April 2, 2025, the Council for The Corporation of the City of Mississauga passed Resolution \_\_\_\_\_ approving General Committee Recommendation \_\_\_\_\_ to enact a by-law to amend the Traffic By-law to add a new “Schedule 37 Electric Vehicle Charging Station Spaces” and a new “Schedule 38 Car Share Parking Spaces” and for general housekeeping amendments;

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

1. That the Traffic By-law 0555-2000, as amended, is hereby further amended as follows:
  - (a) by adding the following new definitions in Section 1, in alphabetical order:
 

“car share” means a shared use vehicle program offering short-term rental service of motor vehicles owned by a car share organization/company to individuals or businesses who are members;

“car share parking space” means a parking space that is exclusively reserved for car share vehicles;

“car share vehicle” means a shared use vehicle belonging to a car share organization/company, identified with the organization/company's business logo on the body of the vehicle or displayed on the vehicle dashboard and provided for short-term rental by members of the car share organization/company;

“electric vehicle” means an electric vehicle as defined by the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended; and

“electric vehicle charging station space” means a publicly owned parking space that provides access to equipment that supplies a source of electricity for charging electric vehicles.
  - (b) by adding a new Section 21B. immediately after Section 21A. as follows, including the heading above it:

**ELECTRIC VEHICLE CHARGING STATION SPACES**

- 21B. (1) The locations set out in Column 1 of Schedule 37 are hereby designated as electric vehicle charging station spaces and contain the number of electric vehicle charging station spaces set out in Column 2.
- (2) No person shall park, stop or stand a vehicle in an electric vehicle charging station space unless the vehicle is an electric vehicle and the electric vehicle is plugged-in and actively charging at the electric vehicle charging station.
- (3) No person shall park an electric vehicle in an electric vehicle charging station space for a period longer than ten (10) hours or the maximum period indicated in Schedule 6A of this By-law, whichever period is lower.

(c) by adding a new Section 21C. immediately after Section 21B. as follows, including the heading above it:

**CAR SHARE PARKING SPACES**

- 21C. (1) Car share parking spaces are authorized on the highways set out in Column 1 at the sides set out in Column 2 and between the limits set out in Column 3 for the number of car share vehicles set out in Column 4 of Schedule 38 (Car Share Parking Spaces).
- (2) No person shall park, stop or stand a vehicle in a car share parking space unless the vehicle is a car share vehicle owned by the car share organization/company identified in Column 5 set out opposite such car share parking space identified in Columns 1, 2, 3 and 4 of Schedule 38 (Car Share Parking Spaces).

(d) by adding the following to the list of schedules in Section 49:


- 37. Electric Vehicle Charging Station Spaces
- 38. Car Share Parking Spaces

(e) by adding a new Schedule 37 (Electric Vehicle Charging Station Spaces) attached as Appendix 1 to this By-law; and

(f) by adding a new Schedule 38 (Car Share Parking Spaces) attached as Appendix 2 to this By-law.

2. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

ENACTED and PASSED this 2<sup>nd</sup> day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: March 26, 2025
File: BL.01-22.07

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**Appendix 1**  
**TRAFFIC BY-LAW**  
**SCHEDULE 37**  
**ELECTRIC VEHICLE CHARGING STATION SPACES**

<b>COLUMN 1</b> <b><u>LOCATION</u></b>	<b>COLUMN 2</b> <b>NUMBER OF</b> <b>ELECTRIC VEHICLE</b> <b>CHARGING</b> <b><u>STATION SPACES</u></b>
4171 Living Arts Drive Sheridan South - Municipal Parking Lot #35	8
301 Burnhamthorpe Road West Central Library Garage -Municipal Parking Lot #31	10
7 Water Street Streetsville - Municipal Parking Lot #21	4
1500 Gulleden Drive Burnhamthorpe Community Centre	8
15 Front Street South Marina Park	4
1399 Cawthra Road Carmen Corbasson Community Centre	14

**Appendix 2**  
**TRAFFIC BY-LAW**  
**SCHEDULE 38**  
**CAR SHARE PARKING SPACES**

<b>COLUMN 1</b> <b><u>HIGHWAY</u></b>	<b>COLUMN 2</b> <b><u>SIDE</u></b>	<b>COLUMN 3</b> <b><u>LIMITS</u></b>	<b>COLUMN 4</b> <b><u>NUMBER OF SPACES</u></b>	<b>COLUMN 5</b> <b><u>CAR SHARE ORGANIZATION/COMPANY</u></b>
Prince of Wales Drive	North	from a point 25 meters east of Confederation Parkway to a point 15 meters easterly thereof	2	Zipcar

A by-law to amend Administrative Penalty  
By-law 0282-2013, as amended, to  
establish administrative penalties for the  
parking, standing or stopping of  
unauthorized vehicles in Electric Vehicle  
Charging Station Spaces and Car Share  
Parking Spaces

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, ("*Municipal Act, 2001*") authorize The Corporation of the City of Mississauga to pass by-laws necessary or desirable for municipal purposes;

AND WHEREAS subsection 102.1(1) of the *Municipal Act, 2001* provides that a municipality may require a person to pay an administrative penalty if the municipality is satisfied that the person failed to comply with any by-laws respecting the parking, standing or stopping of vehicles;

AND WHEREAS the Province adopted the "Administrative Penalties" regulation, O. Reg. 333/07 pursuant to the *Municipal Act, 2001* which applies to administrative penalties in respect of the parking, standing or stopping of vehicles;

AND WHEREAS the Council of The Corporation of the City of Mississauga enacted Administrative Penalty By-law 0282-2013 (the "Administrative Penalty By-law") on December 11, 2013;

AND WHEREAS on April 2, 2025, the Council for The Corporation of the City of Mississauga passed Resolution \_\_\_\_\_ approving General Committee Recommendation \_\_\_\_\_ to amend Administrative Penalty By-law 0282-2013, as amended, to establish penalties for unauthorized vehicles parking, stopping or standing in Electric Vehicle Charging Station Spaces and Car Share Parking Spaces;

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

1. That Schedule "A" (City of Mississauga Administrative Penalty By-law Designated By-law Provisions Traffic By-law 0555-2000) of Administrative Penalty By-law 0282-2013, as amended, be further amended by inserting new Items 63 to 73, as follows:


ITEM	COLUMN 1 Designated Provisions	COLUMN 2 Short Form Wording	COLUMN 3 Administrative Penalty
63	21B(2)	Parking vehicle in an electric vehicle charging station space which is not an electric vehicle	\$125.00
64	21B(2)	Stopping vehicle in an electric vehicle charging station space which is not an electric vehicle	\$125.00
65	21B(2)	Standing vehicle in an electric vehicle charging station space which is not an electric vehicle	\$125.00
66	21B(2)	Parking electric vehicle in an electric vehicle charging station space which is not plugged-in and actively charging	\$125.00



67	21B(2)	Stopping electric vehicle in an electric vehicle charging station space which is not plugged-in and actively charging	\$125.00
68	21B(2)	Standing electric vehicle in an electric vehicle charging station space which is not plugged-in and actively charging	\$125.00
69	21B(3)	Parking electric vehicle in an electric vehicle charging station for period longer than ten (10) hours	\$125.00
70	21B(3)	Parking electric vehicle in an electric vehicle charging station space for period longer than the maximum period indicated in Schedule 6A	\$125.00
71	21C(2)	Parking vehicle in a car share vehicle parking space which is not a car share vehicle owned by the car share organization/company identified in Schedule 38	\$55.00
72	21C(2)	Stopping vehicle in a car share vehicle parking space which is not a car share vehicle owned by the car share organization/company identified in Schedule 38	\$55.00
73	21C(2)	Standing vehicle in a car share vehicle parking space which is not a car share vehicle owned by the car share organization/company identified in Schedule 38	\$55.00

2. That the Item numbers in Schedule “A” of By-law 0282-2013, as amended, be renumbered accordingly.

ENACTED and PASSED this 2<sup>nd</sup> day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: March 26, 2025
File: BL.01-24.16

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to amend By-law 0285-2013, as amended, being a by-law to establish the positions of Screening Officer and Hearing Officer to adjudicate Reviews and Appeals of Administrative Penalties

**WHEREAS** sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, ("*Municipal Act, 2001*") authorize The Corporation of the City of Mississauga to pass by-laws necessary or desirable for municipal purposes;

**AND WHEREAS** subsection 102.1(1) of the *Municipal Act, 2001* provides that a municipality may require a person to pay an administrative penalty if the municipality is satisfied that the person failed to comply with any by-laws respecting the parking, standing or stopping of vehicles;

**AND WHEREAS** section 434.1 of the *Municipal Act, 2001* provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under the *Municipal Act, 2001*;

**AND WHEREAS** Ontario Regulation 333/07 enacted under the *Municipal Act, 2001* authorizes a municipality to impose administrative penalties in respect of the parking, standing or stopping of vehicles;

**AND WHEREAS** section 21.1 of the *Highway Traffic Act*, R.S.O 1990, c. H.8 ("HTA") allows for administrative penalties to be imposed in order to promote compliance with the HTA and its regulations;

**AND WHEREAS** Ontario Regulation 355/22 (Administrative Penalties for Contraventions Detected Using Camera Systems) enacted under the HTA authorizes a municipality to impose administrative penalties for vehicle-based contraventions captured by automated enforcement systems;

**AND WHEREAS** under the Administrative Penalties Regulation 333/07 and Ontario Regulation 355/22, a person who receives a penalty notice or penalty order, as applicable, shall have the right to request a review of the administrative penalty by a Screening Officer appointed by the municipality;

**AND WHEREAS** under the Administrative Penalties Regulation 333/07 and Ontario Regulation 355/22, a person who receives notice of a decision from a Screening Officer shall have the right to a review of the Screening Officer's decision by a Hearing Officer appointed by the municipality;

**AND WHEREAS** the Council for The Corporation of the City of Mississauga wishes to make certain amendments to By-law 0285-2013 as amended;

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

1. That the Recitals section of the Screening and Hearing Officer By-law 0285-2013, as amended, is further amended by:
  - a. adding the following new recital after the second recital:

**AND WHEREAS** section 434.1 of the *Municipal Act, 2001* provides that a municipality may require a person, subject to such conditions as the municipality considers

appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under the Act;

- b. adding the following new recitals after the third recital:

**AND WHEREAS** section 21.1 of the *Highway Traffic Act*, R.S.O 1990, c. H.8 (“HTA”) allows for administrative penalties to be imposed in order to promote compliance with the HTA and its regulations;

**AND WHEREAS** Ontario Regulation 355/22 (Administrative Penalties for Contraventions Detected Using Camera Systems) enacted under the HTA authorizes a municipality to impose administrative penalties for vehicle-based contraventions captured by automated enforcement systems;

**AND WHEREAS** under the Administrative Penalties Regulation 333/07 and Ontario Regulation 355/22, a person who receives a penalty notice or penalty order, as applicable, shall have the right to request a review of the administrative penalty by a Screening Officer appointed by the municipality;

**AND WHEREAS** under the Administrative Penalties Regulation 333/07 and Ontario Regulation 355/22, a person who receives notice of a decision from a Screening Officer shall have the right to a review of the Screening Officer's decision by a Hearing Officer appointed by the municipality;

- c. deleting the fourth and fifth recitals.

2. That section 2 of the Screening and Hearing Officer By-law 0285-2013, as amended, is further amended, as follows:

- a. by deleting the definition of “Administrative Penalty” and replacing it with the following new definition:

**“Administrative Penalty”** means a monetary penalty imposed for a contravention of a Designated By-law or the Camera Regulation as set out in the Administrative Penalty By-law”;

- b. by deleting the definition of “Administrative Penalty By-law” and replacing it with the following new definition:

**“Administrative Penalty By-law”** means the City’s Administrative Penalty By-law 0282 -2013, as amended (or its successor), being a by-law to establish a system of administrative penalties respecting the stopping, standing or parking of vehicles in the City of Mississauga; and the City’s Licensing Administrative Penalty By-law 0135-2014, as amended (or its successor), being a by-law to establish a system of administrative penalties respecting licensing in the City of Mississauga and the City’s Camera Systems Administrative Penalty By-law 0036-2025 (or successor), being by-law to establish and implement an Administrative Penalty System for Contraventions Detected Using Camera Systems in the City of Mississauga;

- c. by adding the following new definitions in alphabetical order:

**“Camera Regulation”** means Ontario Regulation 355/22 made under the *Highway Traffic Act*, R.S.O 1990, c. H.8 and “entitled Administrative Penalties for Contraventions Detected Using Camera Systems”;

**“Designated By-law”** means a by-law or provision of a by-law that is designated under the City’s Administrative Penalty By-law 0282 -2013, as amended, or the City’s Licensing Administrative Penalty By-law 0135-2014, as amended;

- d. by deleting the definition of “Manager of Prosecutions” and replacing it with the following:

**“Manager of Prosecutions & APS”** means the Manager of Prosecutions & APS and includes their designate;

3. That section 4 of the Screening and Hearing Officer By-law 0285-2013, as amended, is deleted in its entirety and replaced with the following:

- 4. The Screening Officer shall have all the powers of review as set out in the City's Administrative Penalty By-law, the Regulation and the Camera Regulation.
- 4. That section 5 of the Screening and Hearing Officer By-law 0285-2013, as amended, is amended by adding "& APS" after "Prosecutions".
- 5. That section 7 of the Screening and Hearing Officer By-law 0285-2013, as amended, is deleted in its entirety and replaced with the following:
  - 7. The Hearing Officer shall have all the powers of review as set out in the City's Administrative Penalty By-law, the Regulation and the Camera Regulation.
- 6. That section 8 of the Screening and Hearing Officer By-law 0285-2013, as amended, is deleted in its entirety and replaced with the following:
  - 8. A Hearing Officer shall be appointed or re-appointed by Council on the recommendation of the City Solicitor, which recommendation shall give preference to an eligible candidate:
    - (a) with knowledge of and experience in administrative law: and
    - (b) of good character.
- 7. That sections 8.1, 8.2 and 8.3 be added to the Screening and Hearing Officer By-law 0285-2013, as amended, as follows:
  - 8.1 Notwithstanding section 8, Council may revoke the appointment of a Hearing Officer at any time on the recommendation of the City Solicitor, if the Hearing Officer is found to not be performing their duties as required under this By-law, or under any agreement entered into between the City and the Hearing Officer.
  - 8.2 The City Solicitor is authorized to submit by-laws for enactment by Council regarding Hearing Officer appointments, reappointments or revocations, without the need for an accompanying corporate report.
  - 8.3 The City Solicitor is authorized to execute, on behalf of the City, professional services agreements with Hearing Officers appointed by Council, and all necessary agreements and ancillary documents.
- 8. That section 11 of the Screening and Hearing Officer By-law 0285-2013, as amended, be deleted and replaced with the following:
  - 11. A Hearing Officer shall be appointed for the term or remainder of the term of Council that appointed the Hearing Officer.

**ENACTED** and **PASSED** this 2<sup>nd</sup> day of April 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Nupur Kotecha
Date: 2025/03/27
File: LA.25-24.155

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# Education Session on Regional Roads

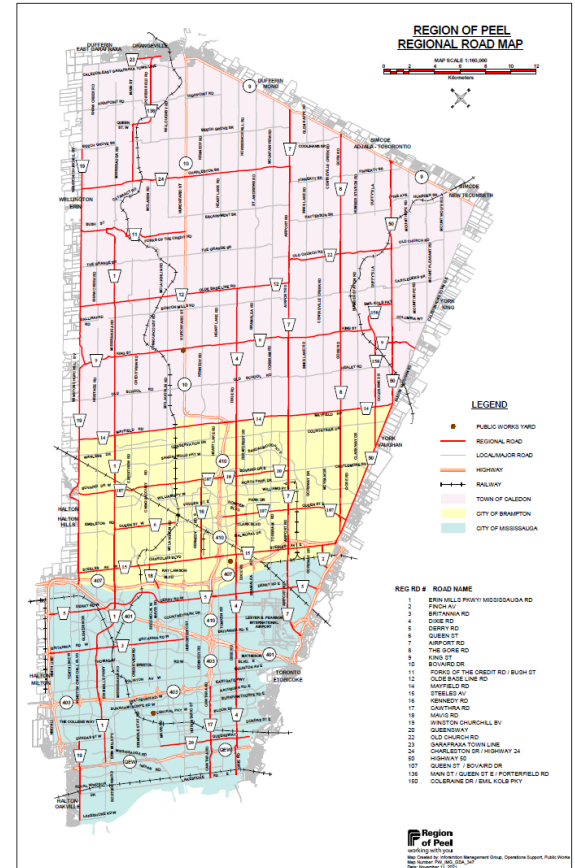
Mississauga Council

April 2, 2025



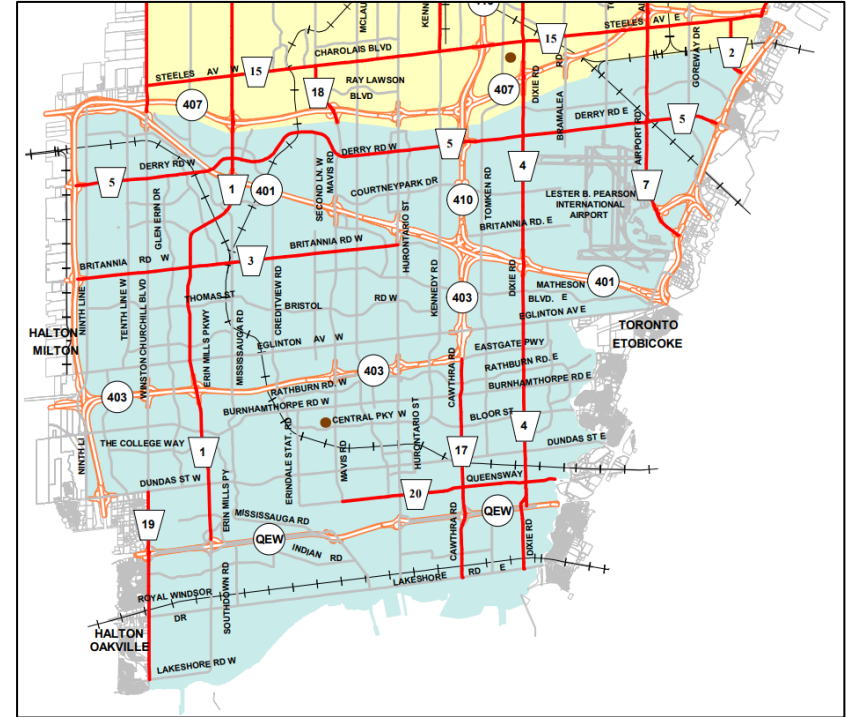
# Regional Roads

- Approximately 1,700 lane-km of Regional Roads in Peel
- 30% of Regional Roads are in Caledon
- 41% of Regional Roads are in Brampton
- 29% of Regional Roads are in Mississauga



# Regional Roads in Mississauga

- 1 - Erin Mills Parkway
- 2 - Finch Avenue
- 3 - Britannia Road
- 4 - Dixie Road
- 5 - Derry Road
- 7 - Airport Road
- 17 - Cawthra Road
- 19 - Winston Churchill Blvd
- 20 - Queensway



## Regional Roads Lane Kilometer Transfer

	Current Lane-km maintained by municipality	Regional Lane-km to be transferred	% Regional Lane-km to be transferred	Increase in Lane-kms from current Lane-kms
<b>Caledon</b>	1,620	506	30.1%	31%
<b>Brampton</b>	3,819	692	41.1%	18%
<b>Mississauga</b>	5,641	485	28.8%	9%
<b>Total</b>	11,080	1,682	100%	



# Transfer of Road Assets

- Assuming a 28.8% share, around **\$433 million in road assets** to be transferred to Mississauga.

Region of Peel	Net Book Value
Roads	\$1.34 billion
Bridges and Culverts	\$50.82 million
Other	\$111.41 million
<b>Total</b>	<b>\$1.5 Billion</b>

- Not included above: Fleet vehicles, the two work yards in Brampton and Caledon

# Roads - Current Subsidy to Brampton & Caledon

A) Cost Based on Total General Levy (MPAC %)		2023 Actuals	2024 Budget	2025 Budget
Mississauga	57.8%	56,334,915	59,142,829	61,871,006
Brampton	35.4%	34,558,321	36,280,819	37,962,945
Caledon	6.8%	6,589,112	6,917,535	7,349,689
Total	100.00%	97,482,349	102,341,183	107,183,641

B) Cost Based on Actual Lane Kilometer Split %		2023 Actuals	2024 Budget	2025 Budget
Mississauga	28.8%	28,092,061	29,492,260	31,083,256
Brampton	41.1%	40,081,869	42,079,678	43,945,293
Caledon	30.1%	29,308,419	30,769,244	32,155,092
Total	100.00%	97,482,349	102,341,183	107,183,641

A minus B = (Savings) / Cost		2023 Actuals	2024 Budget	2025 Budget
Mississauga	(29.0%)	(28,242,854)	(29,650,569)	(30,787,750)
Brampton	5.7%	5,523,548	5,798,859	5,982,348
Caledon	23.3%	22,719,306	23,851,710	24,805,403

# Roads – Summary Comments

- Mississauga has 29% of Regional Roads but pays 58% of the tax levy
- If lane-km is used as a measure of projected costs instead of MPAC values, savings to Mississauga is expected to be at least \$30 million
- In other words, Mississauga is paying a \$24 million subsidy to Caledon and a \$6 million subsidy to Brampton (based on 2024 budget)
- As the Region's operating cost increases each year, Mississauga's subsidy to Brampton and Caledon will likely continue to grow
- Better economies of scale for Mississauga as its road network and maintenance programs are already mature

**Savings to Mississauga residents can be achieved through the downloading of Regional roads.**

# Factors that Impact Savings for Mississauga

- Post transition service level changes and staff complement
- If and how much the Region will reduce their roads budget, FTEs and other chargebacks
- Grant funding distribution (whether federal grants to the Region will flow to locals e.g. CCBF)
- Changes to Regional roads capital projects after transition
- One-time costs relating to transition
- Other operating impacts e.g. windrow/sidewalk clearing for regional roads
- Assumption is Peel will manage existing Road-related debt. Locals will transfer DC revenues to the Region to repay their respective portions of debt

# Pre vs Post Transition Cost per Lane-km

Due to the scale of Mississauga's existing road network, the post-transition incremental costs will be relatively low, in addition to anticipated operational efficiencies.

Pre-Transition	A) 2023 Actual Roads Direct costs* (Labour + operating \$)	B) Current Lane-km	Current Cost per Lane-km A / B
Region of Peel	\$29,236,641	1,682 km's	\$17,198
Mississauga	\$79,546,549	5,641 km's	\$14,101

\* Preliminary estimates of annual costs based on 2023 numbers and a 10% estimated budget cost increase:

Post-Transition	C) Estimated Annual Direct Costs	D) Current Lane-km	Estimated Direct Cost per Lane-km C / D
Mississauga	<b>\$87,291,330</b> (\$79,546,549 with around 10% in incremental costs)	<b>6,126 km's</b>  (5,641 km's + 485 km's Regional roads)	<b>\$14,249</b>

# Roads Development Charges

- A new DC Background study is necessary before the service transfer to determine the new Roads DC rates by municipality, and to determine total DC financial impact
- The DC background study (for roads only) would take around 6 months
- Capital plans may be revised by each local municipality post-transition
- The Region of Peel has planned and approved \$455 million in DC funded road capital projects and \$60 million in non-DC funded capital projects as of December 31, 2023
- The Region has a negative DC regional roads reserve balance (-\$399.6M as of Dec 2023) as revenues are typically collected from developers after commencement of the projects

# Questions?

