

Proposed Amendments to Mississauga Official Plan and Site Plan Control By-law

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Mississauga Official Plan			
1.	Section 19.14 – Site Plans	Delete policy 19.4.4, which specifies that exterior design matters that relate to character, scale, appearance and design features of all buildings, and their sustainable design can be secured through the site plan application process. Introduce a new policy 19.4.4, specifying the matters that can be secured must be in accordance with Section 41 of the <i>Planning Act</i> .	Bill 23 introduced several changes to the <i>Planning Act</i> , including that exterior design matters could no longer be secured through the site plan control process. To align with these requirements, policy 19.4.4 is deleted and replaced to specify the matters that can be secured should be in accordance with the <i>Planning Act</i> .
2.	Section 19.14 – Site Plans	Introduce a new policy 19.14.6, which requires facilities to be designed in a manner that has regard for accessibility for persons with disability.	To further emphasize the requirement of the <i>Planning Act</i> , which specifies site plan applications should submit drawings that include and display facilities designed to have regard for accessibility for persons with disabilities.
3.	Section 19.14 – Site Plans	Introduce a new policy 19.14.7, which exempts residential development or redevelopment of up to 10 units or fewer from site plan control unless for the purposes of a land lease community home.	To align with Bill 23 requirements, residential development or redevelopment of 10 units or fewer are not required to be subject to site plan control, unless it is for the purposes of developing land lease community homes.

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4.	Section 19.25 – Alternative Notice Procedures	Introduce Section 19.25 – Alternative Notice Procedures and a new policy 19.25.1, which introduces alternative notice policies that enable the City of Mississauga to meet statutory public notice requirements through digital newspaper print.	The <i>Planning Act</i> provides authority to municipalities to introduce alternative measures for public notice through enabling Official Plan policies. With the ceasing of print newspaper editions in Mississauga, staff are recommending circulating statutory public notices via digital newspaper print as an appropriate alternative.
Site Plan Control By-law 0296-2003			
1.	Section 1	Introduce a newly defined term in Section 1, 'Land Lease Community Home'.	Bill 23 provides municipalities the authority to enforce site plan control for residential developments that contain land lease community homes. To provide clarity on what is considered a 'land lease community home', a definition within the Site Plan Control By-law is introduced.
2.	Section 4	Amend the classes of development that would be designated as a Site Plan Control Area in Section 4 to exclude all residential development or redevelopment that will contain up to 10 units or fewer.	To align with Bill 23 requirements, residential development or redevelopment of 10 units or fewer are no longer subject to site plan approval. Site plan control for residential developments up to 10 units or fewer within 'prescribed areas', as described in Bill 97 and Ontario Regulation 254/23, will not apply unless determined necessary by staff to avoid redundancy in City processes and to help facilitate low-rise residential developments.

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3.	Section 5	Amend Section 5 to remove the requirement of showing exterior design matters via site plan control and reference Section 41 of the <i>Planning Act</i> , which includes the revised matters a municipality can secure.	To align with Bill 23 requirements, Section 5 is revised to recognize the scope of matters that can be secured should be in accordance with the <i>Planning Act</i> .
4.	Section 6	Amend Subsection 6(a) to remove Zones that permit up to 10 residential units or fewer from requiring site plan approval.	Section 6 includes exceptions to classes of development that are exempt from site plan approval. Section 6(a) is amended to remove any Zones that permit up to 10 residential units or fewer to align with site plan approval exemptions under Bill 23.
5.	Section 6	Amend Subsection 6(c) to remove addresses that permit up to 10 residential units or fewer from requiring site plan approval.	Section 6 includes exceptions to classes of development that are exempt from site plan approval. Section 6(c) is amended to remove any addresses that permit up to 10 residential units or fewer to align with site plan approval exemptions under Bill 23.
6.	Section 6	Amend Subsection 6(d) to require any buildings or structures on lands zoned 'Utility' to require site plan approval if the floor area is greater than 15 m ² (161 ft ²).	To align with the recent changes to the Ontario Building Code, the threshold for the size of floor area requiring site plan approval has increased from 10 m ² (108 ft ²) to 15 m ² (161 ft ²).
7.	Section 6	Delete Schedules 3, 4, 5, 7, 8, 9 and 13.	Section 6 includes exceptions to classes of development that are exempt from site plan approval. Schedules 3, 4, 5, 7, 8, 9 and 13 are removed as they include parcels that are

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			zoned to permit 10 residential units or fewer, to align with site plan approval exemptions under Bill 23. The remaining parcels on these Schedules would already be subject to site plan control and do not need to be reflected on a Schedule.
8.	Section 6	Introduce a Schedule which requires site plan approval for all development or redevelopment on lands within the Southdown Employment Area.	As a result of Council Resolution No. 0134-2022, an amendment to the Site Plan Control By-law is required to subject all the properties located in the Southdown Employment Area to site plan approval.
9.	Section 6	Introduce a Subsection in Section 6, which requires all residential development or redevelopment for the purposes of a land lease community home to be subject to site plan approval.	To align with Bill 23 requirements, which requires residential development or redevelopment, irrespective of the number of units and for the purposes of developing land lease community homes, to be subject to site plan control.

NOTE: Additional minor and technical changes to the Site Plan Control By-law may be required.