

City of Mississauga

Corporate Report



<p>Date: May 7, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 25-2 W1</p>
	<p>Meeting date: May 26, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit 6 townhomes on a common element condominium road and 4 semi-detached dwellings fronting Mona Road 1148 and 1154 Mona Road, south of Mineola Road West, west of Hurontario Street

Owner: Queenscorp (Mona II) Inc.

File: OZ/OPA 25-2 W1

Recommendation

1. That the applications under File OZ/OPA 25-2 W1, Queenscorp (Mona II) Inc., 1148 and 1154 Mona Road to amend Mississauga Official Plan, Special Site Policies of the Mineola Neighbourhood Character Area; to change the zoning to **H-RM6-41** (Townhouses on a CEC - Road – Exception) and **H-RS-255** (Residential Small Lot – Exception) to permit 6 townhomes on a CEC road and 4 semi-detached dwellings, be approved in conformity with the provisions outlined in the staff report dated May 7, 2025 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding provision is to be removed from the **H-RM6-41** (Townhouses on a CEC - Road – Exception) and **H-RS-255** (Residential Small Lot – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and

City Departments that matters as outlined in the report dated May 7, 2025, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning to permit 6 townhomes on a Common Element Condominium (CEC) road and 4 semi-detached dwellings fronting Mona Road
- The applications contribute to adding additional housing options within an established neighbourhood, in proximity to transit and community infrastructure
- The existing municipal infrastructure, public transit and community facilities are adequate to support the proposal
- The massing of the proposed townhomes and semi-detached dwellings maintain the characteristics of the existing neighbourhood, limiting the visual impact to the character streetscape
- Staff are satisfied with the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

Official plan amendment and rezoning applications were deemed complete on January 23, 2025 and subsequently circulated for technical comments. The purpose of this report is to provide information on the applications and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The site is located at 1148 and 1154 Mona Road, on the west side on Hurontario Street, south of Mineola Road West, in the Mineola Neighbourhood Character Area. The site is rectangular in shape and contains mature vegetation throughout. The properties contain detached dwellings which are planned to be demolished to accommodate the proposal.



Aerial image of 1148 and 1154 Monar Road

Property Size and Use	
Frontages:	41 m (134.51 ft.)
Depth:	61 m (200.13 ft.)
Gross Lot Area:	2 844 m ² (30,612.56 ft ²)



Applicant Photo of 1148 and 1154 Monar Road

(b) Site History

- June 24, 1943 – Plan of Subdivision 323 is registered
- 1953 – detached dwellings are constructed on 1148 and 1154 Monar Road

- June 20, 2007 – Zoning By-law 0225-2007 came into force and the subject lands were zoned **R3-1** (Detached Dwellings – Exception)
- November 14, 2012 – Mississauga Official Plan came into force which designated the lands **Residential Low Density I**
- December 9, 2024 – Official Plan and Zoning Amendment applications received and were deemed complete on January 23, 2025
- April 2, 2025 – Zoning By-law 0048-2025 came into force and the subject lands were zoned **RL-9** (Residential Large Lot – Exception)

(c) Site Context

The site is located within the Mineola Neighbourhood Character Area, which is predominantly residential, with commercial uses located on the east side of Hurontario Street and further south of the site on Lakeshore Road East. The site is located within an established residential area, characterized by one and two storey detached dwellings with mature vegetation throughout the neighbourhood.

The surrounding area is characterized by detached dwellings with townhomes abutting the site on the south and west side. Along Hurontario Street, east of the site are commercial and service uses. Further south of the site is the Port Credit GO Station and high-rise residential apartments. The Lakeshore Corridor is located approximately 750 m (2,460.63 ft.) south of the subject site which contains additional commercial uses.

The surrounding land uses are:

North: detached dwellings

East: detached dwellings, commercial and service uses

South: townhomes and the railway corridor

West: townhomes, significant mature vegetation, Kenollie Creek, and detached dwellings

2. Surrounding Development Applications

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

- OZ/OPA 16-6 and SP 20-92 – formerly 1130, 1136 and 1138 Mona Road – Official Plan and Zoning Amendment applications approved by the Ontario Land Tribunal (OLT) for 17 townhomes on a CEC road and one detached dwelling fronting Mona Road. The site plan application was approved on June 15, 2023
- OZ/OPA 22-10 – 88 Park Street East – applications appealed to the OLT for two high-rise apartment dwellings with heights of 36 and 29 storeys with ground floor commercial space
- OZ/OPA 23-3 – 70 Park Street East – applications appealed to the OLT to redevelop the northern portion of the site with a 38 storey, mixed use building

3. Official Plan

The lands are located within the Mineola Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached, semi-detached and duplex dwellings.

The subject site is not located within a Major Transit Station Area (MTSA) and is not identified as an Intensification Area in Mississauga Official Plan (MOP). MOP contains policies to guide intensification within neighbourhoods while still respecting the existing and planned context of the neighbourhood. Refer to Appendix 1 for the existing Official Plan map.

4. Zoning

The subject property is currently zoned **RL-9** (Residential Large Lot – Exception), which permits detached dwellings and semi-detached dwellings with exception regulations related to side yard setbacks, gross floor area and garage projection.

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

5. Proposed Development

(a) Description

The applicant proposes to develop the property with 6 townhomes on a CEC road and 4 semi-detached dwellings fronting onto Mona Road. Official plan amendment and rezoning applications are required to permit the proposed development. Refer to Appendix 1 for details of the proposed development.



Elevation of the townhouse block



Elevation of the semi-detached dwellings

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/development-application-oz-opa-25-2-w1/>.

(c) Green Development Initiatives

The applicant has not identified which green development initiatives will be incorporated into the development.

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

An Official Plan Amendment is required to implement the proposal and amend Special Site 5 of the Mineola Neighbourhood Character Area, to include the subject site, which permits townhouses. The site is not located within the Special Site Policy and is designated **Residential Low Density I**, which only permits detached, semi-detached and duplex dwellings.

An amendment to Zoning By-law 0225-2007 is required to implement the proposal as the current **RL-9** (Residential Large Lot – Exception) zoning permits semi-detached dwellings with specific regulations. An **RM6 – 41** (Townhouses on a CEC – Road – Exception) and **RS – 255** (Residential Small Lot – Exception) is required to implement the current proposal.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular

development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement, 2024

The *Provincial Policy Statement* (PPS) provides policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

The PPS recognizes that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Consistency with the PPS, 2024

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

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

Section 4.1 (1) of the PPS states the natural features and areas shall be protected for the long term.

The proposal is consistent with the PPS as it promotes gentle intensification on an underutilized site while maintaining compatibility with the existing character of the neighbourhood.

(b) Regional Official Plan

General objectives of ROP, as outlined in Section 5.6, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and 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, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and conforms to the policies of ROP. The proposal efficiently uses land and achieves a compact built form that promotes intensification within an established neighbourhood, while maintaining the character of the existing low rise dwelling context.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Mineola Neighbourhood Character Area, to permit 6 townhomes and 4 semi-detached dwellings. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

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

(i) Directing Growth

The subject site is located in the Mineola Neighbourhood Character Area and is designated **Residential Low Density I**, which permits detached, semi-detached and duplex dwellings. The immediate neighbourhood mostly contains detached dwellings on larger lots. The adjacent property to the south was approved to permit 17 townhomes and 1 detached dwelling. While the greater neighbourhood primarily contains detached dwellings, there are examples of townhomes integrated within the neighbourhood while still respecting the existing low-rise dwelling context.

Residential intensification within Neighbourhoods is subject to specific criteria set forth in MOP, including:

- 5.3.5.5 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
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale

While the Mineola neighbourhood is not intended to accommodate significant intensification, this doesn't mean that they will remain static and that new development can only imitate previous development patterns, but rather when development occurs, it should be sensitive to the existing and planned character. While the proposed townhomes and semi-detached dwellings are a different built form to the detached dwellings that are seen throughout the immediate area, the proposed massing of the units represent the characteristics of the neighbourhood and the layout of the site minimizes impacts to the adjacent residential properties. The townhomes are located at the rear of the site and semi-detached dwellings fronting onto Mona Road, ensuring an appropriate transition in height and built form to the existing neighbourhood.

MOP also implements policies to create complete communities. Section 7.1.3 a and b, states that the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
- b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;

Additionally, Section 7.2.2a states that Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.

The development will be served by transit along the Hurontario and Lakeshore Corridor. The site is also within 200 m (656.17 ft.) of a MTSA and the Port Credit GO Station. Additionally, the application contributes to the growing variety of housing options within an established neighbourhood.

(ii) Compatibility

While Neighbourhoods aren't intended for significant intensification, new development is to be compatible in built form and scale to surrounding development. MOP defines "compatibility" as,

Development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impacts.

Further, MOP guides development within Non-Intensification Areas such as neighbourhoods to ensure that developments can coexist. Chapter 9, Section 9.2.2.3 states, while new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate stormwater best management practices;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The townhomes will front onto a CEC road thereby, lessening the visual impact from Mona Road. Only the two pairs of semi-detached homes will front directly onto Mona Road. The semi-detached dwellings and townhomes contain architectural features such as gables and dormers to break up the overall massing of the dwellings. The third storey is also contained within the roofline, minimizing overlook and shadowing conditions to adjacent neighbours and reducing the impact to the streetscape character. The proposed side yard setbacks are generally in-keeping with the surrounding area, limiting the impact to adjacent properties.

While the townhomes and semi-detached homes are a different built form and represent a higher density than detached dwellings, the overall design enhances and is compatible with the neighbourhood. The proposed development represents an appropriate level of intensification in close proximity to an MTSA. As such, the proposed applications meet the directives of MOP regarding compatibility within the Mineola Neighbourhood Character Area.

(iii) Value the environment

Chapter 6 of MOP helps to guide development to ensure that development does not compromise the natural environment.

- 6.3.10 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.
- 6.3.19 Development proposals and site alteration for lands within a Residential

Woodland will have regard for how existing tree canopy and understorey are protected, enhanced, restored and expanded. A site development plan may be required to demonstrate how the following, among other matters, have been addressed:

- a. existing topography and drainage patterns;
- b. maintenance of a high proportion of permeable ground cover to facilitate ground water recharge;
- c. habitat for tolerant canopy birds (both in migration and for breeding);
- d. habitat for urban wildlife; and
- e. connections to other elements within the Green System.

An Environmental Impact Study (EIS), Arborist Report and Planning Justification Study have been submitted in support of the application. Approximately 23 trees are proposed to be removed while 10 trees will be preserved. The EIS states, while there are some trees cover within the site, these trees are not part of an ecological feature and that the proposed development does not encroach into a significant natural area.

(iv) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

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

- Port Credit Memorial Arena
- Port Credit Memorial Park
- Port Credit Library
- Port Credit Memorial Park
- Huron Park Recreation Centre

The site is located 240 m (787.4 ft.) from the Port Credit GO Station, which is served by several routes, including the following:

- Route 2 – Hurontario
- Route 8 – Cawthra
- Route 14 – Lorne Park
- Route 23 – Lakeshore

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

(d) Zoning By-law

The proposed **RM6 – 41** (Townhouses on a CEC - Road – Exception) and **RS – 255** (Residential Small Lot – Exception) zone is appropriate to accommodate the proposal.

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

(e) "H" Holding Provision

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

- Receipt of a revised servicing, grading and site plan
- Receipt of a signed Development Agreement
- Receipt of a letter from the Ministry confirming that all archaeological resource concerns have been met
- Receipt of a revised Noise and Vibration Feasibility study
- Receipt of a registered easement with Metrolinx

3. Other Relevant Documents and Guidelines**Draft Mississauga Official Plan 2051**

Mississauga Official Plan 2051 (MOP 2051) will replace the current MOP. As of writing this report, the new MOP 2051 has been adopted by Council but has not been approved by the Ministry of Municipal Affairs and Housing and the policies are not yet in effect.

The recommendations made in this report are based on the current MOP, however, it is important to note that the draft MOP 2051 policies are also supportive of the proposal for 6 townhomes and 4 semi-detached dwellings. In MOP 2051, the lands would be designated **Residential Low Rise I**, which permits all low-rise street facing dwellings up to 3 storeys. The semi-detached dwellings would be permitted within MOP 2051 if not amended. However, due to the CEC road, an official plan amendment would still be required for the townhome portion of this development to redesignate this portion of the site to **Residential Low Rise II**. If the townhomes were fronting onto Mona Road, an amendment to MOP 2051 would not be required.

4. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on January 23, 2025. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated March 18, 2025, state that the Functional Servicing Report is satisfactory. The servicing drawing is to be revised to indicate how the townhomes will be metered which may require a Common Water Servicing Agreement. Additionally, the waste management plan is to be revised to include measurements regarding the CEC road.

(b) City Transportation and Works Department

Comments dated April 23, 2025, state that technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted, staff are generally satisfied with the details to confirm the engineering feasibility of the development proposal. A Development Agreement and additional technical details and revisions are required to comply with City requirements from an engineering standpoint.

(c) Community Services

Comments dated April 25, 2025, state the Mineola Neighbourhood Character Area is achieving a surplus of the parkland provision that was established in the 2022 Parks Plan. As such, a Cash-in-Lieu of Parkland Dedication will be required prior to the issuance of building permit.

While the subject property is no longer part of a contiguous woodland, there are concerns with the loss of mature vegetation. It is recommended that the applicant explore alternative layouts of the site to prioritize the preservation of the mature tree canopy.

(d) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated January 31, 2025, state that the Dufferin-Peel Catholic District School Board is requesting that warning clauses be entered into the Development Agreement, stating sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood.

Comments dated February 6, 2025 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood. The Peel District School Board is requesting that warning clauses be placed in the Development Agreement.

5. Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

As the application proposes 10 units, the contribution rate for affordable housing is not applicable.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 1 Councillor, Stephen Dasko, on July 9, 2024. Approximately 30 people were in attendance at the community meeting and 3 pieces of written correspondence have been received. The following summarizes comments received on the applications:

Comment

Concerns regarding the impact of increased traffic on the surrounding streets.

Response

The applicant has submitted a traffic impact study prepared by GHD Ltd. which was reviewed by the Transportation and Works Department. It has been determined that the additional trips generated by this development will not significantly impact the operations of the existing road network.

Comment

Concerns regarding the loss of the mature vegetation within the site.

Response

An Environmental Impact Study (EIS) by Beacon Planning was submitted in support of the application. The purpose of the EIS is to evaluate the natural features on-site and recommend mitigation measures to avoid, minimize and compensate for potential impacts.

Additionally, an Arborist report was submitted which found that there are a total of 33 trees on site, 23 of which will be required to be removed in order to accommodate the development. To compensate for the loss of vegetation, a total of 88 trees are required to be planted. Any trees that cannot be planted on site due to the spacing requirements, will be compensated through cash-in-lieu.

Comment

Concerns associated with noise, dust and mud tracking during construction.

Response

The applicant will be required to submit a road occupancy permit, development securities, erosion and sediment control plan that will address access, safety, dust and road cleanup concerns that have been raised by the community. In addition, the City's Noise Control By-law governs the hours of work on-site and any contravention can be addressed through By-law Enforcement.

Comment

The proposed development is too dense and not compatible with the surrounding area.

Response

The proposed development modestly intensifies the site while maintaining appropriate design standards such as adequate setbacks, massing, height and the positioning of the townhomes in relation to adjacent properties. New development can look different while still respecting the planned function of a neighbourhood. While the land use and built form is different, the proposal still represents a low density use within a neighbourhood characterized by detached dwellings.

The adjacent site, formerly known as 1130, 1136 and 1138 Mona Road, was approved by the Ontario Land Tribunal proposed 17 townhomes and 1 detached dwelling. The Tribunal stated that townhomes can coexist within the established community without unacceptable adverse impacts on the surrounding area.

Comment

Concerns regarding how waste collection would occur and if there is only curbside pickup along Mona Road.

Response

The Region of Peel has advised that there will be curbside pickup for each unit rather than a singular collection point on Mona Road. The semi-detached dwellings will have curbside pickup along Mona Road and the townhomes will have curbside pickup along the CEC road.

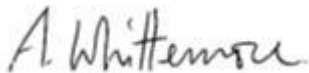
Conclusion

In conclusion, City staff has evaluated the applications to permit 6 townhomes on a CEC road and 4 semi-detached dwellings, against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed townhomes and semi-detached dwellings, modestly intensify the site while maintaining appropriate design standards such as adequate setbacks, height and the positioning of the townhomes in relation to residential neighbourhood. The proposal provides for an appropriate transition to the existing low-rise residential dwellings and is compatible with the Mineola Neighbourhood Character Area. The applications will also add to the range of housing options within an established neighbourhood that is located close to a MTSA. Therefore, staff is of the opinion that the applications conform to and maintain the goals and general objectives of the *Provincial Policy Statement*, Regional Official Plan, and Mississauga Official Plan.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Lucas Petricca, Development Planner