

Comments – Summary and Staff Response

Comment No.	Respondent	Issue/Comment	Staff Comment	Recommendation for Policy Modifications
1	Six Nations of the Grand River, email dated June 10, 2025	Enhanced setbacks from Sheridan Creek should be enshrined in the Official Plan. Request for more information on policy requirements for setbacks from the Creek.	<p>An additional policy is recommended that development adjacent to the Sheridan Creek should protect and enhance the natural corridor. MOP 2051 also contains natural environment policies that apply generally to Sheridan Creek, which:</p> <ul style="list-style-type: none"> • prioritizes the protection, restoration, expansion and enhancement of the City’s natural areas; • identifies the lands along Sheridan Creek as Natural Hazard Lands due to potential flooding or erosion; • recognizes there are opportunities to restore and create unique natural features lost when the Sheridan Creek watershed became urbanized; • identifies buffer widths generally 10 metres from the limits of natural features; and • requires development proponents to submit an Environmental Impact Study to determine the limits of natural features and identify buffers that may exceed 10 metres 	<p>Add policy 14.2.2.4.4.7 to the West Gateway Precinct of the Clarkson Village Growth Node as follows:</p> <p>Sheridan Creek is an important watershed in Mississauga that supports a warmwater fish habitat and is connected to upland woodlands. Development adjacent to Sheridan Creek should protect and enhance the corridor as a naturalized green space using measures such as native plant materials and non-invasive species.</p>

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2	Region of Peel, email dated July 25, 2025	<p>The following comments were provided:</p> <p>(1) Waste collection methods will be determined through the development application process. The City of Mississauga will assume responsibility on January 1, 2026.</p> <p>(2) The Clarkson MTSA policy modifications align Peel Public Health efforts to improve the walkability and health promoting potential of our communities.</p> <p>(3) Ongoing discussions are necessary to better understand the potential timing of development to ensure sufficient water and wastewater capacity.</p> <p>(4) Policy language should be added to Section 15.1 of MOP 2051 to support the growing need for affordable and ownership rental housing, as well as</p>	<p>(1) to (3) Acknowledged</p> <p>(4) and (6) MOP 2051 contains policies on accessible and affordable housing that apply to the Clarkson GO MTSA, including:</p> <p>5.2.7 The City will collaborate with the Region of Peel to explore offering incentives to support affordable and purpose built rental housing and opportunities to prioritize planning approvals for affordable housing developments.</p> <p>5.2.8 Mississauga will explore, jointly with the development industry and other levels of government, strategies to encourage the incorporation of universal accessibility features in all new residential development and redevelopment.</p> <p>(5) Acknowledged. This comment would require changes throughout MOP 2051 and is out-of-scope for the proposed Clarkson policy modifications.</p>	<p>(1) to (6) No policy changes are recommended.</p>

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		<p>accessible and age-friendly housing.</p> <p>(5) References to “day care” or “daycare” should be replaced with “licensed child care” or “child care”.</p> <p>(6) Peel staff would welcome discussions with applicants and the City to support affordable housing.</p>		
3	Metrolinx, letter dated August 6, 2025	<p>(1) Request for the following policy modifications for development adjacent to the Metrolinx Oakville Rail Subdivision which carries Metrolinx Lakeshore West GO Line services:</p> <p>a) Adjacent development shall not alter drainage onto Metrolinx-owned lands absent review and approval by Metrolinx.</p> <p>b) Adjacent development will require execution of agreements with Metrolinx.</p>	<p>(1) Development applications are circulated to Metrolinx for comment and review as part of the approvals process. These items can be made conditions of approval for a development application, or are normally required for any works within or in close proximity to Metrolinx property.</p> <p>(2) Acknowledged. A revised policy is recommended.</p> <p>(3) The policy wording acknowledges that the exact location of the bus transit terminal will be determined in consultation with Metrolinx.</p>	<p>(1) Staff will explore future modifications to MOP 2051 that would relate to development adjacent to railway corridors.</p> <p>(2) Revise policy 14.2.2.4.4.9 as follows (added text is underlined):</p> <p>The exact location, configuration, design and access requirements for streets will be determined through the development application review process <u>and in consultation with Metrolinx, where applicable.</u></p>

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		<p>c) Development within 300 metres of the rail corridor shall require an easement in favour of Metrolinx over the subject lands.</p> <p>d) Any work within, or in close proximity to, the rail corridor shall require a work permit and other requirements as determined by Metrolinx.</p> <p>e) Vegetation within 3.5 metres of Metrolinx property shall be low lying vegetation only.</p> <p>(2) The size and location of future roads and cycling routes will need to be determined in consultation with Metrolinx to ensure the continued functionality of GO Station facilities (e.g., pick up and drop off, parking).</p> <p>(3) Location of the expanded bus terminal has yet to be confirmed.</p>		<p>(3) No policy changes are recommended.</p>

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4	Mississaugas of the Credit First Nation (MCFN), letter dated August 12, 2025	<p>MCFN are the Treaty Holders of the land on which the City of Mississauga is located. Specifically, the policy modifications are related to lands located on the Head of the Lake Treaty #14. Until the questions, concerns and/or interests identified in the letter are addressed, the policy modifications must not receive approval. The following questions, concerns and/or interests are noted:</p> <p>(1) The natural area around Sheridan Creek should be protected and enhanced. Invasive species management should be a priority.</p> <p>(2) Mid-block walkways should maximize the amount of naturalized space.</p> <p>(3) Innovative ways to encourage Low Impact Development (LID) should be explored.</p>	<p>(1) MOP 2051 includes environmental policies that apply to Sheridan Creek. An additional policy is recommended that development adjacent to the Sheridan Creek should protect and enhance the natural corridor.</p> <p>(2) Staff recommend the policies be revised to encourage maximizing the amount of naturalized space in mid-block walkways.</p> <p>(3) MOP 2051 prioritizes green infrastructure and LID, and includes several policies that apply City-wide. They include:</p> <ul style="list-style-type: none"> • 4.2.10 Mississauga will require development proposals to account for the impacts of the changing climate when addressing the management of stormwater, using stormwater best management practices and green infrastructure as well as the reduction of hard surfaces. • 4.3.4.3 Mississauga will encourage the naturalization as well as the use of low impact development and green infrastructure to reduce potential 	<p>(1) Add policy 14.2.2.4.4.7 to the West Gateway Precinct of the Clarkson Village Growth Node as follows:</p> <p>Sheridan Creek is an important watershed in Mississauga that supports a warmwater fish habitat and is connected to upland woodlands. Development adjacent to Sheridan Creek should protect and enhance the corridor as a naturalized green space using measures such as native plant materials and non-invasive species.</p> <p>(2) Revise policy 14.2.2.4.4.5 as follows (added text is underlined):</p> <p>Future pedestrian connections will be well-designed <u>and include naturalized features</u> to improve the public realm and link new and existing neighbourhoods to community amenities and the Clarkson GO Station</p>

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		<p>(4) MCFN must be engaged in any future developments within the area.</p> <p>(5) The City should engage MCFN with respect to the planning and design of public spaces.</p> <p>(6) Priority should be given to accessible and affordable housing options.</p>	<p>future flooding and erosion risks and cool and clean water.</p> <p>4.5.3.2 Water conservation measures will be implemented in development including the use of low impact development and green infrastructure to reduce water demand from natural resources and protect natural areas associated with these resources.</p> <p>8.2.6. Mississauga will encourage green building design and practices to help achieve its greenhouse gas emission targets and adapt to the changing climate.</p> <p>8.3.12 While new development need not mirror existing development, new development will:</p> <p>d. incorporate stormwater best management practices and sustainable development approaches...</p> <p>(4) The City is actively working on including MCFN on all application submissions. MOP 2051 includes Policy 1.5.1 committing the City to develop an engagement protocol</p>	<p>(3) to (6) No policy changes are recommended.</p>

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			<p>with indigenous communities as part of its city-building process.</p> <p>(5) Parks Planning, Park Development and Indigenous Relations staff will continue the conversation with MCFN regarding engagement on planning and design of public spaces. This will include investigating areas for further MCFN engagement on park design.</p> <p>(6) The Clarkson GO MTSA is subject to Inclusionary Zoning provisions that require development proposing 50 or more units to set aside a minimum amount of total units as affordable housing.</p> <p>MOP 2051 contains policies on affordable housing that apply to the Clarkson GO MTSA, including:</p> <ul style="list-style-type: none"> • 5.2.7 The City will collaborate with the Region of Peel to explore offering incentives to support affordable and purpose built rental housing and opportunities to prioritize planning approvals for affordable housing developments. 	

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			<p>While the City is bound by the Building Code, MOP 2051 contains policies that aim to improve the accessibility of the built form:</p> <ul style="list-style-type: none"> • 5.2.8 Mississauga will explore,... strategies to encourage the incorporation of universal accessibility features in all new residential development and redevelopment. • 8.5.3.1 Mississauga is committed to the creation of a barrier free city. The design of the physical and built environment will have regard for universal design. • 8.5.3.2 All development will be consistent with Mississauga’s standards for accessibility for individuals with disability. 	
5	MHBC on behalf of CRH Canada Group Inc., letter dated August 28, 2025	<p>MHBC/CRH requests the addition of two special site policy areas that will apply to certain lands in the Clarkson GO MTSA where land use compatibility is a concern and interest to CRH.</p> <p>For lands being re-located from the Southdown Employment Area and</p>	The policy modifications include a policy specific to Southdown requiring development applications proposing sensitive uses (e.g., residential) to submit a land use compatibility assessment and air quality study in accordance with the policies of MOP 2051 and to the satisfaction of the City.	<p>Revise policy 16.16.2.5 Sensitive Land Uses as follows (deleted text has a strikethrough, added text is underlined):</p> <p>Development applications proposing the removal of lands from the Southdown Employment Area to permit sensitive land uses will be</p>

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		<p>Neighbourhood to Growth Node, the special site policies would apply at the time of any zoning by-law amendment.</p> <p>For lands remaining in the Southdown Employment Area, the special site policies would apply to any official plan amendment applications to remove the lands from the Employment Area to permit sensitive uses (e.g., residential).</p> <p>The special site policies would require that development: comply with provincial and municipal policies and/or guidelines; include studies (e.g., noise study, air quality study) to identify appropriate measures to mitigate impacts from nearby industry on the subject lands except where the owner(s) of adjacent industrial land uses consent; and be subject to conditions to ensure the continued viability and compliance of nearby industry to Ministry</p>	<p>MOP 2051 contains policies that directly address compatibility between sensitive land uses and industrial uses. The emphasis is on avoiding potential negative effects on the continued viability and operations of industry. Where avoidance is not possible, development is to mitigate impacts.</p> <p>The policies require that development proposing residential uses near industry provide studies identifying mitigation measures that ensure the continued viability of nearby industrial uses and provide for a suitable living environment. The policies place the onus of mitigation on the development proposing sensitive uses (e.g., residential). Studies include land use compatibility assessments, air quality studies, noise studies, etc.</p> <p>Relevant policies on land use compatibility include sections 4.8 Land Use Compatibility, 4.13 Noise, 9.3 Industry, 11.3.4 MTSA Compatibility and 16.3 Employment Area Land Removal.</p>	<p>required to submit, amongst other studies, a land use compatibility assessment report and air quality study <u>in accordance with the policies of this Plan and to the satisfaction of the City. The air quality study will use the most technically advanced model approved by the Province. Air quality studies will use the most technically advanced model approved by the Province.</u></p>

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		standards and ensure appropriate design measures have been implemented.		
6	Innovative Planning Solutions (IPS) on behalf of 1252705 Ontario Inc. for lands at 2175 Royal Windsor Drive, letter dated September 8, 2025	<p>IPS requests that the subject lands be removed from the Southdown Employment Area and re-designated to Mixed Use Limited with a permitted building height range of 4 to 25 storeys. The lands currently accommodate auto repair and car rental business(es). Peer reviews of an adjacent landowner studies were provided in support of the request.</p> <p>The subject lands are in an MTSA which is a Strategic Growth Area (SGA) but are also located in an Employment Area with a Business Employment designation that does not allow mixed use, residential development. In the opinion of IPS, this is not consistent with the policy direction of PPS 2024.</p> <p>The subject lands should have the opportunity to</p>	<p>The removal of land from the Southdown Employment Area is subject to the conversion criteria of the PPS 2024 and the Region of Peel Official Plan (RPOP). Based on an evaluation of the criteria, staff recommend the removal of select lands from the Southdown Employment Area to facilitate more housing. Along with other policy modifications, this would facilitate development that exceeds the Province's minimum density target without the need for additional conversions.</p> <p>It is staff's view that the subject lands do not meet the conversion tests and are not recommended to be included in the removal area. The request does not meet the test of demonstrating that the introduction of sensitive uses (e.g., residential) would not negatively impact the overall viability of the Southdown Employment Area. Staff also note that the PPS 2024 states that SGAs do not confer any new land use designations, nor alter existing land use designations.</p>	

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		<p>transition, as PPS 2024 does not preclude the consideration of conversion of lands from employment to non-employment land uses.</p>	<p>The Mixed Use Limited designation is not recommended. This designation allows the introduction of residential uses without an amendment to the Official Plan – subject to a satisfactory land use compatibility assessment. The land use compatibility assessment undertaken as part of this planning study does not support the conversion request.</p> <p>The studies included in IPS' submission were completed for an adjacent property. The City engaged a qualified expert to undertake a peer review of the studies. The City's peer review found deficiencies in the analysis that prevented the peer reviewer from supporting the findings. It concluded that not all heavier industries were properly assessed, and that the proposed mitigation measures are not supported by the technical findings or have not been sufficiently justified.</p> <p>The <i>Planning Act</i> allows the landowner to submit a development application requesting removal of a site from the City's Employment Area to permit sensitive uses (e.g., residential). Such requests must demonstrate that the employment area conversion criteria in the PPS</p>	

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			<p>2024 are being met. These criteria apply whether a site is located within or outside of an MTSA.</p> <p>The City continues to pro-actively consider opportunities for employment conversion to facilitate more housing where appropriate if it can be demonstrated that the conversion criteria are being met. More than 259 hectares of land have been approved for removal through the Region of Peel Official Plan 2022 and MOP 2051 reviews. Staff are now recommending the removal of an additional 10 hectares through the Clarkson policy modifications. This balanced approach ensures new opportunities to facilitate housing are being advanced while protecting economic investment and jobs.</p>	