

DECISION
With respect to the new City of Mississauga Official Plan
Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Mississauga Official Plan, and all subsequent amendments thereto, pursuant to By-law 2025-0069, insofar as this official plan is in effect, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

Furthermore, I hereby approve the City of Mississauga Official Plan 2051 adopted by By-law 2025-0069 subject to the modifications set out in Part A, with additions in **bold underline** and deletions in **~~bold strikethrough~~**, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

PART A - MODIFICATIONS

1. Policy 2.5.6 is modified to state the following:

2.5.6 Mississauga will promote a strong civic identity by ensuring that the urban form and design of the city (e.g. buildings, streets, ***streetscapes***, landscapes, parks, and infrastructure) contribute positively to everyday living in Mississauga. ***Placemaking*** initiatives will be used to support active living and improved public health, comfort and social interaction. Mississauga will **~~implement~~ encourage** green development **~~building~~** standards and technologies to address challenges related to climate change.

2. Policy 4.2.7 is modified to state the following:

4.2.7 Development will be **~~designed~~ encouraged** to assist the City in meeting its environmental sustainability policies, programs and goals such as, greenhouse gas emissions targets, climate change actions, **encouraging** Green Development Standards, tree management and the Tree Protection Bylaws, cycling infrastructure and stormwater initiatives.

3. Policy 4.3.2.7 is modified to state the following:

4.3.2.7 Notwithstanding the policies of this Plan, development and *site alteration* will not be permitted in the following areas:

- a. provincially significant *wetlands* or provincially significant *coastal wetlands*;

b. *habitat of endangered species and threatened species*, except in accordance with provincial and federal requirements; **and**

c. *fish habitat*, except in accordance with provincial and federal requirements; **and**

d. provincially significant woodlands, provincially significant valleylands, provincially significant wildlife habitat, provincially significant areas of natural and scientific interest, and coastal wetlands that are not provincially significant, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

4. Table 5.2. Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing' is modified so that it states the following:

IZ Area as Identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units
IZ Area 1	7% <u>5%</u>	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	10% <u>5%</u>	5%

5. Policy 5.3.3.14 is modified to state the following:

5.3.3.14 *Affordable* rental housing units or *affordable* ownership housing units will be required to be maintained at *affordable* rents or prices commencing upon execution of an Inclusionary Zoning Agreement for a minimum period of:

- a. **30** ~~25~~ years calculated from the date of first occupancy of an *affordable* rental housing unit; or
- b. **99** ~~25~~ years calculated from the later of the date of first occupancy or first closing of an *affordable* ownership housing unit.

6. Policy 5.3.3.16 is modified to state the following:

5.3.3.16 The City will receive a portion of the net proceeds from the sale of an *affordable* ownership housing unit in accordance with the following policies:

- a. the City will receive no more than 20 percent of the net proceeds of the sale of an *affordable* ownership housing unit sold during the ~~99~~ **25**-year affordability period, equivalent to no more than 2 percent of the sale price, for administration fees, where proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit; and
- b. the City will receive 50 percent of the net proceeds of the first sale of an *affordable* ownership housing unit at market price after the ~~99~~ **25**-year affordability period, to be reinvested in *affordable* housing, where net proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit, less any legal, administration or real estate commission fees.

7. Policy 8.2.13 is modified to state the following:

8.2.13 Development will ~~have~~ **encourage** restorative net ecological benefits on a site through the practice of sustainable building and site design.

8. Policy 8.6.1.1 is modified to state the following:

8.6.1.1 All buildings ~~designs should be designed~~ **are encouraged** to incorporate innovative green and sustainable technologies including, where appropriate, considerations for alternative and **renewable energy** sources. Where **tall buildings** occur, they are prominent features of the urban form and ~~should be~~ **are encouraged to be well** designed ~~to the highest of standards~~.

9. Policy 8.6.1.21 is modified to state the following:

8.6.1.21 The choice of building materials ~~will~~ **is encouraged to** minimize the risk for bird collisions.

10. Policy 8.6.1.23 is modified to state the following:

8.6.1.23 ~~Encourage B~~**buildings will be designed to designs that** conserve energy, incorporate sustainable material and where appropriate, consider alternative and **renewable energy** sources.

11. Policy 8.6.1.24 is modified to state the following:

8.6.1.24 ~~Encourage B~~**buildings will be designed to designs that** minimize the consumption of water and ~~to~~ utilize **stormwater best management practices**.

12. A new policy 8.6.1.29 is added as follows:

8.6.1.29 No building construction phase equipment for a tall building in the Hospital Growth Centre, including cranes, and hoisting apparatus will be permitted to interfere with the future flight path for the Mississauga Hospital heliport that is planned to be situated at 228.445 m above sea level once the heliport is commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.

13. Policy 8.6.3.9 is modified to state the following:

8.6.3.9 Sites will be designed in a manner that ~~conserves energy encourages energy conservation. Energy conservation will be addressed at the development application stage and during the preparation of building and site designs.~~ Buildings ~~should be~~ **are encouraged to be** designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and to minimize solar heat penetration in the summer.

14. Policy 8.6.3.12c is modified to state the following:

(c) active and passive design measures **will be encouraged** to improve energy efficiency and reduce peak demand such as **considering** building orientation to take advantage of passive solar heating, shading for cooling and natural light and energy efficient exterior cladding and window treatments.

15. Policy 8.6.3.12g is modified to state the following:

(g) **the use of** bird-safe glass treatment **will be encouraged** to minimize the risk for bird collisions and **the use** energy efficient, shielded exterior lighting **will be encouraged** to reduce nighttime glare and light trespass; and

16. The third paragraph to the preamble to 'Section 9.3 – Industry' is modified to state the following:

There is only one quarry remaining in operation in the Southdown Employment Area Character Area and **while known deposits of mineral aggregate resources are protected in accordance with the Provincial Planning Statement, no new or expanding mineral aggregate operations quarries will likely not** be permitted. ~~Existing Mineral aggregate operations areas of mineral resources~~ will operate in compliance with **the policies and** legislation of the Provincial Government **including but not limited to the Planning Act, Aggregate Resources Act, Provincial Planning Statement** and **with** the policies of this Plan.

17. Policy 10.2.17.2 is deleted in its entirety:

~~10.2.17.2 Notwithstanding the provisions of the Parkway Belt West Plan, the following uses will not be permitted:~~

~~a. — major power generating facility; and~~

~~b. — b. waste processing stations or waste transfer stations and composting facilities.~~

18. Policy 11.3.2.3 is modified to state the following:

11.3.2.3 The minimum floor space index (FSI) will be achieved over the long term and is a cumulative measure of planned density across the lands within a Protected Major Transit Station Area. ~~Individual development proposals do not need to meet the minimum floor space index (FSI) target.~~

19. Policy 14.2.1.5.1 is modified to state the following:

14.2.1.5.1 Residential development that is permitted by any land use designation will **include encourage**:

20. Policy 14.2.1.5.4 is modified to state the following:

14.2.1.5.4 The below-market housing units described in Policy 14.2.1.5.1 are **encouraged** to be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node.

21. Policy 14.2.1.5.6 is modified to state the following:

14.2.1.5.6 Any existing below-market rental housing units that are retained under the provisions of the City's Rental Housing Protection By-law will count towards the below market housing unit **requirements direction** described in Policy 14.2.1.5.1.

22. Policy 14.2.6.5.1 is modified to state the following:

14.2.6.5.1 Residential development permitted by any land use designation **will is encouraged** to include:

a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Meadowvale Growth Node. This **will should** be comprised of units targeted for a range of middle income households.

b. Approximately half of these units **will should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

23. Policy 14.2.6.5.4 is modified to state the following:

14.2.6.5.4 The below-market housing units described in policy 14.2.6.5.1 **are to should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

24. Policy 14.2.10.1c is modified to state the following:

c. **encouraging** the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

25. Policy 14.2.10.5.1 is modified to state the following:

14.2.10.5.1 Residential development permitted by any land use designation **will is encouraged** to include:

- a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Sheridan Growth Node. This **will should** be comprised of units targeted for a range of middle income households; and
- b. Approximately half of these units **will should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

26. Policy 13.2.10.5.4 is modified to state the following:

~~13~~**14**.2.10.5.4 The below-market housing units described in policy 14.2.10.5.1 **are to should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

27. Policy 13.6.5.1 is modified to state the following:

13.6.5.1 **All development proposals and applications containing a tall building in the vicinity of the Hospital Growth Centre of the Mississauga Hospital will be circulated to Trillium Health Partners (Mississauga Hospital) and must demonstrate through a letter of satisfaction issued by Trillium Health Partners that new buildings and structures will comply with policies a. and b. below, and do not interfere or conflict with the planned or operational flight path and the functioning of the Mississauga Hospital heliport that is planned to be situated at 228.445 m above sea level (ASL). This may result in building heights that are lower than maximums otherwise permitted by this Plan. Additional requirements related to this policy are as follows:**

- a. **New buildings, structures, and associated rooftop mechanical elements within the planned helicopter flightpath area will not exceed the planned elevation of the future Mississauga Hospital heliport, unless an aeronautical review confirms to the satisfaction of Trillium Health Partners that there is no impact to emergency air access and to the safe use of the flight path and access to heliport. These structures and rooftop elements include but are not limited to anything that is erected, built or constructed or is joined together with a fixed**

location on the ground, or attached to something having a fixed location in or on the ground, whether permanent or temporary in nature, such as a wall, parapet, crane, flagpole, antenna or telecommunications equipment, lighting, signage, construction or maintenance equipment, or any other equipment or installation.

- b. Development approvals require confirmation that no construction phase equipment, including cranes, and hoisting apparatus, will interfere with the future Mississauga Hospital heliport flight path once commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.

28. Policy 14.2.11.1c is modified to state the following:

- c. encouraging the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

29. Policy 14.2.11.5.1 is modified to state the following:

14.2.11.5.1 Residential development permitted by any land use designation **will** is encouraged to include:

- a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the South Common Growth Node. This **will** should be comprised of units targeted for a range of middle income households;
- b. Approximately half of these units **will** should be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section;

30. Policy 14.2.11.5.4 is modified to state the following:

14.2.11.5.4 The below-market housing units described in policy 14.2.11.5.1 **are** to should be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

31. Policy 15.13.2.20 is modified to state the following:

15.13.2.20 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI'), **as shown on Schedules 3, 7 and 7A of this Plan,** will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. **Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s).** The FAA and NAI have been established by Ministry of Transportation, and the Independent Electricity System Operator and the Ministry of Energy and **Electrification Mines**, respectively.

32. Policy 16.2.1.1 is modified to state the following:

16.2.1.1 **Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act,** **within an area of employment,** a land use that is excluded from the list of permitted uses for an **area of employment in subsection 1(1) of the Planning Act,** is authorized to continue, provided the use has been lawfully established on the parcel of land before October 20, 2024.

33. A new policy 16.13.2.2 is inserted, which states the following:

16.13.2.2 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI'), as shown on Schedules 3, 7 and 7A of this Plan, will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s). The FAA and NAI have been established by Ministry of

Transportation, and the Independent Electricity System Operator and the Ministry of Energy and Mines, respectively.

34. Policy 17.177.2 is modified to state the following:

17.177.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of **235** storeys and a maximum **floor space index (FSI)** of 3.8 will be permitted.

35. Policy 17.178.5 is modified to state the following:

17.178.5 Prior to the delineation of the Lisgar GO MTSA, development proposing residential uses is **required encouraged** to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

36. Policy 17.178.6 is modified to state the following:

17.178.6 *Affordable* rental housing units will be **required encouraged** to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy.

37. Policy 17.179.9 is modified to state the following:

17.179.9 Prior to the delineation of the Erindale GO MTSA, development proposing residential uses is **required encouraged** to set aside a minimum 10% of residential gross floor area (GFA) as *affordable* rental housing units.

38. Policy 16.179.10 is modified to state the following:

~~167.~~ 179.10 *Affordable* rental housing units will be **required encouraged** to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy."

39. Policy 18.4.7 is modified to state the following:

18.4.7 To achieve the City's environmental sustainability goals, development **may be required, will be encouraged** to include, but not be limited to, the following:

40. The 'Provincial Policy Terms' table within the Glossary is modified to include the following terms:

- Agri-food network
- Agricultural system
- Deposits of mineral aggregate resources
- Urban agriculture

41. 'Schedule 2: Natural System' and 'Map 4-1: Areas of Natural and Scientific Interest (ANSI)' are modified as follows:

To remove "Cawthra Woods" as a regionally and provincially significant Area of Natural and Scientific Interest.

42. The following text description and label on 'Schedule 3: Long Term Street Network', 'Schedule 7: Land Use Designations', and 'Schedule 7A: Land Use Designations' are modified to state the following:

**~~Proposed Highway 413 Northwest GTA Transmission Corridor Study~~
Narrowed Area of Interest (NAI) ~~(NWGTA) Transmission Corridor Study.~~**

43. Replace Schedule 8l with Appendix A, to increase maximum height (in storeys) of 2300 Confederation Parkway and 2170 Sherobee Road from "3 to 25" to "3 to 35".

44. Replace Schedule 8f with Appendix B, to increase maximum height (in storeys) of 189 Dundas Street West from "3 to 25" to "3 to 35".

PART B – A decision is withheld on the following lands:

1. The lands municipally known as 1403 and 1425 Dundas Street East, in the City of Mississauga, Region of Peel.

Dated at Toronto this 27th day of MARCH 2026.



Sean Fraser
Assistant Deputy Minister
Municipal Housing and Operations Division
Ministry of Municipal Affairs and Housing

Appendix B



March 2026
V - 1.00