

City of Mississauga  
**Corporate Report**



<p>Date: April 22, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.02-MIS</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date: May 11, 2026</p>

## Subject

**PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS) – Mississauga Official Plan 2051 (MOP 2051) – Provincial Modifications and “Housekeeping” Amendments**

## Recommendation

That the proposed amendments to Mississauga Official Plan 2051 (MOP 2051), as detailed in the report dated April 22, 2026 from the Commissioner of Planning and Building be approved in accordance with the following:

1. That the necessary official plan amendment by-laws in substantial conformance with Appendix 3 and Appendix 4 be enacted at a future City Council Meeting.
2. That notwithstanding planning protocol, the report regarding proposed amendments to MOP 2051 be considered both the public meeting and combined information and recommendation report.

## Executive Summary

- Mississauga Official Plan 2051 (MOP 2051) was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and Housing (MMAH) for review and approval. It was approved on March 24, 2026.
- MMAH approval of MOP 2051 included 44 modifications. These modifications mainly relate to:
  - Conformity with provincial priorities and policies.
  - Increases to heights in select areas along the Hurontario LRT and Dundas Corridors.
  - Deferral of ministerial decision as it relates to 1403–1425 Dundas Street East which is in a Special Policy Area (for flooding).

- A consolidation of MOP 2051 which includes the above-noted 44 modifications has been completed.
- During MOP 2051 review by MMAH, 19 amendments to the in-force Mississauga Official Plan (MOP) were completed. These amendments included Council approved development applications and Ontario Land Tribunal decisions. These amendments now need to be transitioned into MOP 2051 through this report and implementing by-laws that will go to Council.
- Additionally, revisions to MOP 2051 were identified as necessary to ensure development on “Mixed Use Limited” designated lands along Dundas Street results in mixed use complete communities by integrating “Mixed Use” policies.

## Background

Mississauga Official Plan 2051 (MOP 2051) outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051. MOP 2051 includes policies that: establish growth management; provide for a wide range of housing and transportation options; plans for infrastructure and servicing; protects the natural heritage system and water resources; and other matters. MOP 2051 aligns with the City’s vision, plans and strategies and implements many of the recommendations of the Mayor’s Housing Task Force report.

MOP 2051 was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and housing (MMAH) for review and approval. It was approved on March 24, 2026 with 44 modifications (see Appendix 1). These modifications, which can be found in Appendix 2, aim to align MOP 2051 with provincial priorities and policies.

## Comments

### MOP 2051 Ministerial Modifications

Overall, the number and extent of provincial modifications are relatively limited considering the new Official Plan’s substantial policy scope. The 44 modifications address these 3 main areas:

#### 1. Provincial priorities, directions and plans:

The majority of modifications seek to align MOP 2051 with various provincial policy directions through the following:

- Changes to environmental policies to align with recent provincial changes related to municipal green building and development standards (e.g. using “encourage” instead of “will”).
- Modifications to affordable housing and inclusionary zoning to implement recently updated regulations or to soften requirements for below-market and affordable housing.

- Stronger study area policies for the future Highway 413 and the Greater Toronto Area Transmission Corridor (along the northwestern City boundary).
- Increased protection of hospital helipad flight paths (e.g. new height maximum for the Hospital Growth Node and added requirements for future development to consult with Trillium Health Partners).

## 2. Height Increases:

Height increases from a maximum of 25 storeys to a maximum of 35 storeys were made for 3 properties in Protected Major Transit Station Areas (PMTSA) along the Hurontario LRT and Dundas BRT Corridors. The affected properties are: 2300 Confederation Parkway, 2170 Sherobee Road and 189 Dundas Street West. These changes were made to schedules 8F and 8L as shown in Appendix 2.

## 3. A decision deferral:

A decision on the Official Plan as it applies to the lands at 1403–1425 Dundas Street East has been withheld and will be made at a future date (Appendix 1). These lands are currently within the provincially designated Dixie-Dundas Special Purpose Area (SPA), which is an area in the flood plain. Site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses and address the potential for development.

An Environmental Assessment study and preliminary design for the Dixie-Dundas SPA were both completed in 2024. Detailed design work, land acquisition and early construction work including utility relocations are currently underway with the intent to improve flooding conditions. Primary construction works are anticipated to begin in 2027.

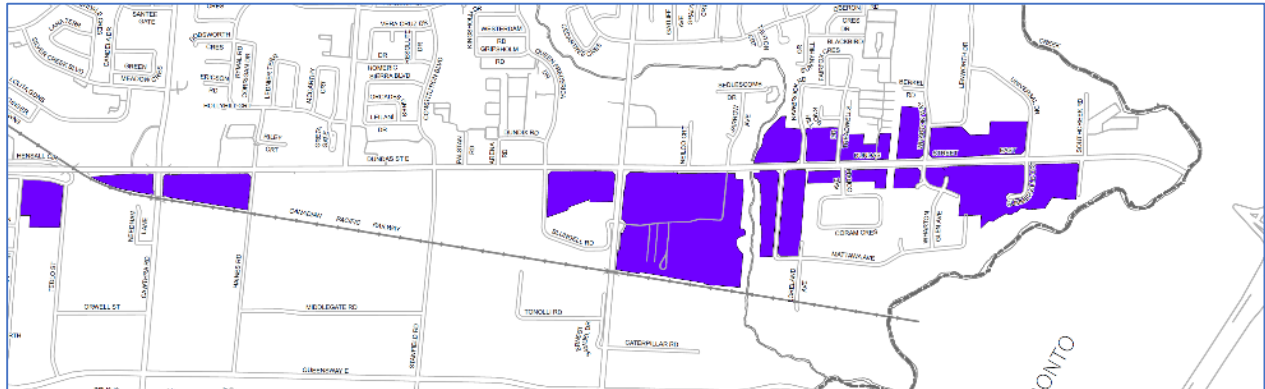
## **MOP 2051 Developer-Initiated Amendments**

Between MOP 2051 adoption by Council on April 16, 2025, and ministerial approval on March 24, 2026, 19 amendments representing development applications and Ontario Land Tribunal (OLT) decisions were finalized. These Council-approved applications and OLT decisions were intended to amend the then in-force official plan, Mississauga Official Plan. However, since MOP 2051 has become the new in-force official plan, it is necessary to transition these amendments into MOP 2051 via a “technical” omnibus amendment package. The list of these amendments (policies and corresponding maps) is found in Appendix 3.

## **MOP 2051 City-Initiated Amendment**

### Updates to “Mixed Use Limited” Policies

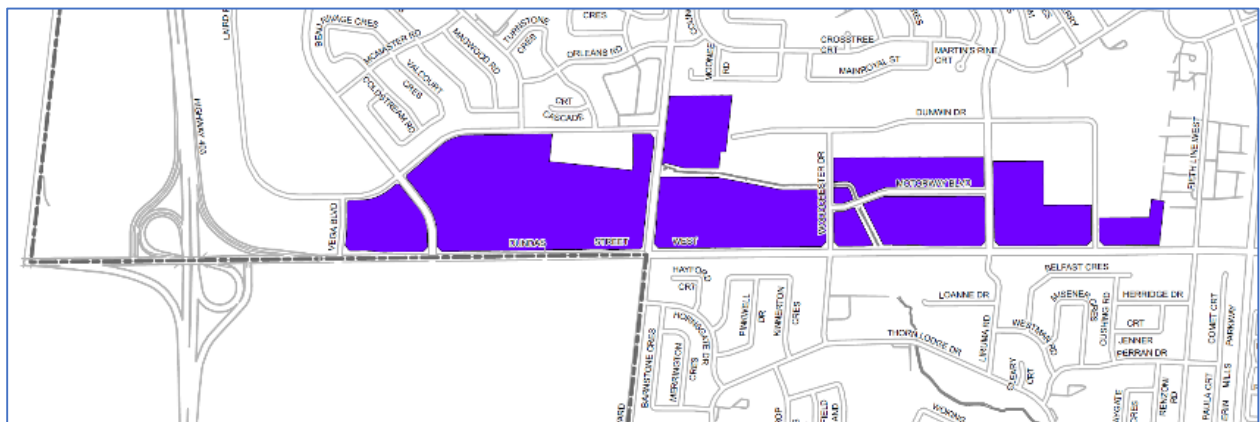
Mixed Use Limited designated lands are located exclusively along Dundas Street and are part of the Dundas Street Intensification Corridor. These lands are shown in purple in the following maps.



 Mixed Use Limited

**Lands designated Mixed Use Limited, Located along:**

- 1- **Above:** Dundas St. E, between Southcreek Rd and Hansall St.
- 2- **Left:** Dundas St. W., between Mavis Rd. and Wolfdale Rd.
- 3- **Below:** Dundas St. W, between Fifth Line West and Vega Blvd.



As part of the Dundas Street Intensification Corridor, these lands are envisioned to transform over time into a dynamic, urban, mixed-use corridor with multiple options for mobility including walking, cycling, and rapid transit.

These lands were identified for future mixed-use development that may permit sensitive uses (including residential) once compatibility requirements with existing industry have been achieved. The list of permitted uses for Mixed Use and Mixed Use Limited lands are the same –

the only difference is that land use compatibility must be demonstrated first when sensitive uses are proposed on Mixed Use Limited lands.

In order to guide future development of Mixed Use Limited designated lands, an amendment is proposed to clarify that the Mixed-Use policies apply to these lands should sensitive uses be deemed to be appropriate. This proposed amendment is found in Appendix 4.

## Financial Impact

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

## Conclusion

MOP 2051 represents the result of a fulsome and detailed city-wide land use study supported by a strong engagement strategy. Its approval by the Minister with a limited number of changes speaks to the strength of its policies and their alignment with provincial priorities.

The proposed “housekeeping” amendments will further complete MOP 2051 by integrating development applications and OLT decisions finalized during its review by MMAH, and clarifying the Mixed Use Limited policies of the Plan. These proposed amendments may still undergo modifications to address numbering, grammatical errors and other minor corrections as part of final formatting for future Council approval.

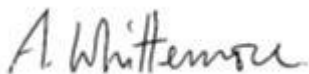
## Attachments

Appendix 1: MOP2051 MMAH Notice of Decision

Appendix 2: MOP2051 MMAH Modifications

Appendix 3: MOPA and OLT Amendments List

Appendix 4: Mixed Use Limited Amendment



---

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

Prepared by: Amina Menkad, Planner