

Amendment No. XX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and maps designated Schedule “A” and Schedule “B” attached hereto constitutes Amendment No. XX.

Also attached hereto but not constituting part of the Amendment and Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XX, XX, 201X, pertaining to this Amendment.

PURPOSE

The purpose of submitting this Official Plan Amendment is to re-designate the subject lands from “Residential Low Density I” to “Residential Medium Density” to permit four (4) common element townhouse dwellings, accessed from Venta Avenue for a standard condominium lane. Furthermore, this Amendment permits a maximum height of 4-storeys, whereas, the Lakeview Local Area Plan permits 1 to 3 storeys.

LOCATION

The lands affected by this Amendment are located at the northeast corner of Dixie Road and Venta Avenue. The subject lands are located within Sherway West Neighbourhood in the Lakeview Local Area Plan, in the Mississauga Official Plan.

BASIS

The subject lands are designated “Residential Low Density I” and are located in the Sherway West Neighbourhood in the Lakeview Local Area Plan, which permits a height range of 1 to 3 storeys. Permitted uses on the subject lands include detached, semi-detached and duplex dwellings.

The proposal is to re-designate the subject lands from “Residential Low Density I” to “Residential Medium Density” and to permit a maximum height of 4-storeys, to facilitate the development of 4-4 storey townhouse dwellings.

The proposed Official Plan Amendment is acceptable from a planning standpoint and should be approved from the following reasons:

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan.
2. The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes a range of housing types, sizes and tenures; it is compatible from a density, size, scale, and massing perspective; it efficiently and effectively utilizes existing community infrastructure and facilities.

Details regarding this Amendment to the Mississauga Official Plan are contained in the Planning and Building Report dated XXXXX XX, 201X, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended by the following:

1. Schedule 10: Land Use Designation, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to “Residential Medium Density,” as shown on Schedule ‘A’ of this Amendment.
2. Map 3: Lakeview Local Area Plan Height Limits, is hereby amended by adding a site-specific provision to allow for a maximum of 4-storeys, as shown on Schedule “B” of this amendment

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan. The lands will be rezoned concurrently to implement this Amendment.

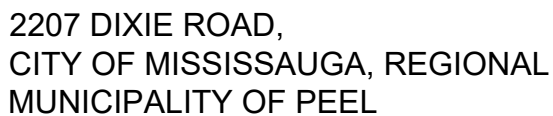
Provisions will be made through the Zoning By-law Amendment for the lands subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated March 13, 2019.

INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Upon approval of this Amendment, the Mississauga Official Plan, will be amended in accordance with the intent of this Amendment.



CITY OF MISSISSAUGA
Planning, Design, and Development

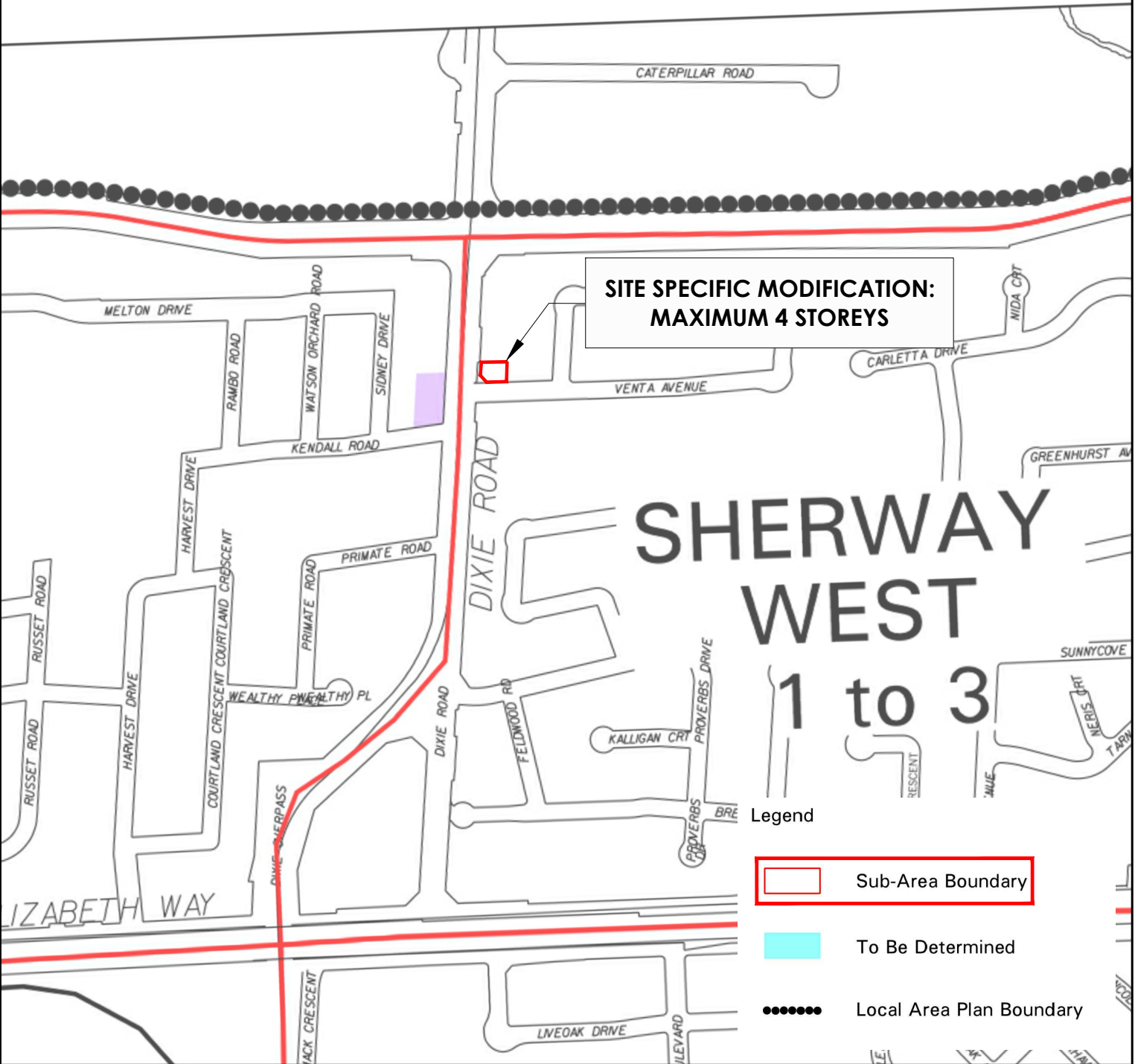
☐ Subject Property

Date:

NOVEMBER 2019

Drawn By:

***Schedule based on Map 3 Lakeview
Local Area Plan Height Limits***



2207 DIXIE ROAD, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL		<div>CITY OF MISSISSAUGA</div> <div>Planning, Design, and Development</div> <div> <div></div> Subject Property </div>	
BY-LAW _____ SCHEDULE B	<div> </div> <div>Scale: nts</div>	Date: NOVEMBER 2019	Drawn By: