



**PLANNING ACT
 NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
 A ZONING BY-LAW BY
 THE CORPORATION OF THE CITY OF MISSISSAUGA
 BILL 51**

DATE OF NOTICE	November 27, 2015	
OPA NUMBER	OPA 41 (By-law 0280-2015)	
ZONING BY-LAW NUMBER	0281-2015	
DATE PASSED BY COUNCIL	November 25, 2015	
LAST DATE TO FILE APPEAL	December 16, 2015	
FILE NUMBER	OZ -13/016	Ward 1
APPLICANT	Freeman Planning Solutions Inc.	
PROPERTY LOCATION	Northeast corner of Lakeshore Rd. West & Benson Ave.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit: www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 41 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, **no later than the 16th day of December, 2015.**


The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.


 Diana Rusnov, Deputy Clerk
 Legislative Services,
 Corporate Services Department
 905-615-3200 X 5421



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0280-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 41

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 41, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The explanatory text and Map "A" attached which constitute Amendment No. 41 to Mississauga Official Plan, specifically being the Port Credit Local Area Plan Policies of Mississauga Official Plan, are hereby adopted.

ENACTED and PASSED this 25 day of November, 2015.

Bonnie Crombie
MAYOR

Crystal Green
CLERK

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MEM			
Date	2015	11	17



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0281:2011

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

6.2.5.59	Exception: C4-59	Map # 08	By-law
In a C4-59 zone the applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.5.59.1	Lands zoned C4-59 shall only be used for the following:		
	(1)	Apartment Dwelling	
	(2)	Retirement Dwelling	
	(3)	Assisted Living Dwelling Unit	
	(4)	Townhouse Dwelling	
	(5)	Financial Institution	
	(6)	Office	
	(7)	Medical Office	
	(8)	Personal Service Establishment	
	(9)	Repair Establishment	
	(10)	Retail Store	
	(11)	Restaurant	
	(12)	Take-out Restaurant	
	(13)	Outdoor patio accessory to a restaurant or take-out restaurant	
Regulations			
6.2.5.59.2	The provisions contained in Subsections 2.1.2, 2.1.25 and the regulations of Lines 12.3, 12.4, 14.0 and 16.0 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.59.3	Maximum number of dwelling units		325
6.2.5.59.4	Maximum number of townhouse dwelling units		16
6.2.5.59.5	For the purposes of this By-law, all lands zoned C4-59 shall be considered one (1) lot		
6.2.5.59.6	Maximum floor space index - apartment dwelling zone		2.4

6.2.5.59	Exception: C4-59	Map # 08	By law
6.2.5.59.7	Maximum gross floor area - non- residential used for an office, medical office, financial institution, personal service establishment, repair establishment, restaurant, take-out restaurant or retail store, or any combination thereof		775 m ²
6.2.5.59.8	An office, medical office, financial institution, personal service establishment, repair establishment, restaurant, take-out restaurant or retail store, or any combination thereof, shall be located within the first storey of a retirement dwelling and/or apartment dwelling along Lakeshore Road West		
6.2.5.59.9	Stairwells and elevator enclosures providing direct access to a roof top terrace shall not be included in the number of storeys for a townhouse dwelling		
6.2.5.59.10	Minimum landscaped area		35%
6.2.5.59.11	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.59.12	Minimum number of resident parking spaces per one-bedroom or two-bedroom apartment dwelling unit		1.0
6.2.5.59.13	Minimum number of visitor parking spaces per apartment dwelling unit		0.19
6.2.5.59.14	Minimum number of parking spaces per retirement dwelling unit		0.40
6.2.5.59.15	Minimum number of parking spaces per assisted living dwelling unit		0.33
6.2.5.59.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office, medical office, financial institution, personal service establishment, repair establishment, take-out restaurant or retail store		1.0
6.2.5.59.17	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a restaurant		7.65
6.2.5.59.18	Minimum number of loading spaces		1
6.2.5.59.19	Minimum setback from a parking structure completely below or above finished grade to a lot line unless otherwise identified on Schedule C4-59 of this Exception		0.0 m
6.2.5.59.20	The maximum projections permitted beyond the buildable area shall be in compliance with the following:		
	(1) porch		1.5 m
	(2) awnings		1.5 m
	(3) window projections and other architectural elements, with or without a foundation, such as but not limited to fireplaces, pilasters and corbel		1.0 m
	(4) balcony		1.8 m

6.2.5.59	Exception: C4-59	Map #08	By-law
6.2.5.59.21	Stairs, walkways, planters and ventilation shafts are permitted to encroach into a required landscaped area and are permitted outside the buildable area identified on Schedule C4-59 of this Exception		
6.2.5.59.22	"Assisted Living Dwelling Unit" means a retirement dwelling unit within a retirement dwelling occupied by persons with memory and/or cognitive impairment where a higher level of supervised support and care is provided compared to the rest of the retirement dwelling , but whose residents do not require the services and support provided in a long-term care dwelling		
6.2.5.59.23	All site development plans shall comply with Schedule C4-59 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C4-59 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga (the City) addressing and agreeing to the implementation of requirements/conditions prior to Site Plan approval, warning clauses, phasing and development provisions and such other provisions the City may require in relation to the proposed development; (2) delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City addressing and agreeing to the installation or placement of all required municipal boulevard works, including the provision of required municipal works, cash contributions and securities; (3) submission of a complete Record of Site Condition (RSC) satisfactory to the City confirming satisfactory environmental remediation of the lands; (4) submission of satisfactory Grading drawings; (5) dedication of lands to the City required to obtain the ultimate right-of-way for Lakeshore Road West; (6) an agreement with the Credit Landing Shopping Centre for the implementation of noise mitigation measures to the satisfaction of the City; (7) confirmation by the Region of Peel that satisfactory arrangements have been made for water and wastewater services to the site; (8) delivery of an executed agreement for community benefits pursuant to Section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City; (9) the developer must provide funding to the satisfaction of the City for the installation of traffic signal lights and associated infrastructure at the intersection of Benson Avenue and Lakeshore Road West. 			

2. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RM7", "C4" and "C4-17" to "H-C4-59", the zoning of Part of Lot 10, Range 1, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-C4-59" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-C4-59" zoning indicated thereon.

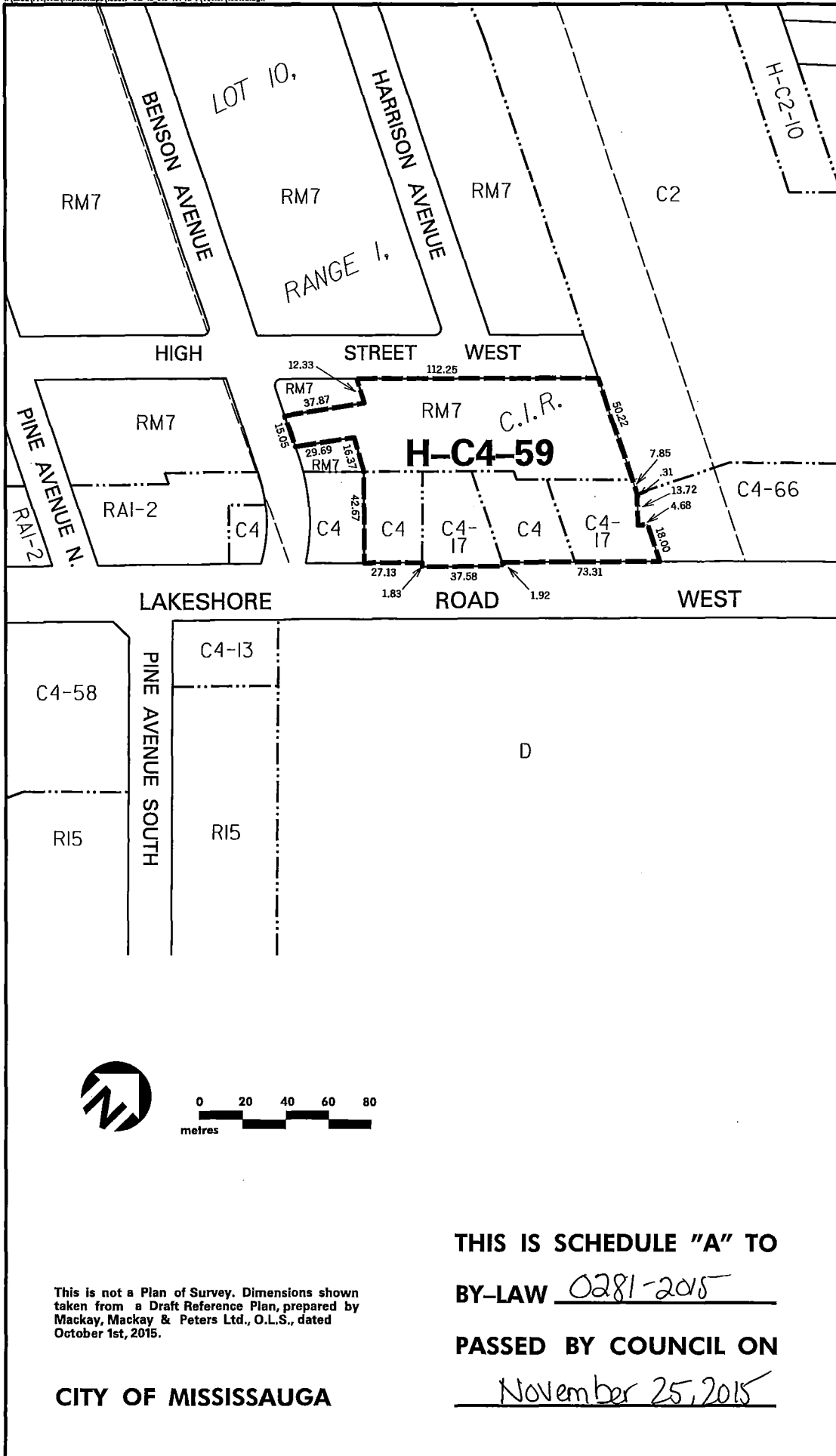
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 41 is in full force and effect.

ENACTED and PASSED this 25 day of November 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
<i>Alexis Poirier</i>			
Date	Nov.	16	/15

Bonnie Crombie
MAYOR

Crystal Green
CLERK



This is not a Plan of Survey. Dimensions shown taken from a Draft Reference Plan, prepared by Mackay, Mackay & Peters Ltd., O.L.S., dated October 1st, 2015.

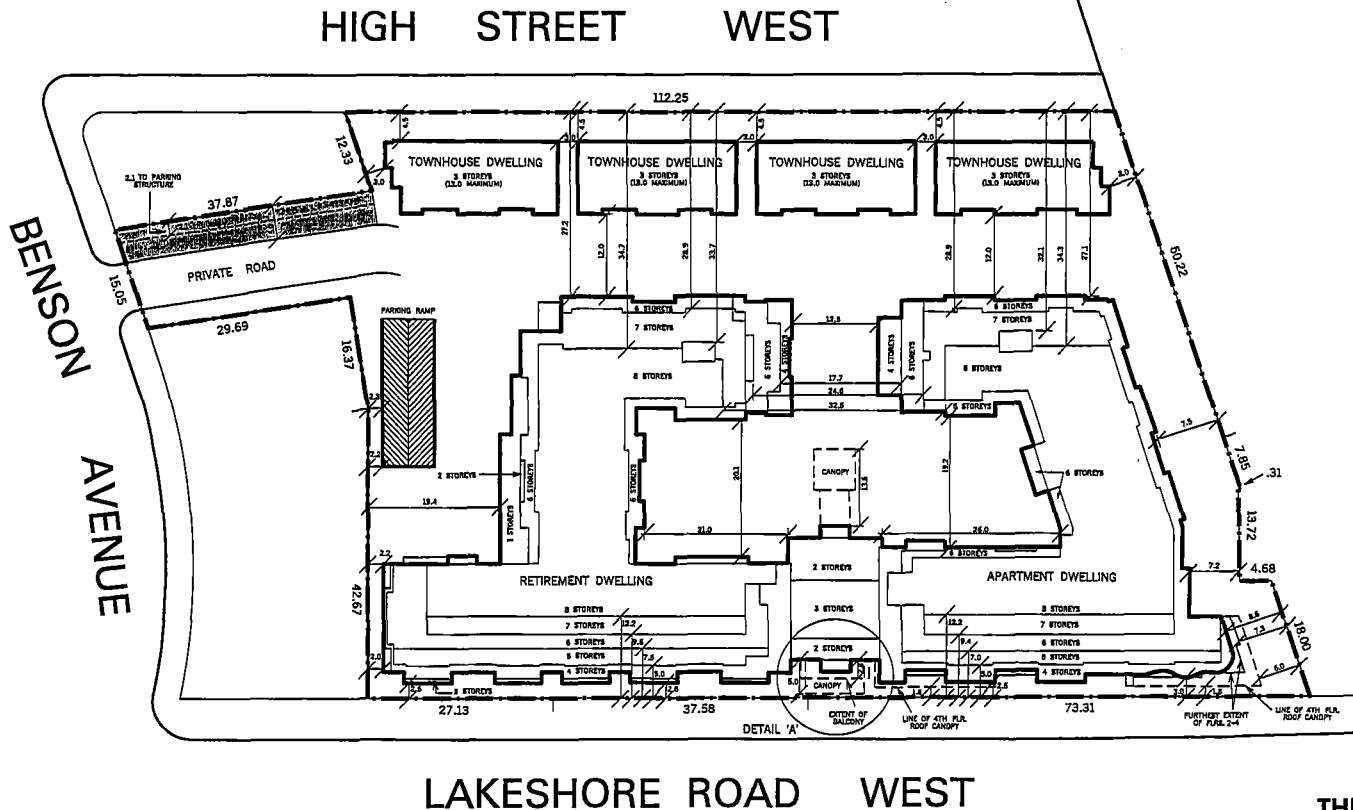
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO

BY-LAW 0281-2015




PASSED BY COUNCIL ON

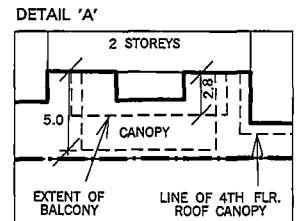
November 25, 2015



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.
"All storeys are maximums"

This is not a Plan of Survey

-  BUILDABLE AREA
-  LANDSCAPED AREA
-  LIMIT OF PARKING STRUCTURE



THIS IS SCHEDULE "C4-59"

AS ATTACHED TO BY-LAW 0281-2015

PASSED BY COUNCIL ON November 25, 2015

APPENDIX "A" TO BY-LAW NUMBER 0281-2015

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a mixed-use development consisting of apartment, retirement and assisted living dwellings, townhouses, and commercial uses located on the ground floor of the building fronting Lakeshore Road West.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RM7" (Detached, Semi-Detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 to 6 Dwelling Units), "C4" (Mainstreet Commercial) and "C4-17" (Mainstreet Commercial - Exception) to "H-C4-59" (Mainstreet Commercial - Exception).

"RM7" permits detached, semi-detached, duplex, triplex and horizontal multiple dwellings with 4 to 6 dwelling units.

"C4" permits mainstreet commercial uses.

"C4-17" permits mainstreet commercial uses and a motor vehicle repair facility that legally existed on the date of passing of Zoning By-law 0225-2007.

"H-C4-59" permits a total of 325 dwelling units in an 8 storey retirement apartment building and an 8 storey apartment building and 3 storey townhouses, and 775 m² of street level commercial uses.

Location of Lands Affected

Northeast corner of Lakeshore Road West and Benson Avenue, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Ben Phillips of the City Planning and Building Department at 905-615-3200 ext. 5751.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ13016 ZBL Amendment.bp.jmcc.docx>