

Amendment No. XX

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Schedule “A” 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 property from “Mixed Use” to “Residential Medium Density” and to “Residential Low Density II” to permit eight (8) freehold townhouse units and one (1) single detached dwelling with access from Barbertown Road, as well as sixteen (16) townhouse units and one (1) single detached dwelling along a common element condominium road with access from Mississauga Road. Furthermore, the existing Old Barber House is proposed to be retained but reduced to its original building footprint from the 1860’s and converted into four ‘back-to-back’ townhouse units at two-storeys in height.

LOCATION

The lands affected by this Amendment are located at the northeast intersection of Mississauga Road and Barbertown Road in the City of Mississauga. The subject property is located in the Central Erin Mills Neighbourhood Character Area in the Mississauga Official Plan.

BASIS

The subject property are designated “Mixed Use” and are located within the Central Erin Mills Neighbourhood Character Area of the Mississauga Official Plan. Permitted uses on the subject lands include residential and commercial uses.

The proposal is to re-designate the subject property from “Mixed Use” to “Residential Medium Density” and to “Residential Low Density II”.

The proposed Official Plan Amendment is acceptable from a planning standpoint and should be approved for 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 xxxxxx 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 Designations, of the Mississauga Official Plan, is hereby amended by re-designating the subject property to “Residential Medium Density” and to “Residential Low Density II”, as shown on Schedule ‘A’ 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.

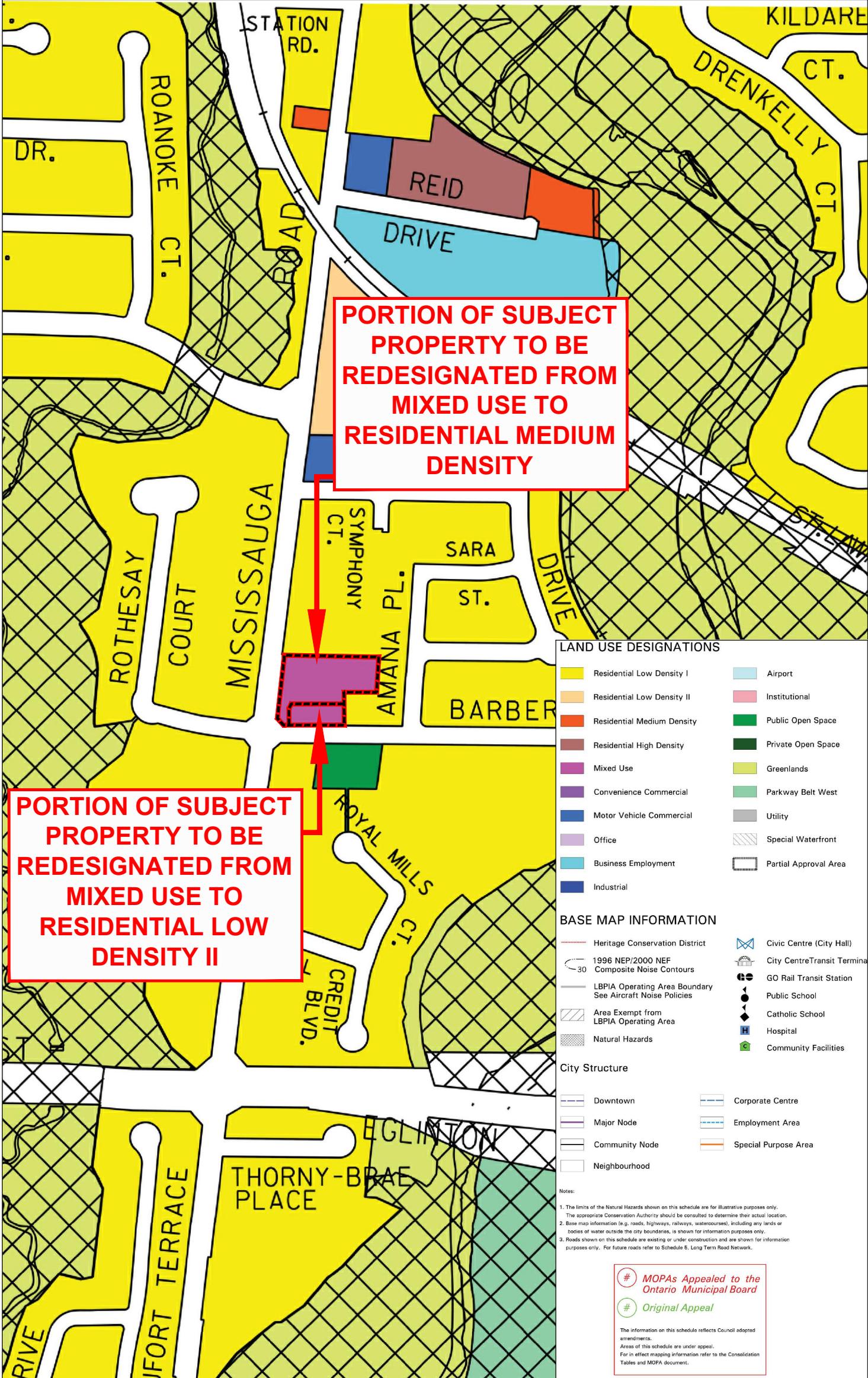
Provisions will be made through the Zoning By-law Amendment for the lands subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located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

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated July 13, 2016.

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.



SCHEDULE 'A'

Subject Property



March 2, 2017



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