

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 lands from “Residential Low Density I” and “Greenlands” with the “Natural Hazards” overlay to “Residential Medium Density” to permit seven (7) freehold townhouse dwellings along Wyndham Street and nineteen (19) common element townhouse dwellings along a common element condominium road with access from Wyndham Street and Main Street. Furthermore, the lands currently designated as “Greenlands” shall have a minor adjustment along the rear yard of some of the common element townhouse dwellings of Block 2 and additional lands will be re-designated to “Greenlands” with the “Natural Hazards” overlay along the entire length of the rear of the site that abuts the Credit River.

LOCATION

The lands affected by this Amendment are located at the northeast intersection of Main Street and Wyndham Street in the City of Mississauga. The subject lands are located within the Streetsville Neighbourhood Character Area in the Mississauga Official Plan.

BASIS

The subject lands are designated “Residential Low Density I” and “Greenlands” with the “Natural Hazards” overlay and are located within the Streetsville Neighbourhood Character Area of the Mississauga Official Plan. 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 “Greenlands” with the “Natural Hazards” overlay.

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 lands to “Residential Medium Density” and to “Greenlands” with the “Natural Hazards” overlay, as shown on Schedule ‘A’ of this Amendment.
2. Schedule 1: Urban System, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to “Green System”, as shown on Schedule ‘B’ of this Amendment.
3. Schedule 1a: Green System, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to “Green System”, as shown on Schedule ‘C’ of this Amendment.
4. Schedule 3: Natural System, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to “Significant Natural Areas and Natural Green Space” as shown on Schedule ‘D’ of this Amendment.
5. Table 8-4: Road Classification – Local Roads, is hereby amended by adding the Wyndham Street cul-de-sac as a street with a minimum right-of-way width of 10 metres.

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.

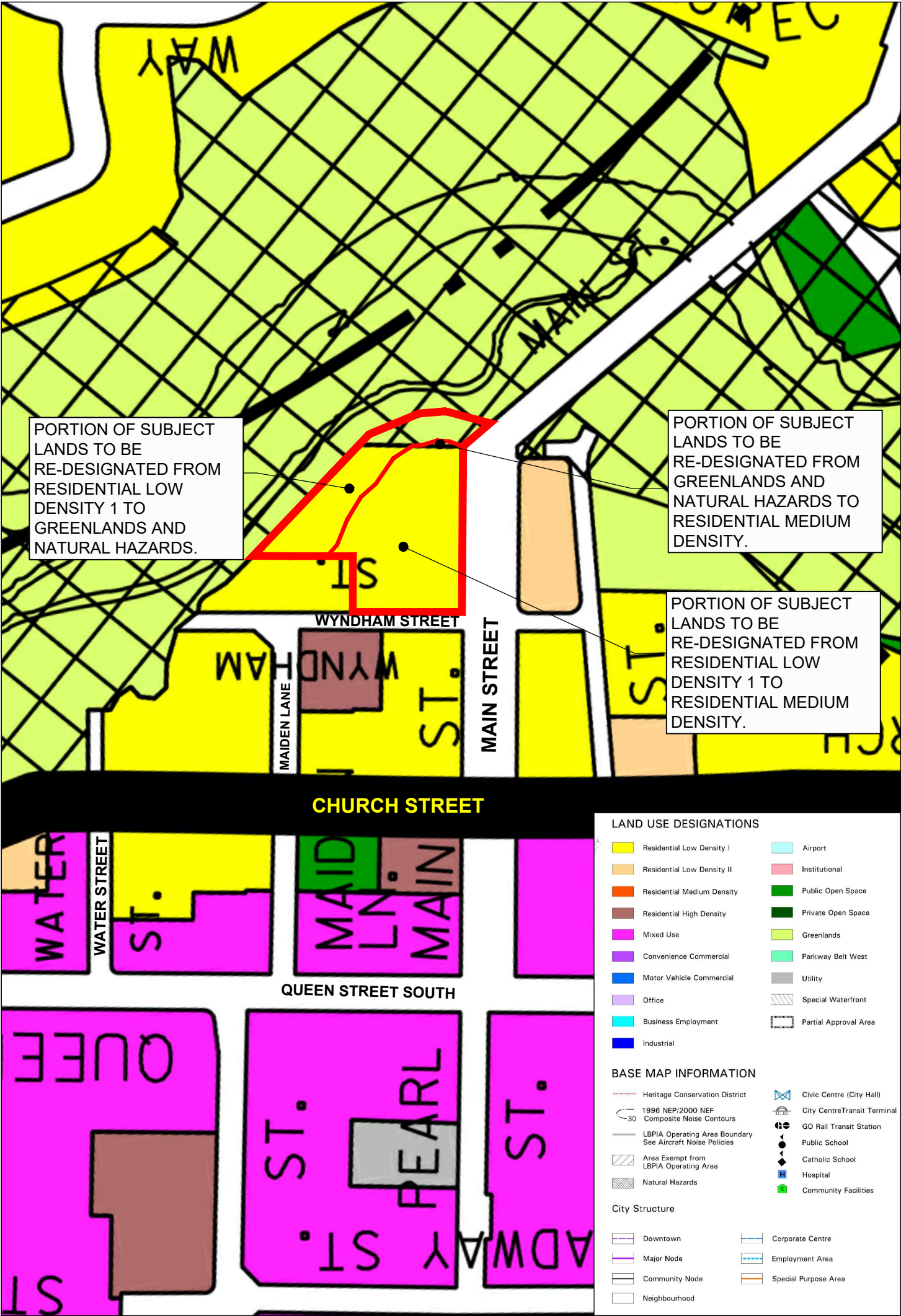
This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated March 21, 2018.

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'



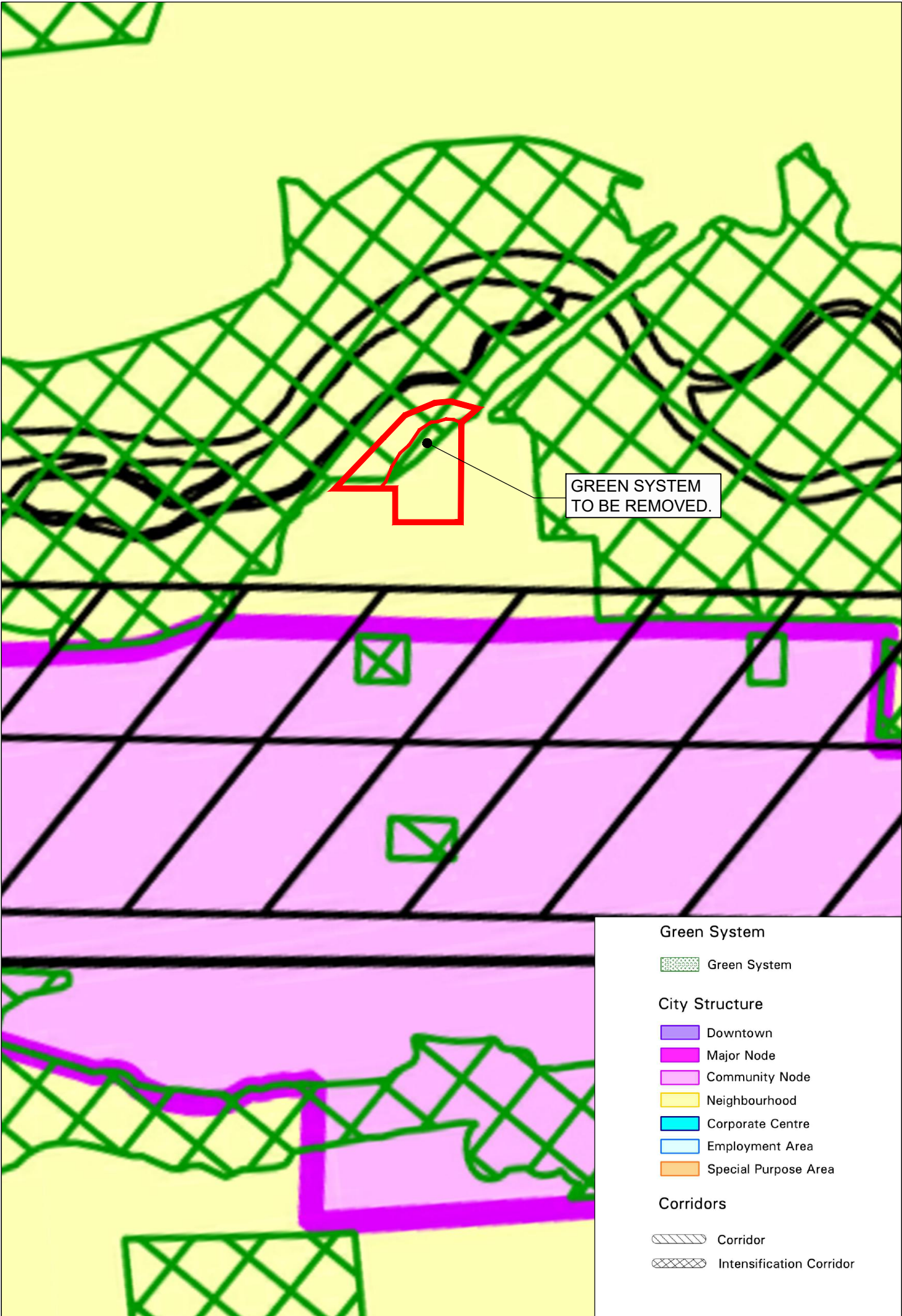
*Schedule based on City of Mississauga Schedule 10 - Land Use Designation

Subject Property



Scale: N.T.S.
May 6, 2019

SCHEDULE 'B'



*Schedule based on
City of Mississauga
Schedule 1 - Urban System

— Subject Property



Scale: N.T.S.
May 6, 2019

SCHEDULE 'C'



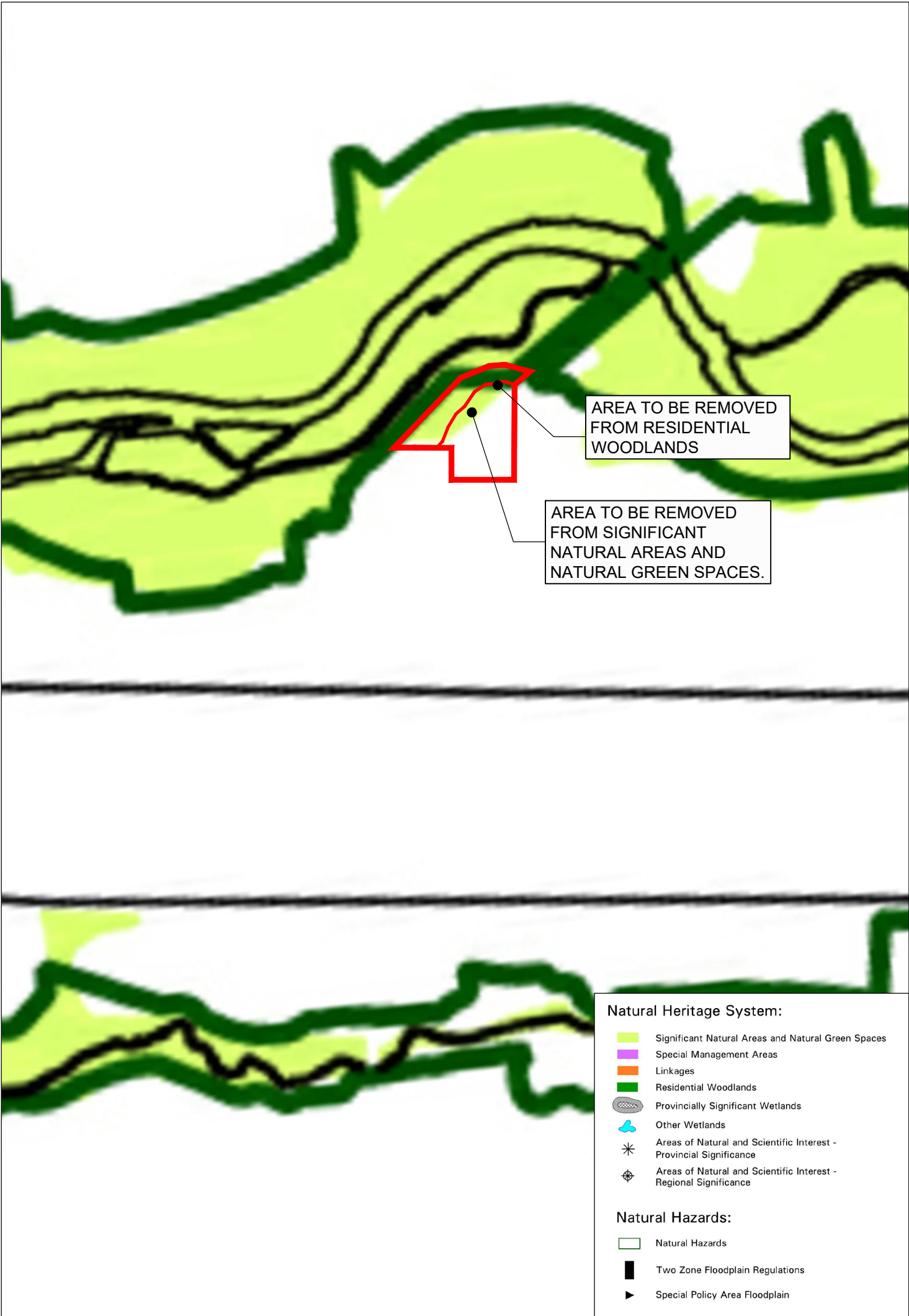
*Schedule based on
City of Mississauga
Schedule 1a - Green System

— Subject Property



Scale: N.T.S.
May 6, 2019

SCHEDULE 'D'



*Schedule based on
City of Mississauga
Schedule 3 - Natural System

— Subject Property



Scale: N.T.S.
May 6, 2019

SCHEDULE E

Table 8-4: Road Classification – Local Roads

The road right-of-way (R-O-W) for local roads will be 17 m – 20 m, with the following exceptions:

[...]

	Character Area	Street	Jurisdiction	R-O-W Range
23	Streetsville Neighbourhood	Wyndham Street cul-de-sac	Mississauga	10 m