

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 change the land use designation of a portion of the subject lands from “Greenlands” and “Natural Hazards” to “Residential Medium Density” and to repeal the current Section 16.8.4.4 (“Exempt Site 4”) for the East Credit Neighbourhood Character Area and replace it with an amended version, to permit seventy-five (75) townhouse dwellings (on a CEC – Private Road) within eleven (11) blocks with access from Barbertown Road.

LOCATION

The lands affected by this Amendment are located on the located on the north side of Barbertown Road, east of the Credit River and south of the Canadian Pacific Railway Line. The subject lands are located in the East Credit Character Area.

BASIS

The subject lands are designated “Greenlands” and “Natural Hazards” and are identified as Exempt Site 4 in the East Credit Character Area of the Mississauga Official Plan. New development is currently not permitted on the subject lands.

The proposal to re-designate the subject lands to “Residential Medium Density” and to repeal the policies and boundaries of “Special Site 4” and replace it with an amended version to allow for the proposed development of townhouse dwellings with a specific developable limit of the property as approved by Credit Valley Conservation.

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.

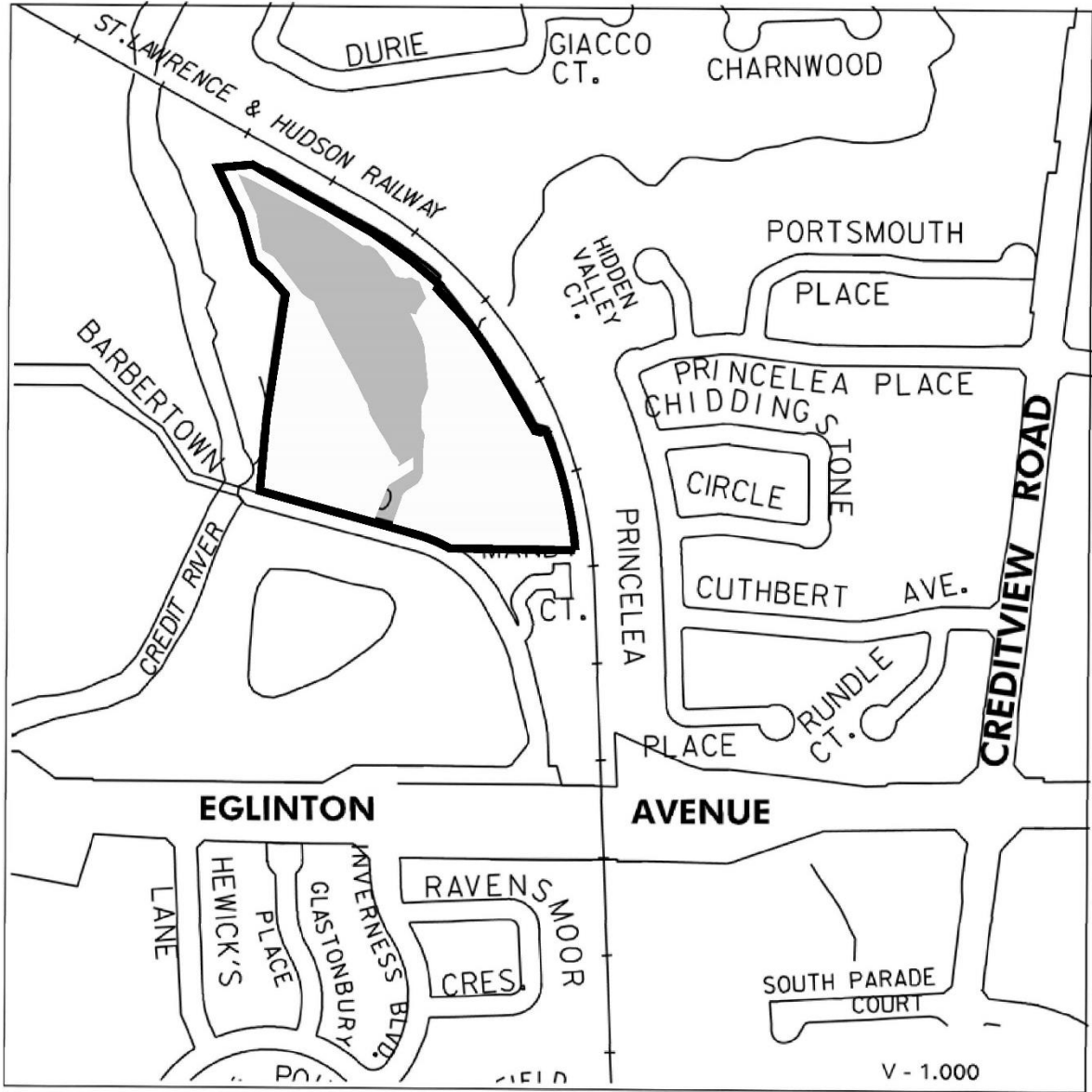
Details regarding this Amendment to the Mississauga Official Plan are contained in the Planning and Building Report dated xxxxxx xx, 201x, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended by the following:

1. Section 16.8.4.4, Site 4, Exempt Site Policies, East Credit Neighbourhood Character Area, is hereby repealed and replaced with the following revised policies:

16.8.4.4 Site 4



16.8.4.4.1 The lands identified as Exempt Site 4 are located on the north side of Barbertown Road immediately east of the Credit River.

16.8.4.4.1 Notwithstanding the provisions of the Greenlands designation, Residential Medium Density uses will be permitted within a specific developable limit as approved by Credit Valley Conservation.

2. Schedule 10 – Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the designation on a portion of the subject lands from “Greenlands” and “Natural Hazards” to “Residential Medium Density”, as shown on Map “X” 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.

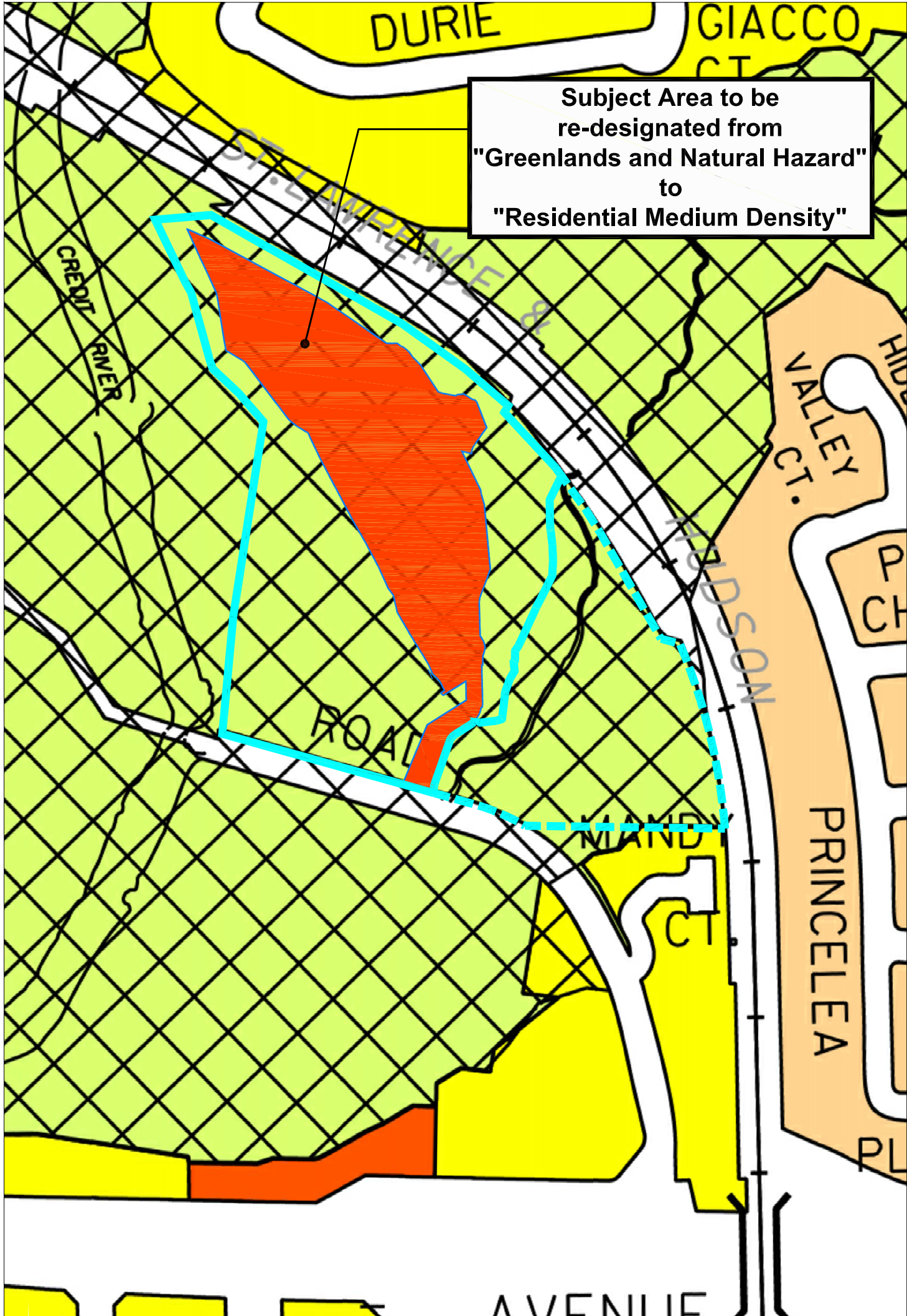
This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated August 1, 2018.

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 - Landuse Designation

- Subject Property
- Additional Lands Owned By Applicant
- Limit of Development

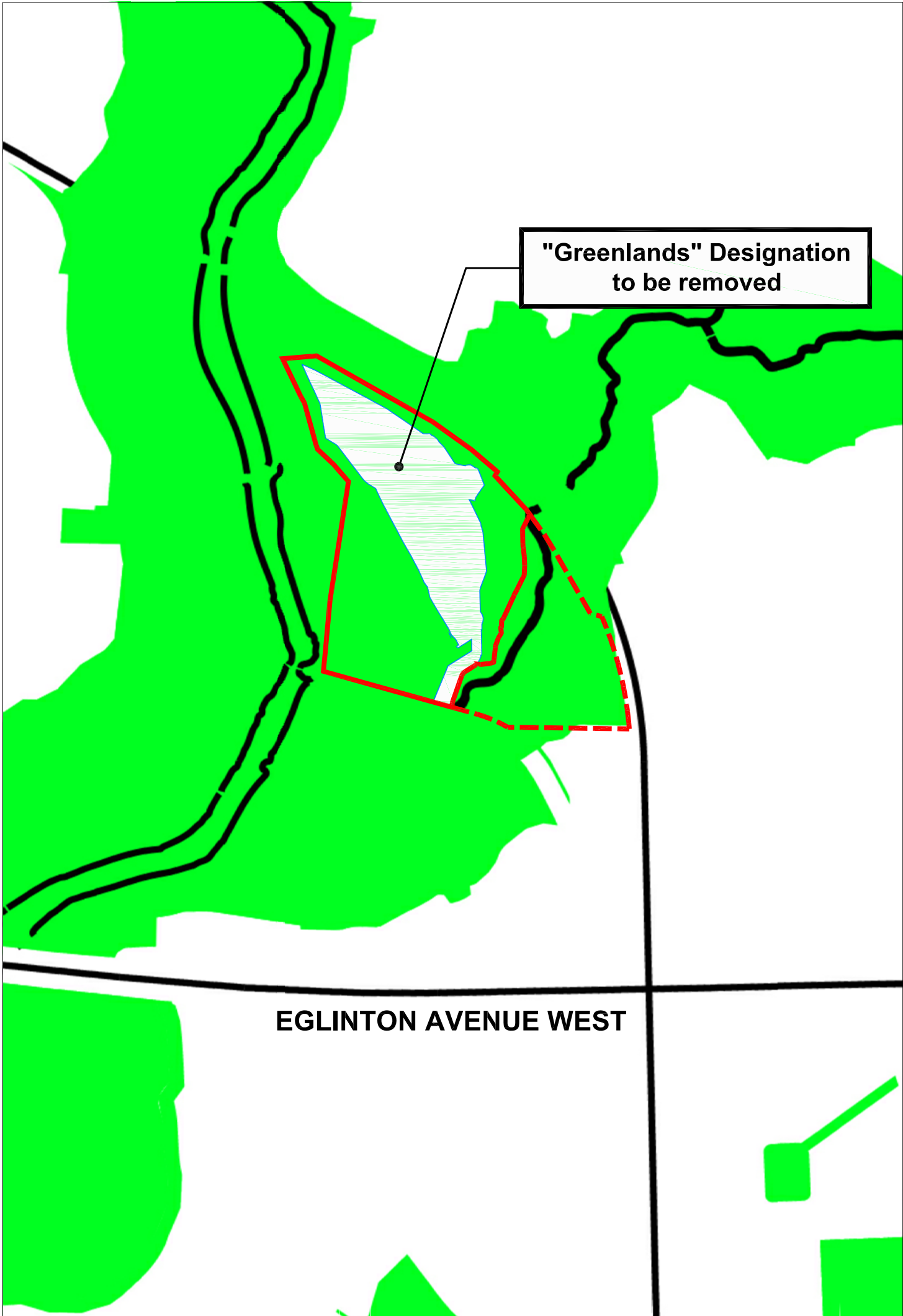


Scale: N.T.S.
March 29, 2019



GSAI

SCHEDULE 'B'



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

- Subject Property
- Additional Lands Owned By Applicant
- Limit of Development

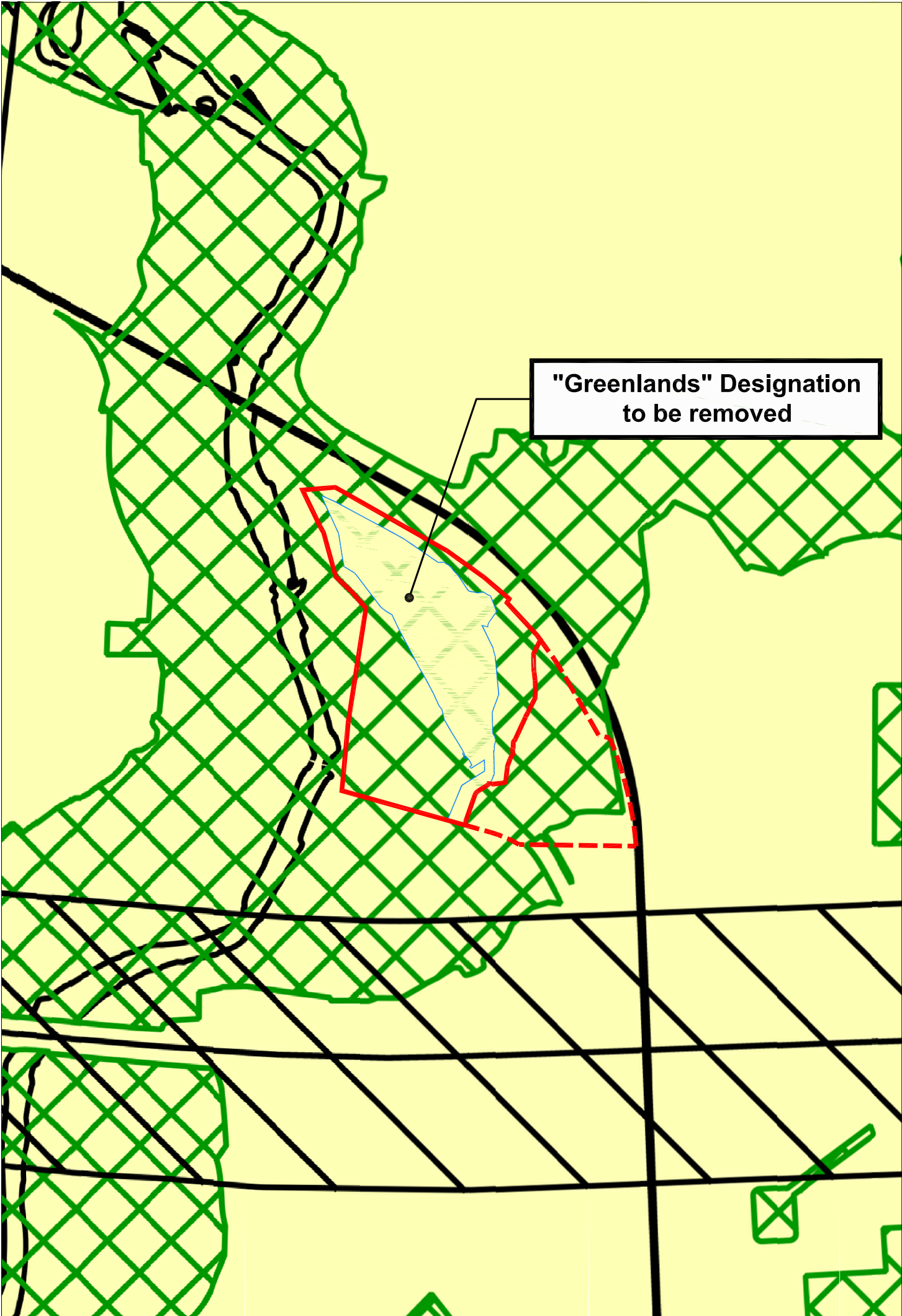


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March 29, 2019



GSAI

SCHEDULE 'C'



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

- Subject Property
- Additional Lands Owned By Applicant
- Limit of Development



Scale: N.T.S.
March 29, 2019



GSAI