

Draft Official Plan Amendment – 1444, 1450, 1454 and 1458 Cawthra Road

Amendment No. _____

to

Mississauga Official Plan

The following text and Map “A” attached constitute Amendment No. _____.

PURPOSE

The purpose of this Amendment is to change the land use designation of the Subject Lands from Residential Low Density II to Residential Medium Density and to add a Special Site policy to permit detached dwellings.

LOCATION

The lands affected by this Amendment are located on the west side of Cawthra Road, north of Arbor Road. The Subject Lands are located within the Mineola Neighbourhood Character Area.

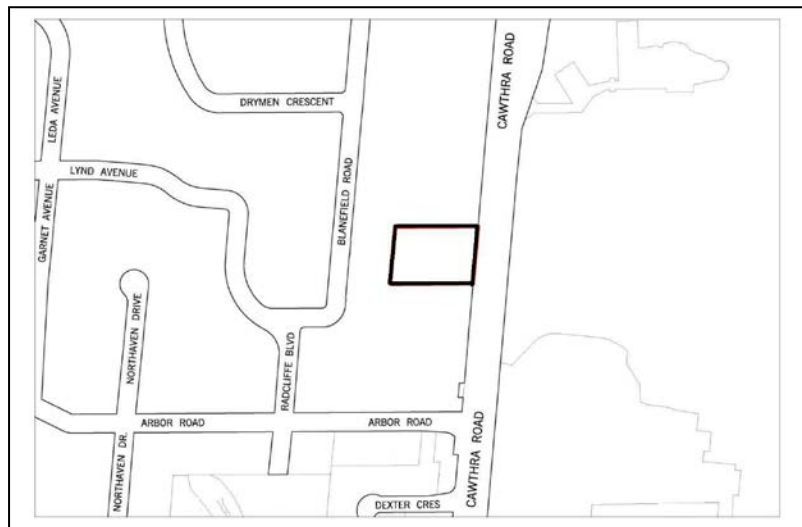
BASIS

The proposed Amendment is acceptable from a planning perspective as it implements Provincial policies, conforms to the Regional Official Plan and is consistent with the overall goals and objectives of the Mississauga Official Plan as a site that is capable of accommodating a mixture of low rise dwellings in a manner that better optimizes the site area and location on a major arterial road. The proposed townhouse and detached dwelling development provide for an appropriate transition to neighbouring properties while maintaining a low rise scale and built form.

DETAILS OF THE AMENDMENT

1. Schedule 10 – Land Use Designations, of the Mississauga Official Plan is hereby amended by changing the land use designation of the Subject Lands from Residential Low Density II to Residential Medium Density, as shown on Map “A” of this Amendment.
2. Section 16.18.5, Special Site Policies, Mineola Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.18.5.____ Site ____



16.18.5.____.1 The lands identified as Special Site ____ are located on the west side of Cawthra Road, north of Arbor Road.

16.18.5.____.2 Notwithstanding the provisions of the Residential Medium Density designation, detached dwellings will be permitted.

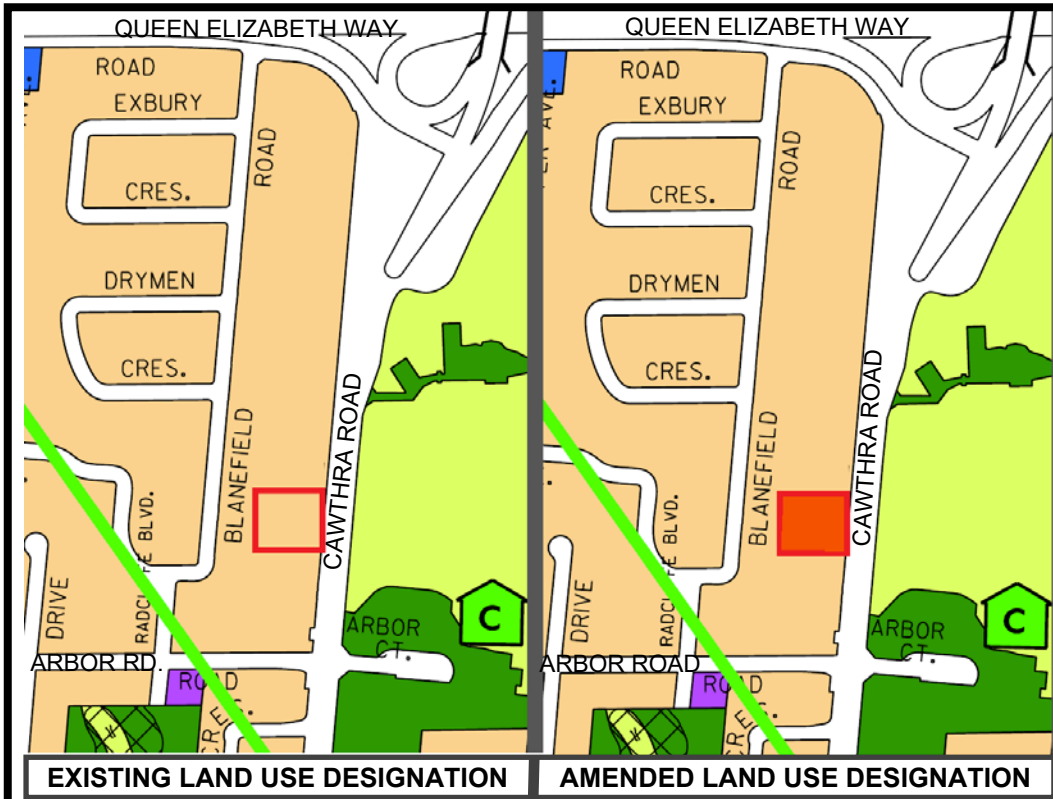
IMPLEMENTATION

Upon approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.




















The Subject Lands will be rezoned to implement this Amendment.

INTERPRETATION

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





LAND USE DESIGNATIONS

-  Residential Low Density I
-  Airport
-  Residential Low Density II
-  Institutional
-  Residential Medium Density
-  Public Open Space
-  Residential High Density
-  Private Open Space
-  Mixed Use
-  Greenlands
-  Convenience Commercial
-  Parkway Belt West
-  Motor Vehicle Commercial
-  Utility
-  Office
-  Special Waterfront
-  Business Employment
-  Partial Approval Area
-  Industrial

 **AREA OF AMENDMENT**

 **MAP "A"**

FROM:
 **RESIDENTIAL LOW DENSITY II**

TO:
 **RESIDENTIAL MEDIUM DENSITY**

Part of Schedule 10
 Land Use Designations
 Mississauga Official Plan