

**Amendment No. XX**

**to**

**Mississauga Official Plan**

By-law No. \_\_\_\_\_

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

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 ("MMA") 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. XX in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desire to adopt certain amendments to the Mississauga Official Plan regarding a land use designation change from Residential Low Density II to Residential Medium Density within the Malton Neighbourhood Character Area.

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

1. The document attached hereto, constituting Amendment No. XX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed \_\_\_\_\_

MAYOR

Signed \_\_\_\_\_

CLERK

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**to**  
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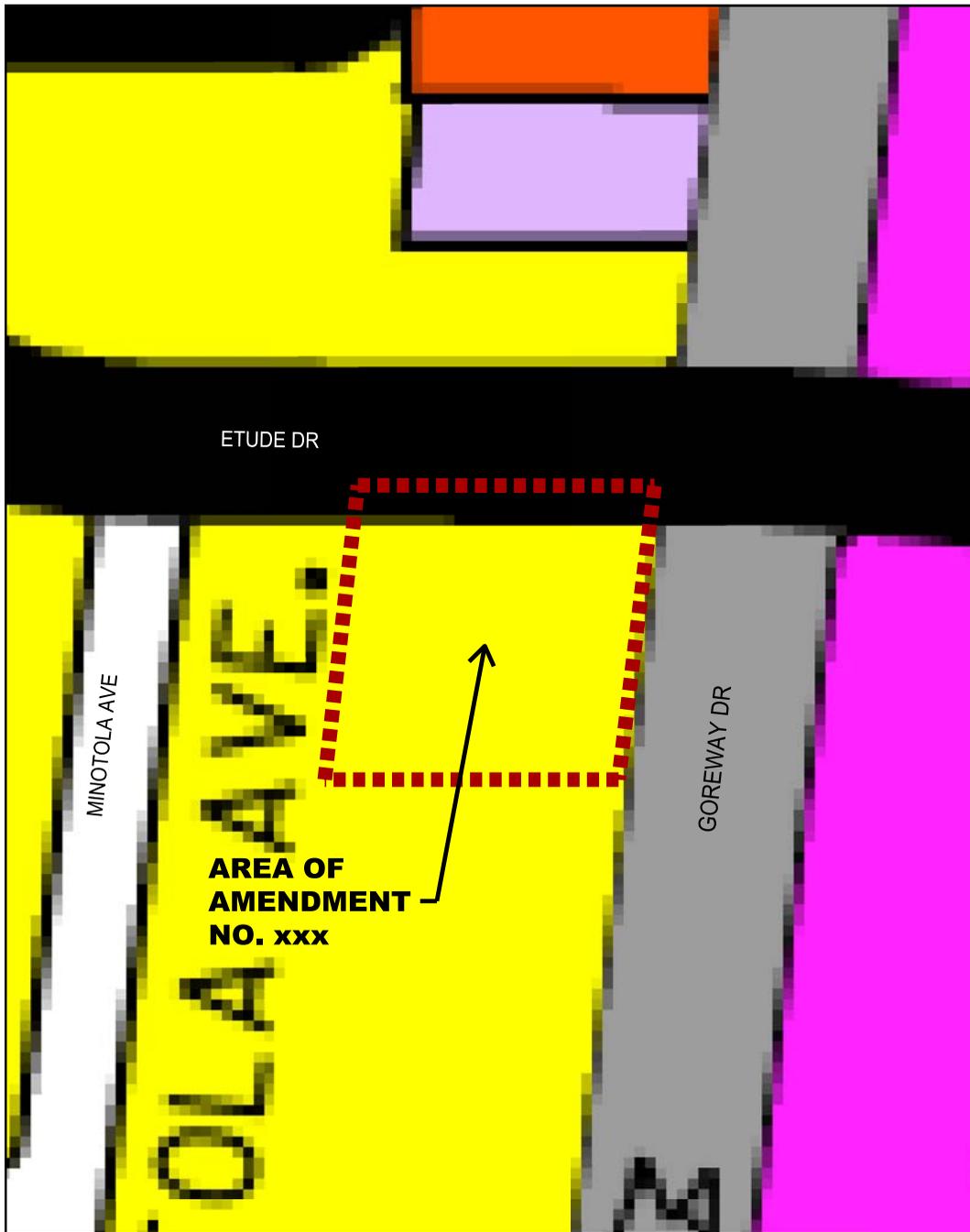
The following text constitutes Amendment No. XX.

Also attached but not constituting part of the Amendment are Appendices I, II and III.

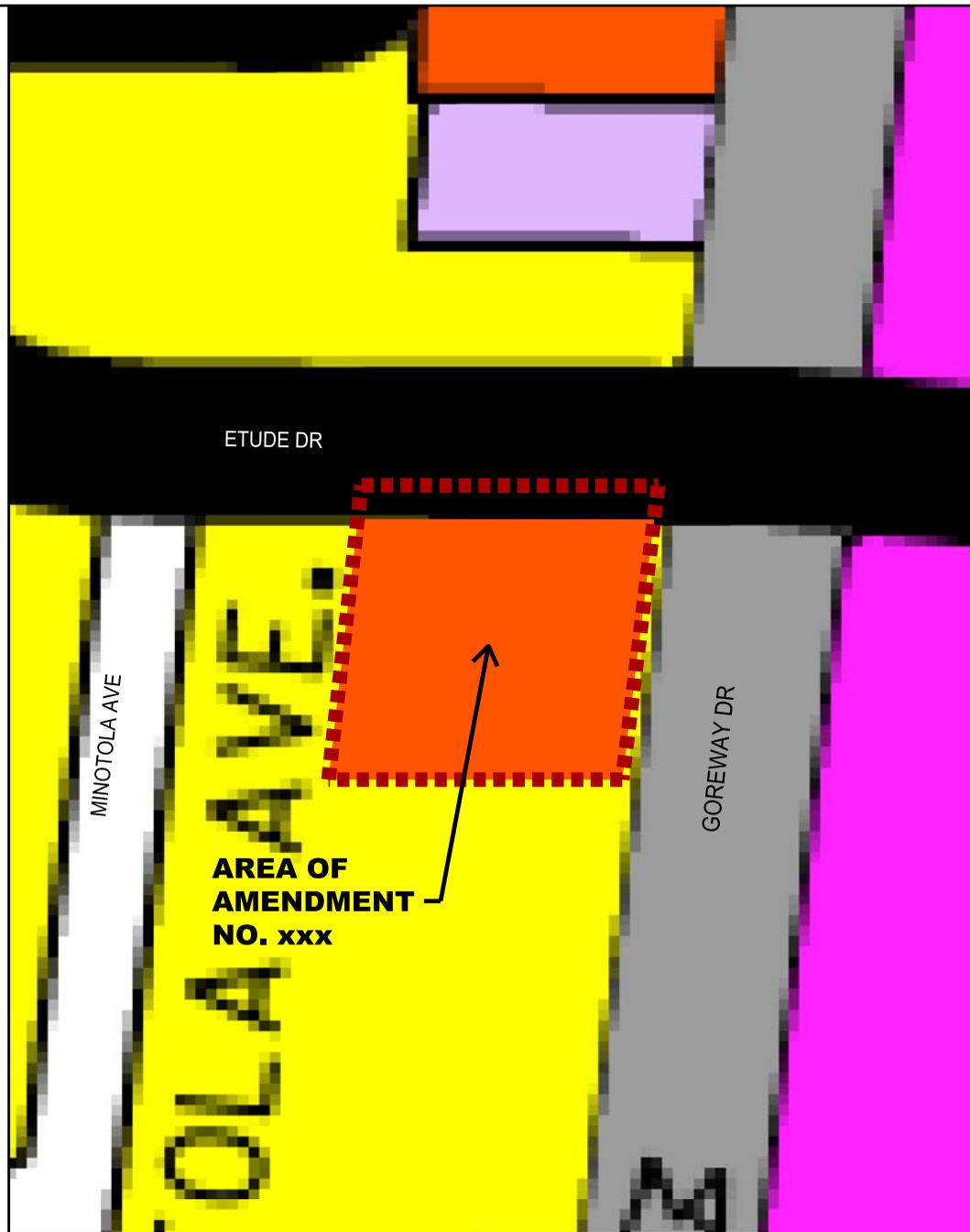
Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a schedule identifying the subject site and area to be re-designated from Residential Low Density I to Residential Medium Density.

Appendix III is a copy of the Planning and Building Department report dated XXXXX, pertaining to this Amendment.



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

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                 |                       |

BASE MAP INFORMATION

- |   |                              |
|---|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPIA Operating Area                     | Public School                |
| Natural Hazards   | Catholic School              |
|   | Hospital                     |
|   | Community Facilities         |

City Structure

- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

- Notes:
- The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
  - Base map information (e.g., roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  - Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 5, Long Term Road Network.

MOPAs Appealed to the Ontario Municipal Board

Original Appeal

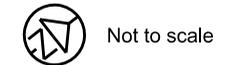
The information on this schedule reflects Council adopted amendments. Areas of this schedule are under appeal. For in effect mapping information refer to the Consultation Tables and MOPA document.

Schedule 10  
Land Use Designations



V - 23.006

- AREA OF AMENDMENT NO. xxx
- FROM Residential Low Density I
- TO Residential Medium Density



## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to allow the development of townhouses on a condominium road on the subject site, as described in the attached Schedule (Appendix II).

## **LOCATION**

The lands affected by this Amendment are located at the southwest corner of Goreway Drive and Etude Drive. The subject lands are located in the Malton Neighbourhood Character Area, as identified in Mississauga Official Plan, Schedule 9 – ‘Character Areas’.

## **BASIS**

The City of Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject lands are designated Residential Density I which permits which only permits detached dwellings in the Matlon Neighbourhood Character Area.

The proposal Amendment is to change the land use designation to Residential Medium Density to permit 14 townhouses, and is acceptable from a planning standpoint and should be approved for the following reasons:

- The proposed re-designation meets the overall intent, goals, objectives and policies of Mississauga Official Plan as townhouses are contextually appropriate, being located at the periphery of this neighbourhood.
- The proposed designation is appropriate for the property and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layouts are respectful of the adjacent properties.

## **DETAILS OF THE AMENDMET**

1. Schedule 10 – Land Use is hereby amended by designating the subject site, as identified in Appendix II, from Residential Density I to Residential Medium Density.

## **IMPLEMENTATION**

Upon the 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 lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated XX.

## **INTERPRETATION**

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

This Amendment supplements the intent and policies of Mississauga Official Plan.

## **APPENDIX I**

### **PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XXX in connection with this proposed Amendment.

## **APPENDIX II**

Schedule identifying the subject site and area to be re-designated from Residential Density I to Residential Medium Density.