

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 are Appendix 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, 20XX, pertaining to this Amendment

## PURPOSE

The purpose of submitting this Official Plan Amendment is to increase the maximum permitted Floor Space Index from 1.0 to 1.47 and to determine the development limits of the subject site.

## LOCATION

The lands affected by this Amendment are located east of Joymar Drive, south of tannery Street, north of Thomas Street and west of Mullet Creek. The subject property is located in Special Site 2 of the Streetsville Community Character Area in Mississauga Official Plan.

## BASIS

The subject lands are designated Residential Medium Density and Greenlands and are located with Special Site 2 of the Streetsville Community Character Area of the Mississauga Official Plan.

The proposal is to increase the maximum permitted Floor Space Index on the subject from 1.0 to 1.47 and to redefine the area of the Residential Medium Density and Greenlands designations on all applicable Schedules and maps of the Mississauga Official Plan.

The proposed Official Plan Amendment is acceptable from a planning standpoint and should approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management, housing, transportation and natural environment 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 to a range of housing types; it efficiently and effectively utilizes existing community infrastructure and facilities; it is supportive of transit and promotes the use of other modes of travel, proposes a desirable urban form, expands and protects the natural features of Mullet Creek and meets the environmental standards for residential land uses.

Details regarding this Amendment to the Mississauga Official Plan are contained in the Planning and Building Report dated XXXX XX, 20XX, 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 revising the area of the Residential Medium Density and the Greenlands designation as shown on Schedule 'A' of this amendment.
2. Map 14-10 Streetsville Community Node Character Area, is hereby amended by revising the maximum Floor Space Index for the subject site to 1.47 as shown on Schedule 'B' of this Amendment.

## IMPLEMENTATION

Upon the approval of this Amendment by 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 lands, subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscape 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 13, 2019.

## 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.



Subject Site

**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                  | Grasslands            |
| 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)      |
| 1998 NEP/2000 NEP Composite Noise Contours                | City Centre/Toronto Terminals |
| 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 dates of the Municipal Councils' terms are for information only.
- The map is for informational purposes only. It is not intended to be used as a legal document.
- For more information on the City's policies, procedures, and services, please contact the City Clerk's Office.

**MOPAs Appealed to the Ontario Municipal Board**

**Original Appeal**

The information on this website reflects Council's decisions.

Areas of this website are under appeal.

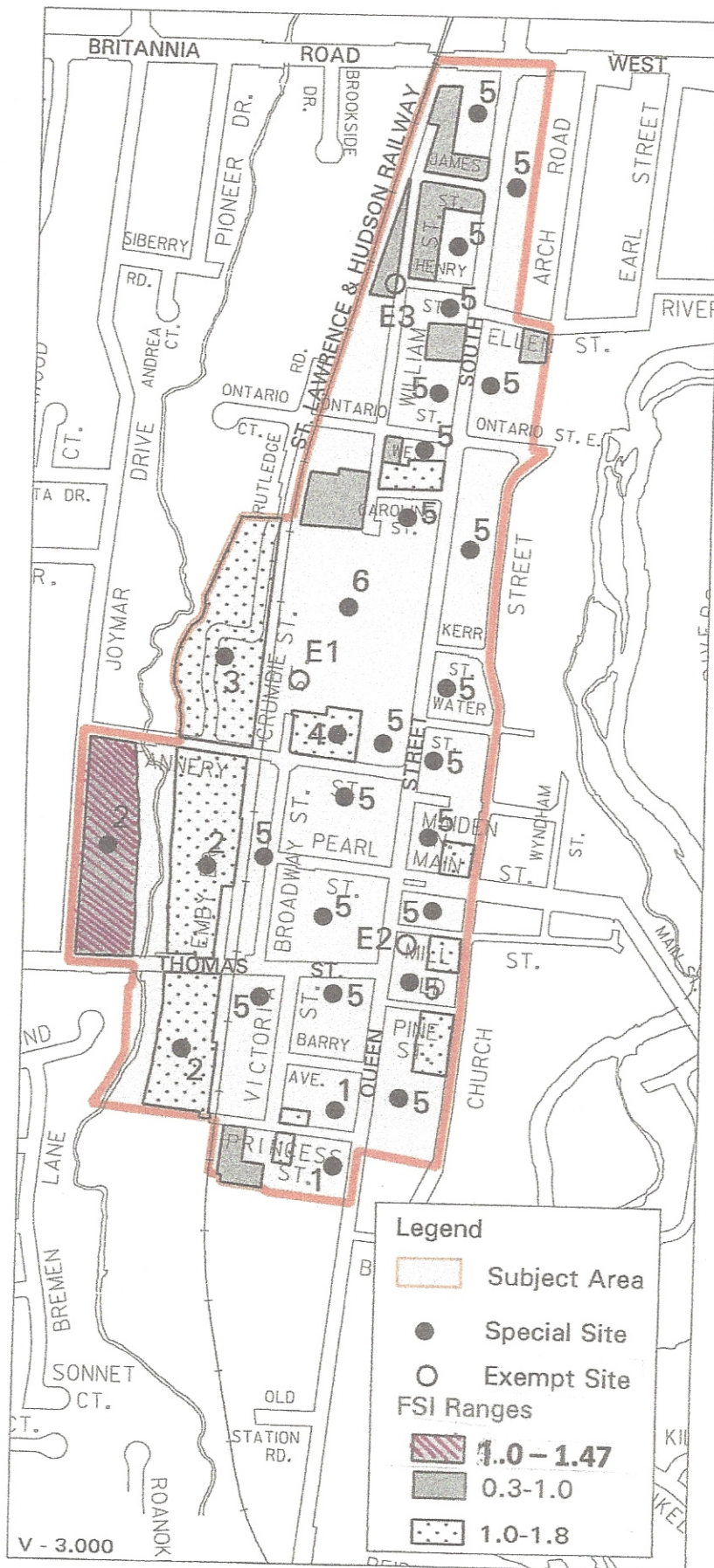
For further mapping information, visit the Council's Website and MOPAs website.

Schedule 10  
Land Use Designations

**SCHEDULE 'A'**



# 14.10 Streetsville



Map 14-10: Streetsville Community Node Character Area

## Schedule 'B'

A By-law to amend By-law 0225-2007, as amended.

WHEREAS pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended,

The Council may amend a Zoning By-law;

NOW THEREFORE the Council of the Corporation of the City of Mississauga

ENACTS as follows:

1, By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by the following Exception Table:

4.14.2.XX	Exception: RM9-XX	Map # 39E	By-law:
In a RM9-XX zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
<b>ADDITIONAL PERMITTED USES</b>			
Back to back townhouses on a condominium road			
<b>REGULATIONS</b>			
4.14.2.XX.1	Maximum dwelling height flat roof		15.0 m
4.14.2.XX.2	Minimum FRONT YARD		3.0 m
4.14.2.XX.3	Minimum EXTERIOR SIDE YARD		3.0 m
4.14.2.XX.4	Minimum REAR YARD		5.0 m
4.14.2.XX.5	Minimum setback to a sight triangle		1.0 m
<b>MINIMUM INTERTNAL SETBACKS</b>			
4.14.2.XX.6	From the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway.		4.2 m
4.14.2.XX.7	From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space.		2.0 m

4.14.2.XX.8	From a rear wall of a building to a rear wall of another building On the same lot.	14.0 m
4.14.2.XX.9	From a side wall of a building to condominium road, sidewalk, or parking space.	1.8 m
MINIMUM AMENITY AREA AND LANDSCAPE AREA		
4.14.2.XX.10	Minimum landscape area	5800 m <sup>2</sup>
4.14.2.XX.11	Minimum required landscaped soft area	50% of Landscaped area
4.14.2.XX.12	Minimum landscaped buffer abutting a sight triangle	1.0 m
4.14.2.XX.13	Minimum contiguous amenity area	2.8 m <sup>2</sup> per dwelling unit
4.14.2.XX.14	Minimum setback from an amenity area to a building to any Type of road.	0.0 m
4.14.2.XX.15	Minimum contiguous private outdoor space per unit when Located on a balcony.	2.0 m <sup>2</sup>
4.14.2.XX.16	Minimum setback of a stair from an underground parking area to any structure or sidewalk to which it is not attached	1.0 m