



RE-ISSUED: NOTICE OF REFUSAL TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

RE-ISSUED DATE OF NOTICE	June 18, 2020	
DATE PASSED BY COUNCIL	March 4, 2020	
LAST DATE TO FILE APPEAL	July 8, 2020	
FILE NUMBER	OZ 18/017	Ward 7
APPLICANT	Plazacorp Properties Limited	
PROPERTY	2512, 2522, 2532 Argyle Road, Mississauga, ON L5B 1V1, south of Dundas Street West, west of Confederation Parkway	

TAKE NOTICE that in accordance with Ontario Regulation 149/20 under the Planning Act, the original notice dated March 12, 2020 is deemed to not be completed and a new notice is required to be issued.

Please note that the Council of the Corporation of the City of Mississauga on March 4, 2020, refused an application to amend the Official Plan and Zoning By-law under sections 22 (6.6) and 34 (10.9) of the Planning Act, R.S.O., 1990, c.P.13. Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting held under the Planning Act have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

The reasons for City Council's refusal are on the basis which includes but is not limited to; that the proposal does not conform with the Mississauga Official Plan, including but not limited to policy 5.3.5.1 which states that Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved; the proposal constitutes overdevelopment; and, that the proposal does not represent good planning.

THE PURPOSE AND EFFECT of this application was to amend the Official Plan and Zoning By-law to permit 101 back to back stacked townhomes 2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation Parkway.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the LPAT website at www.elto.gov.on.ca. Only individuals, corporations and public bodies may appeal to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. A person or public body that requested an amendment to the Official Plan and Zoning By-law may appeal the refusal of the requested amendment to the Local Planning Appeal Tribunal in respect of all or any part of the requested amendment.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Official Plan Amendment and Zoning By-law amendment was refused, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An appeal of the refusal of the requested amendments must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, **no later than July 8, 2020.**

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00, payable to the Minister of Finance;
- 3) be accompanied by a fee of \$300.00, payable to the City of Mississauga; and
- 4) Meet submission requirements as set out on the appeal forms.

MORE INFORMATION: A copy of the notice can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Marianne Cassin of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. 5534.



Sacha Smith,
Manager & Deputy Clerk
Legislative Services
City of Mississauga
300 City Centre Drive
Mississauga, Ontario L5B 3C1