



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

DATE OF NOTICE	April 12, 2019	
DATE PASSED BY COUNCIL	March 27, 2019	
LAST DATE TO FILE APPEAL	May 2, 2019	
FILE NUMBER	OZ 15/006	Ward 7
APPLICANT	RioTrin Properties (Burnhamthorpe) Inc.	
PROPERTY	3900-3980 Grand Park Drive, southwest corner of Burnhamthorpe Road West and Grand Park Drive	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga on March 27, 2019, 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 that the proposal is not consistent with the Provincial Policy Statement; the proposal does not conform and conflicts with all applicable Provincial Plans; the proposal does not conform with the Region of Peel Official Plan; the proposal does not conform with the Mississauga Official Plan, including but not limited to policy 16.11.1.1 which states that no new residential development will be permitted within the 300m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, until the closure of the plant, or suitable cleanup of emissions has been carried out to the satisfaction of the Provincial Government; the proposal does not have regard for matters of provincial interest; and 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 a 25 storey, 272 unit apartment building with retail commercial uses on the ground floor.

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 with the Clerk of the City of Mississauga, Attention: City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, **no later than May 2, 2019**.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 per application, payable to the Minister of Finance; and
- 3) be accompanied by a fee of \$300.00 for the first application and additional \$25.00 per related appeal, payable to the City of Mississauga.
- 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 X5534 or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

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