



**NOTICE OF DECISION WITH RESPECT TO AN OFFICIAL PLAN AMENDMENT
NOTICE OF THE PASSING OF A ZONING BY-LAW
under the Planning Act (Bill 51)**

DATE OF NOTICE	March 20, 2013	
OFFICIAL PLAN AMENDMENT	MOPA No. 8 (by By-law 0049-2013)	
ZONING BY-LAW NUMBER	0050-2013	
DATE PASSED BY COUNCIL	March 6, 2013	
LAST DATE TO FILE APPEAL	April 9, 2013	
FILE NUMBER	CD.21.DOW	Wards 4 and 7
APPLICANT	City of Mississauga	
PROPERTY	Downtown Core (see attached map)	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga adopted the above noted Official Plan Amendment and passed the above noted Zoning By-law, on the 6th day of March, 2013 under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law and a map showing the location of the lands to which the amendments apply are attached.

AND TAKE NOTICE that a notice of appeal to the Ontario Municipal Board in respect of the Official Plan Amendment and/or Zoning By-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, at 300 City Centre Drive, Mississauga, ON L5M 3C1, by the Last Date to File an Appeal as noted above.

The Notice of Appeal must:

- 1) set out the specific parts of the Official Plan Amendment to which the appeal applies and/or the objection to the Zoning By-law;
- 2) set out reasons for the appeal;
- 3) be accompanied by the fees required by the Ontario Municipal Board in the amount of \$125.00 for the Official Plan appeal and \$125.00 for the Zoning By-law appeal, payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 4) be accompanied by an administration fee of \$150.00 for the Official Plan appeal and \$150.00 for the Zoning By-law appeal, payable by Certified Cheque to the Treasurer of City of Mississauga.

WHO CAN APPEAL:

Only individuals, corporations and public bodies may appeal a decision with respect to an Official Plan amendment and/or a Zoning By-law to the Ontario Municipal Board. 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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The decision of the Council of the Corporation of the City of Mississauga is final if a notice of appeal is not received on or before the last day for filing a notice of appeal. Please note that the zoning by law shall not come into force until Mississauga Official Plan Amendment Number 8 is in full force and effect.

If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Diana Rusnov, Deputy Clerk
Legislative Services
Corporate Services Department

PURPOSE AND EFFECT:

Official Plan Amendment No. 8 replaces the Downtown Core Local Area Plan of Mississauga Official Plan. This Amendment also amends the Road Classification Tables of Mississauga Official Plan by adding the Downtown Core Character Area to the Road Classification for Minor Collectors and deleting and replacing the right of way range for the road classification for local roads in the Downtown Core. As well, Schedule 10 Land Use Designations is amended for the Downtown Core Character Area.

Zoning By-law 0050-2013 amends Mississauga Zoning By-law 0225-2007 by amending various sections of the Zoning By-law pertaining to Downtown Core (previously City Centre) Zones. The amendments include: additional definitions; modifying the General Provisions related to Night Clubs; adding reduced parking requirements for restaurants, take-out restaurants and night clubs in the Downtown Core; renaming City Centre Zones in conformity with the Downtown Local Area Plan; introduce CCO (Downtown Core Office) zone; introduce 'A' and 'B' Street Frontages for all streets in the Downtown Core; extend Build-to-Areas on streets in the Downtown Core; introduce Retail Activation Frontages on specific streets within the Downtown Core; introduce maximum tower floor plate size for an apartment dwelling of 850 m² and require podiums in residential buildings greater than 12 storeys in height; establish a minimum height of three (3) storeys for all buildings in the Downtown Core; and add a Holding Provision dealing with the conveyance or dedication of roads in the Downtown Core.

Other Related Applications

These lands are also subject of an amendment (By-law 0051-2013) to the Site Plan Control By-law, under File No. CD.21.DOW.

Additional Information

Additional information regarding these amendments is available for public inspection during regular office hours at the City of Mississauga at the address noted above or 905-615-3200 x 5421.

Location map of affected lands:

