

DECLARATION

Subsection 17 of the Planning Act

Applicant: Weston Consulting
Municipality **City of Mississauga**
Our File: OPA 20

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 2, 2014 when By-law Number 0185-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on July 9, 2014.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

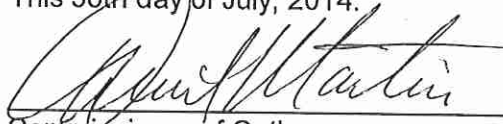
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me


at the City of Mississauga

in the Regional Municipality of Peel

This 30th day of July, 2014.



Commissioner of Oaths



Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2017.

Amendment No. 20

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



File Number: OPA 20
Municipality: City of Mississauga
Subject Lands: The southeast corner of Bancroft Drive and Ivandale Drive
Date of Decision: July 2, 2014
Date of Notice: July 9, 2014
Last Date of Appeal: July 29, 2014

NOTICE OF DECISION
With respect to an Official Plan Amendment
Subsection 17(23) of the Planning Act
BILL 51

A decision was made on the date noted above to approve all of Amendment Number 20 to the Mississauga Plan (Official Plan) Amendment for the City of Mississauga as adopted by By-law 0185-2014.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to change the land use designation of the subject lands from Convenience Commercial to Mixed Use to permit motor vehicle sales, leasing, rental and repair.
A copy of By-Law 0185-2014 adopting this Amendment is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

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

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made 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 plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications

These lands are also the subject of an application under the Act under File No. OZ-11/002.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from **Mila Yeung of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5515.**

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER

A by-law to Adopt Mississauga Official Plan Amendment No. 20

WHEREAS in accordance with the provisions of sections 17 or 22 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 and Housing ("MMAH") 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. 20, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and Map "A" attached constitute Amendment No. 20 to Mississauga Official Plan, specifically the East Credit Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this 2nd day of July, 2014.

ORIGINAL SIGNED BY
HAZEL MCCORMICK

MAYOR

CRYSTAL GREER CITY CLERK
CITY OF MISSISSAUGA

CLERK

Amendment No. 20

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Map "A" attached hereto constitutes Amendment No. 20.

Also attached hereto but not constituting part of the Amendment are Appendices 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 June 9, 2014, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Convenience Commercial to Mixed Use to permit motor vehicle sales, leasing, rental and repair.

LOCATION

The lands affected by this Amendment are located at the southeast corner of Bancroft Drive and Ivandale Drive. The subject lands are located in the East Credit Neighbourhood Area, as identified in Mississauga Official Plan.

BASIS

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 Convenience Commercial which permits commercial parking facility, entertainment, recreation and sports facilities, financial institution, gas bar, personal service establishment, residential, restaurant, retail store and secondary office.

The requested amendment is to change the lands designated Convenience Commercial to Mixed Use in order to permit motor vehicle sales, leasing, rental and repair in addition to the uses permitted in a Convenience Commercial designation.

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

1. The proposed amendments to Mississauga Official Plan – East Credit Neighbourhood Character Area meet the overall intent, goals, and objectives and policies of the Mississauga Official Plan.
2. The proposal is compatible with Exempt Site 5 located south of the subject site which is designated Business Employment and allows for motor vehicle sales, leasing, rental and repair.

Details regarding this Amendment to the East Credit Neighbourhood Character Area Plan Policies of the Mississauga Official Plan are contained in the Planning and Building Report dated June 9, 2014, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.8.3.2, Site 2, is hereby amended by deleting Policy 16.8.3.2.2 and replacing it with the following:

Notwithstanding the policies of this Plan, motor vehicle sales, leasing, rental and repair will also be permitted.

2. Schedule 10 – Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use of the subject lands from Convenience Commercial to Mixed Use, as shown on Map "A" of this Amendment.

IMPLEMENTATION

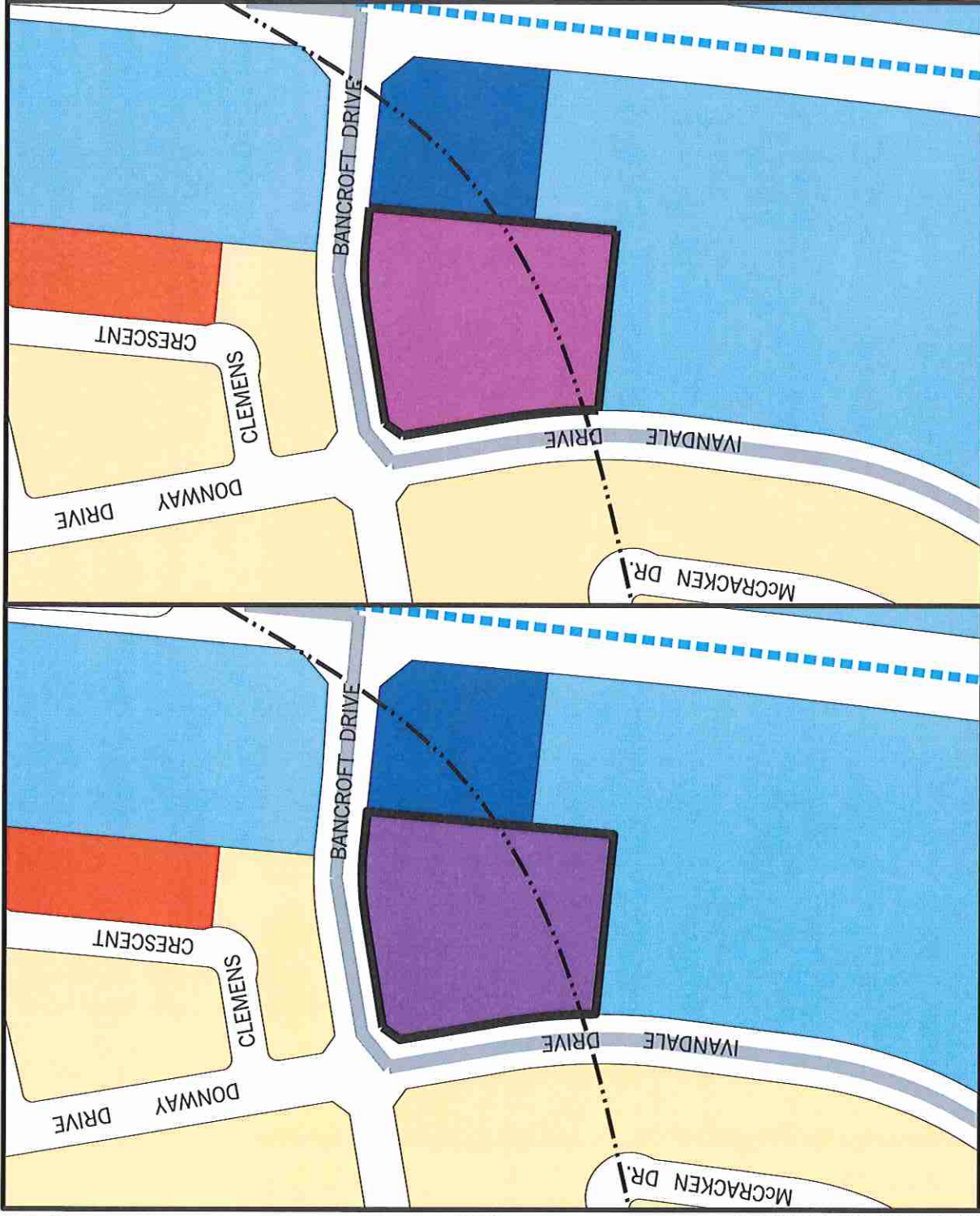
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

The lands will be rezoned to implement this Amendment.

INTERPRETATION

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

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



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown Core Commercial
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility
- To Be Determined

LAND USE LEGEND

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

CITY STRUCTURE

- Downtown
- Major Node
- Community Node
- Neighbourhood
- ND2 Region of Peel Non-Decision
- Corporate Centre
- Employment Area
- Special Purpose Area

- AREA OF AMENDMENT NO. 20
- FROM: CONVENIENCE COMMERCIAL
- TO: MIXED USE



MAP 'A'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

City of Mississauga

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

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 June 24, 2013 in connection with this proposed Amendment.

No members of the public attended the June 24, 2013, Planning and Development Committee meeting.

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Corporate Report

COUNCIL

JUL 02 2014

Clerk's Files

Originator's

Files OZ 11/002 W11

DATE: June 9, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit a Motor Vehicle Dealership
860 Ivandale Drive
Southeast corner of Bancroft Drive and Ivandale Drive
Owner: 2356860 Ontario Inc.
(AutoPlanet Group of Companies)
Applicant: Weston Consulting
Bill 51

Supplementary Report

Ward 11

RECOMMENDATION: That the Report dated June 9, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/002 W11, 2356860 Ontario Inc., 860 Ivandale Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Convenience Commercial – Special Site" to "Mixed Use – Special Site" to permit a motor vehicle dealership be approved.
3. That the application to change the Zoning from "C1-2" (Convenience Commercial) to "C3-Exception" (General Commercial- Exception) to permit motor vehicle sales in accordance with the proposed revised zoning standards described in Appendix S-6 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The applicant has agreed to address urban design, landscaping and noise attenuation matters through the site plan review process to the satisfaction of the City.
- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 24, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0155-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

See Appendix S-1- Information Report prepared by the Planning and Building Department.

Since the public meeting, the applicant has consented to amend the application to request a Mixed Use designation and a "C3-Exception" Zone to permit motor vehicle sales on the subject lands; whereas a Business Employment-Special Site and an "E2-Exception" Zone were previously requested.

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor George Carlson on September 29, 2011 and the official Public Meeting was held on June 24, 2013.

The following is a summary of the issues raised by the community:

- increased traffic, and
- general concerns with the introduction of additional motor vehicle sales in the area

Response

A Traffic Impact Study (TIS) was submitted in support of the application which demonstrated that site traffic will have negligible impact on the nearby signalized intersection at Mavis Road and Bancroft Drive. The applicant also relocated the driveway to the private road on the eastern edge of the property to address traffic concerns. The TIS and relocated access are acceptable to the City's Transportation and Works Department.

An acceptable Planning Justification Report was submitted in support of this development proposal. For more details please refer to the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

In comments dated May 14, 2014 the Transportation and Works Department confirmed receipt of a revised site plan, site grading, servicing plan and a noise report which have satisfactorily addressed preliminary comments with respect to the feasibility of the applications.

In the event that these applications are approved by Council, the applicant will be required to provide a detailed noise report prior to Site Plan approval. The Development Agreement shall include the requirements for on-site noise attenuation and measures necessary to ensure that any stationary noise generated from the site meets the City and Ministry of the Environment guidelines.

Grading and drainage details will be finalized through the Site Plan review process.

PLANNING COMMENTS

Mississauga Official Plan

While the applications were submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan (2012).

The applicant initially requested an Official Plan Amendment to change the designation on the site to "Business Employment-Special Site". The Planning and Building Department have reviewed this request and recommend that changing the designation on the subject lands to "Mixed Use – Special Site" is more appropriate to accommodate the requested motor vehicle sales use. The existing Special Site 2 policies will be required to be amended.

Section 19.5 of the Mississauga Official Plan contains criteria for evaluating site specific Official Plan amendments. The criteria is outlined below followed by a discussion of how the proposed application addressed the intent of each criteria

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

While commercial lands to the south and east of the site are designated as "Business Employment – Special Site 5", a special site exception was required to allow for the motor vehicle sales, rental and leasing establishment in the "Business Employment" designation. Council recently approved general amendments to Mississauga Official Plan adding motor vehicle sales as a permitted use under the "Mixed Use" designation, however, the implementation documents have not yet received approval. It is more appropriate that the subject property be designated as "Mixed Use – Special Site" rather than "Business Employment Special Site" in order to accommodate the proposal.

The "Mixed Use – Special Site" designation will not negatively impact or destabilize the intent, goals or objectives of the land use designation of the subject or abutting lands.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

The "Mixed Use – Special Site" designation will permit the retention of the existing commercial uses while allowing for the proposed motor vehicle sales use. This proposal is compatible with the existing land uses to the south and east and represents a natural extension of the commercial uses located on the west side of Mavis Road between Boyer Boulevard and Highway 401.

In accordance with Urban Design Policies outlined in section 16.8.1, the proposed dealership can be appropriately designed to

mitigate impacts on adjacent residential lands located west of Ivandale Drive.

Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

Based on comments received from applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

A satisfactory Planning Justification Report was submitted to Planning and Building Department which demonstrates that the proposed motor vehicle dealership use is appropriate and can be accommodated on the subject property.

Zoning

The applicant was initially seeking an "E2-Exception" (Business Employment) zone to permit the proposed motor vehicle dealership but has subsequently amended their application to a "C3-Exception" (General Commercial) zone. Several of the commercial uses permitted in the base "C3" zone are recommended to be excluded as of right as they were not specifically requested nor were they permitted under the existing "C1-2" (Convenience Commercial) zone. In addition to limiting the permitted uses, revised zoning regulations are recommended and outlined in Appendix S-6 to ensure compatibility with adjacent land uses. The revised "C3-Exception" (General Commercial) zone and accompanying standards are appropriate to accommodate the proposed development. This Department has reviewed the revised zoning standards and find them to be acceptable.

Site Plan

The associated site plan application under file SP 14/055 W11 proposes a two storey motor vehicle dealership with repair garage. Further revisions will be needed to address outstanding urban design and other technical matters such as noise attenuation of the proposed facility prior to approval.

Through the site plan review process, the Planning and Building Department will ensure that the following comments are addressed:

- upgraded exterior side elevations will be specified for the building;
- landscaping along Ivandale Drive will incorporate a series of retaining walls, berms, and planting arrangements including trees and foundation planting;
- sustainable site design features including onsite stormwater retention methods will be incorporated into the site design;
- lighting will be confined to the limits of the property boundaries;
- excessive signs will not be permitted adjacent to Ivandale Drive;
- a continuous landscape connection should be provided between the main front entrance to the building and the street; and
- loading bays, service bays, and waste collection areas will not face onto Ivandale Drive or Bancroft Drive.

Green Development Initiatives

At this time, the applicant is not proposing any green development initiatives. However, the applicant has indicated that this matter would be addressed through the site plan approval process.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION:

The applicant has consented to change the requested designation from "Business Employment-Special Site" to "Mixed Use –

Special Site" and the zoning from "E2-Exception" to "C3-Exception" to accommodate the motor vehicle dealership.

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The requested change by the applicant is to the zone category and to retain the currently permitted commercial uses which is considered to be minor. It is recommended that no further public notice be required regarding the proposed changes.

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

1. The proposal to change the land use designation in the Mississauga Official Plan from "Convenience Commercial – Special Site" to "Mixed Use – Special Site" to accommodate a motor vehicle dealership, is appropriate since the proposed land use is compatible with the surrounding land uses.
2. The proposed "C3-Exception" zone is appropriate to accommodate the proposed development as the car dealership will be compatible with the surrounding land uses and provides a good transition to commercial uses from employment in neighbourhoods.
3. The proposed two storey motor vehicle dealership will be subject to further review through the site plan review process in order to mitigate any impacts on the adjacent residential lands.

ATTACHMENTS:

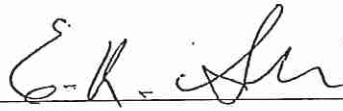
Appendix S-1: Information Report

Appendix S-2: Recommendation PDC 0155-2013

Appendix S-3: Revised Concept Plan

Appendix S-4: Revised Elevation

Appendix S-5: Excerpt of East Credit Land use Map
Appendix S-6: Zoning Provisions



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Mila Yeung, Development Planner



Corporate Report

Clerk's Files

Originator's

Files: OZ 11/002 W11

PDC JUN 24 2013

DATE: June 4, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 24, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit a Motor Vehicle Dealership
Part of Lots 6 and 7, Concession 2, W.H.S.
Southeast corner of Bancroft Drive and Ivandale Drive
Owner: 2356860 Ontario Inc.
(AutoPlanet Group of Companies)
Applicant: Weston Consulting
Bill 51

Public Meeting Ward 11

RECOMMENDATION: That the Report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2 – Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information.

REPORT**HIGHLIGHTS:**

- Community concerns include increased traffic, safety, noise and general compatibility of the proposed land use with the existing neighbourhood.
- The concept plan has been updated to address concerns regarding the proposed access location.
- Prior to the preparation of the Supplementary Report, satisfactory arrangements regarding the following matters shall be made: grading, landscaping, lighting, noise, reliance letter for the Phase 1 Environmental Site Assessment, and appropriately addressing the interface to the residential community.

BACKGROUND:

The above-noted applications have been circulated for technical comments and community meetings have been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	February 14, 2011 (received) March 9, 2011 (deemed complete) October 3, 2011 (1 st resubmission) April 12, 2013 (2 nd resubmission)
Height:	2 storeys
Lot Coverage:	25%
Landscaped Area:	18%
Total Gross Floor Area:	2,787 m ² (30,000 sq. ft.)
Parking Required:	120
Parking Provided:	123
Supporting Documents:	Planning Justification Report Concept Plan Floor Plans and Site Sections

Development Proposal	
	Rendering Drawings Phase 1 Environmental Site Assessment Acoustical Impact Analysis

Site Characteristics	
Frontage:	99.0 m (325 ft.)
Depth:	122.0 m (400 ft.)
Net Lot Area:	1.01 ha (2.50 ac.)
Existing Use:	Vacant

Green Development Initiatives

At this time, the applicant is not proposing any green development initiatives. However, the applicant has indicated that this matter would be addressed through the site plan approval process.

Neighbourhood Context

The subject property is located between a low density residential neighbourhood and a commercial and employment area. The site forms part of a larger block, with a private north/south road connecting Bancroft Drive with Boyer Boulevard. There are five motor vehicle dealerships within the immediate area. The site is currently vacant and has minimal vegetation. Information regarding the history of the site can be found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings and motor vehicle dealerships
- East: Gas bar, car wash and restaurant establishments
- South: Vacant lands and further south, motor vehicle dealerships
- West: Detached dwellings

Mississauga Official Plan Designation and Policies for East Credit (November 14, 2012)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel

on September 22, 2011. The Plan was appealed in its entirety, however on November 14, 2012, the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals.

The subject lands are located within the **East Credit Neighbourhood Character Area** and are designated as "**Convenience Commercial**" which permits the following uses: commercial parking facility; entertainment; recreation and sports facilities; financial institution; gas bar; personal services establishment; residential; restaurant; retail store; and secondary office. The city wide Convenience Commercial policies under Mississauga Official Plan (2012) are currently subject to an OMB appeal. The subject lands have also been identified as Special Site 2 under Section 16.8.3.2 of the East Credit Neighbourhood Policies which outlines the following:

- a) *the total gross leasable area of all buildings and structures will not exceed 2,200 m² (23,681 sq. ft.);*
- b) *noise-sensitive land uses, as defined in the Provincial Policy Statement and this Plan will not be permitted.*

Mississauga Plan Designation and Policies for East Credit (May 5, 2003)

The subject lands are designated as "**Convenience Retail Commercial**" in the East Credit District policies. The lands have also been identified as Special Site 7 under Section 4.11.6.8. The special site and urban design policies noted under Mississauga Official Plan are also included in Mississauga Plan.

There are other policies in the Official Plan which also are applicable in the review of these applications including urban design policies (See Appendix I-9).

Proposed Official Plan Designation and Policies

"Business Employment - Special Site" (East Credit District), which would permit a motor vehicle sales, service, rental and minor repair establishment under Mississauga Plan.

A "Mixed Use – Special Site" (East Credit Neighbourhood), designation to permit a motor vehicle sales, service, rental and minor repair establishment under Mississauga Official Plan (2012) will also be required.

Existing Zoning

"C1-2" (Convenience Commercial), which permits commercial retail, service and office uses, and a private club.

Proposed Zoning By-law Amendment

"E2- Exception" (Employment), to permit a motor vehicle sales, leasing and/or rental facility – restricted. As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Maximum Gross Floor Area	n/a	2,787 m ² (30,000 sq. ft.)
Minimum Front Yard Setback	30 m (98.4 ft.)	7.0 m (23.0 ft.)
Minimum Exterior Side Yard Setback	15 m (49.2 ft.)	4.5 m (14.8 ft.)

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor Carlson on September 29, 2011 and one has been scheduled for June 3, 2013.

The following is a summary of the issues raised by the community:

- Increased traffic volumes;
- Proposed access off Bancroft Drive;
- General concern with the introduction of an additional motor vehicle sales dealership in the area.

In addition, written correspondence and a petition has been received expressing concerns regarding safety, noise, pollution, and general compatibility with the proposed land use and the existing residential neighbourhood.

Since the first community meeting, the concept plan has been revised to relocate the access driveway from Bancroft Drive to an internal private north/south road.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan and Mississauga Official Plan policies, the following matters will have to be addressed:

- Relationship of the proposed use with the adjacent residential neighbourhood;
- Resolution of design details and zoning standards, specifically, satisfactory building elevations and streetscape conditions;
- Resolution of potential noise and light impacts and the provision of appropriate mitigation measures.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters, with respect to grading, servicing and noise which will require the applicant to enter into appropriate agreements with the City. In addition, the applicant will be required to provide a comprehensive plan, which incorporates the

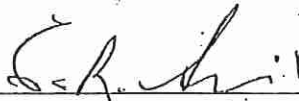
vacant lands to the south, and demonstrates how these lands could be developed in the future.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of East Credit Land Use Map
- Appendix I-4: Land Use Map – Mississauga Official Plan
- Appendix I-5: Land Use Map - Mississauga Plan
- Appendix I-6: Concept Plan
- Appendix I-7: Building Rendering
- Appendix I-8: Agency Comments
- Appendix I-9: Official Plan Policies
- Appendix I-10: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Katherine Mahoney, Development Planner

2030445 Ontario Inc.

File: OZ 11/002 W11

Site History

- October 10, 2001 – City Plan Amendment No. 110, specifically, the East Credit District Policies, pursuant to file OZ 00/066, was adopted, and the lands were designated as "Retail and Service Commercial – Convenience Centre – Special Site 13".
- November 14, 2001 – Pursuant to file OZ 00/066, the lands were rezoned to "DC-2576" (District Commercial – Special Site).
- May 5, 2003 – The East Credit District Policies and Land Use Map of Mississauga Plan were partially approved, with modifications and appeals to the OMB, designating the lands to "Convenience Retail Commercial – Special Site 7".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "C1-2" (Convenience Commercial).
- November 10, 2011 – the Committee of Adjustment approved a land severance (File 'B' 48/11), in order to create a new lot to accommodate the expansion of an abutting automobile dealership.
- November 14, 2012 – The Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals. The subject lands are designated as "Convenience Commercial – Special Site 2".

LEGEND:

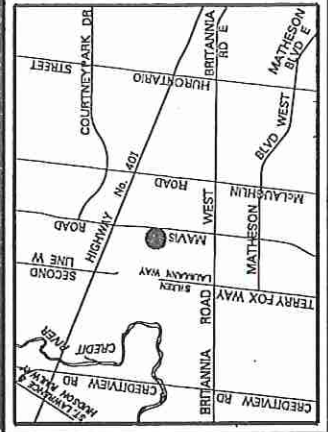


SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2012

SUBJECT:

2356860 ONTARIO INC.



FILE NO: OZ 11002 W11
DWG. NO: 11002A
SCALE: 1:2500
PDC DATE: 2013/06/24
DRAWN BY: W.FINLAY

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geom



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "CONVENIENCE RETAIL COMMERCIAL-SPECIAL SITE 7" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "C1-2" (CONVENIENCE COMMERCIAL) TO "E2-EXCEPTION" (EMPLOYMENT) TO PERMIT AN MOTOR VEHICLE DEALERSHIP.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.



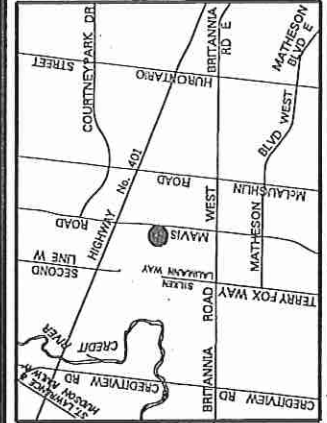
SUBJECT:

2356860 ONTARIO INC.

FILE NO: OZ 11002 W11
DWG. NO: 11002R
SCALE: 1:2500

APPENDIX I-3

PDC DATE: 2013/06/24
DRAWN BY: W. FINLAY



MISSISSAUGA Planning and Building
Produced by T&W Geomatics

\\local\Project\Appendix\122555_02_11_002_W11_011_V02.dwg



**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown Core Commercial
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility
- To Be Determined

LAND USE LEGEND

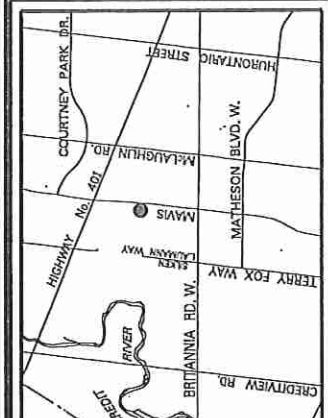
- Heritage Conservation District
- 1996 NEP/2000 NEP
- Composite Noise Contours
- LBP/A Operating Area Boundary
- See Aircraft Noise Profile
- Area Exempt from LBP/A Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Train Station
- Public School
- Catholic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

CITY STRUCTURE

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

SUBJECT LANDS

SUBJECT: 2356860 ONTARIO INC.



APPENDIX I-4

FILE NO:
OZ 11/002 W11

DWG. NO:
11002L_2013

SCALE:
1:1500

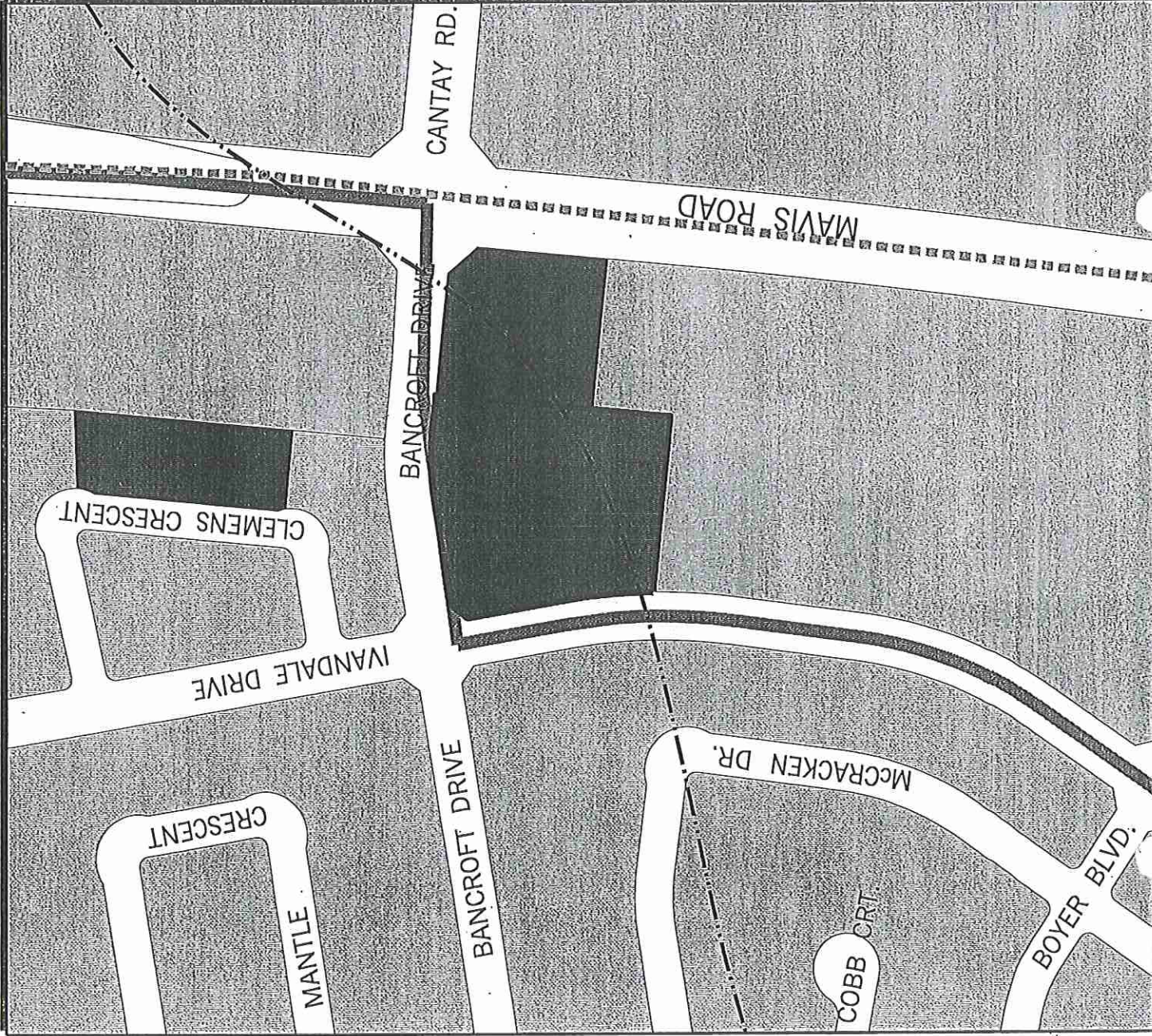
DATE:
2013/06/24

DRAWN BY:
A.SHAH

Produced by
T&W, Geomatics

MISSISSAUGA
Planning and Building

(Y:\data\Project\Map\Map\11002L_02_11_002_W11_R1_T&W\11002L_002.dwg)



**PART OF EAST CREDIT DISTRICT LAND USE MAP
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Special Site Areas (See Special Site Policies)

TRANSPORTATION LEGEND

- Proposed Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scientific Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- LRT Operating Area Boundary - See Alleviate Noise Policies

LAND USE LEGEND

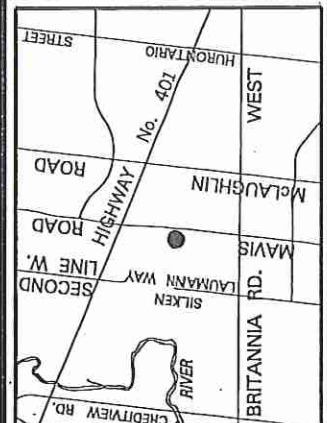
- Lands Exempt From LUPA Operating Area
- Cem - Cemetery
- GC - Golf Course
- ES - Existing Stormwater Management Facility
- NS - Noise Sensitive Area
- NOC - Noise Contours
- P - Planning District

Note: The 1996 Noise Exposure Projection (NEP) 2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NEPA/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

This Consultation Includes Latest Approved Amendment - No. 95
OMB File No. PL100111 2012 November 20

SUBJECT LANDS

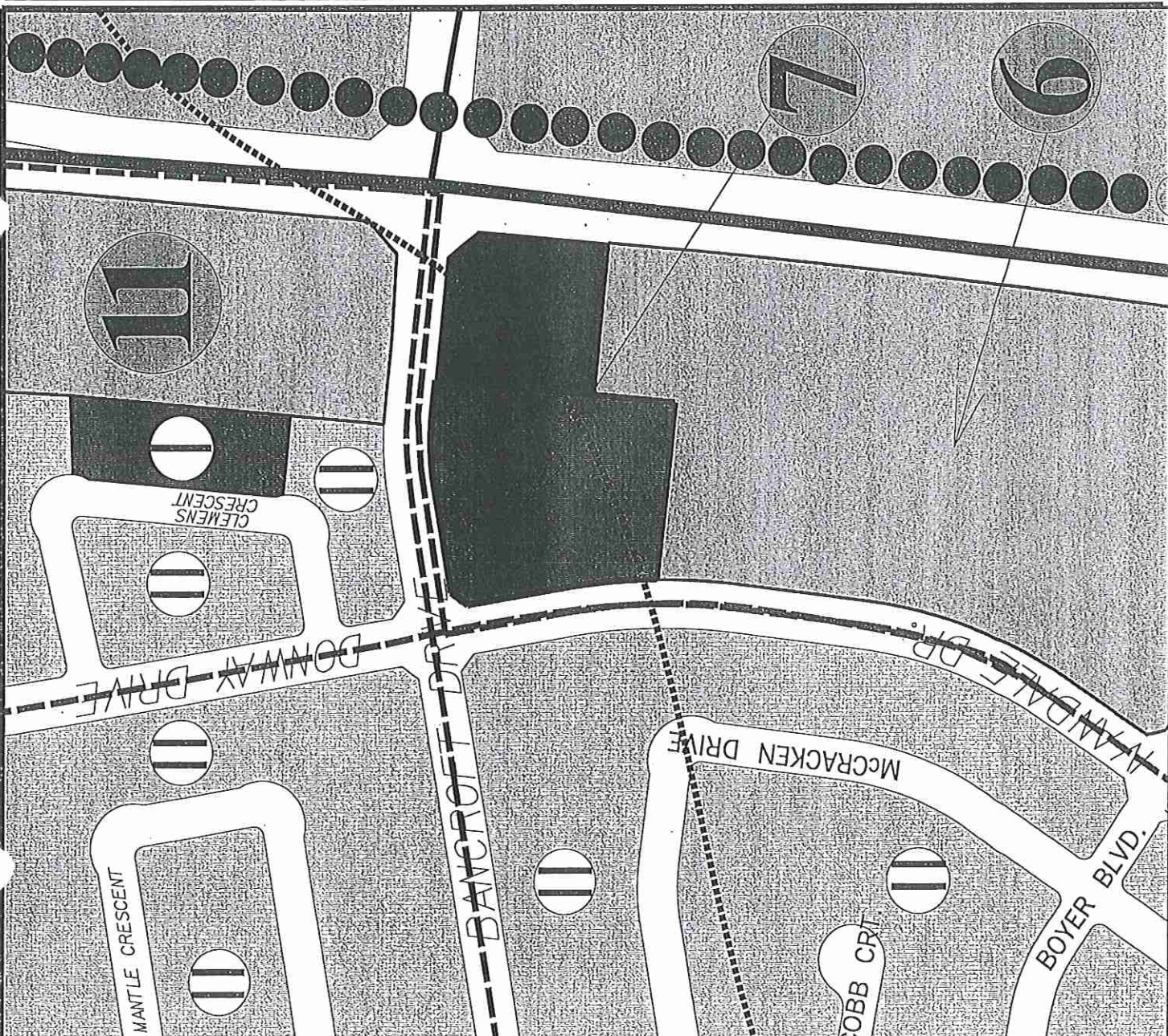
SUBJECT: 2356860 ONTARIO INC.



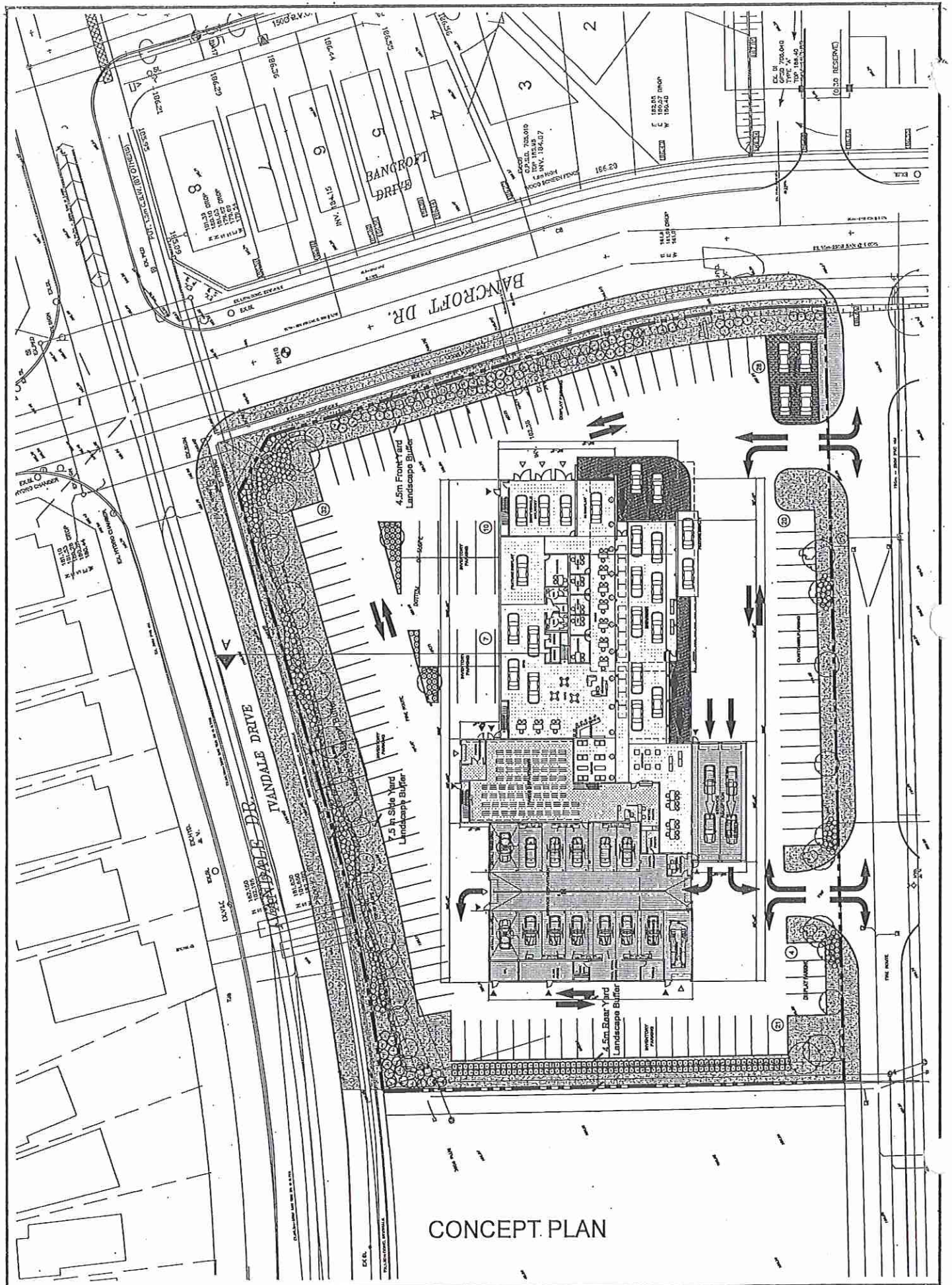
FILE NO: OZ 11 002 W11	DWG. NO: 11002L	SCALE: 1:1500	DATE: 2013/06/24	DRAWN BY: A.SHAH
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APPENDIX I-5

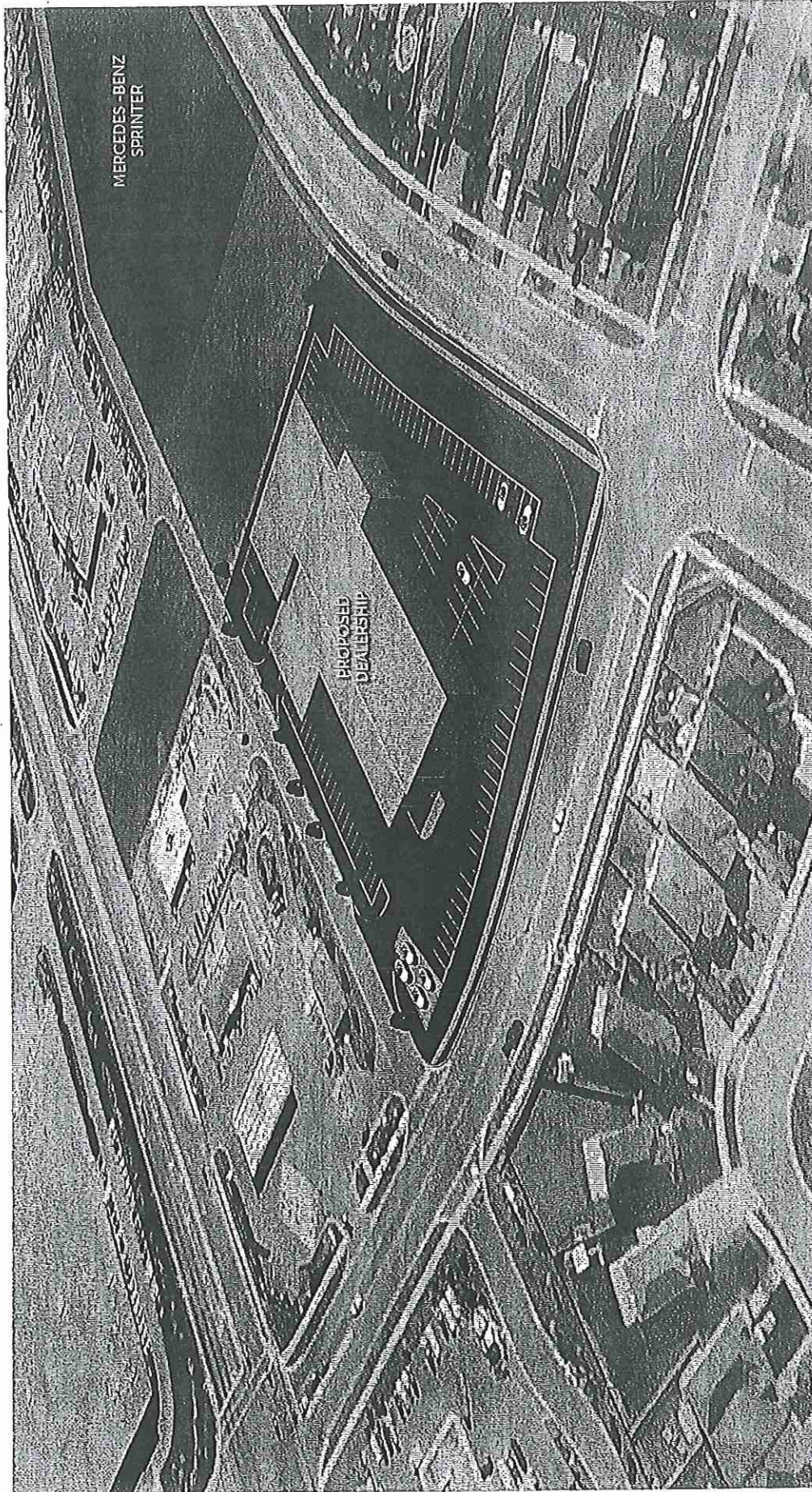
MISSISSAUGA
Planning and Building
Produced by
T&W, Geomatics



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CONCEPT PLAN



BUILDING RENDERING

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (April 8, 2013)	<p>Regional Planning staff note that the subject land is located within the Airport Operating Area (AOA) and is within the 30 Noise Exposure Forecast (NEF) Contour. Policy 5.9.6.2.3 protects the long-term operational role of the Toronto Lester B Pearson International Airport by ensuring that development and redevelopment adjacent to the Airport is compatible with airport operations and the needs of area residents. Regional staff requests that the applicant incorporate the City's comments in this regard.</p> <p>The subject site is not within the vicinity of a landfill site and on-site waste collection will be required through a private waste hauler.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 9, 2013)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions:</p> <p>In comments dated May 11, 2011 and updated on April 9, 2013 this Department indicated that prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws. Further, prior to by-law enactment, cash contribution for street tree planting on Ivandale Drive and Bancroft Drive will be required.</p>
City Transportation and Works Department (May 7, 2013)	<p>In comments dated May 7, 2013, this department confirmed receipt of the revised Site Plan, Landscape Plan, Sections, and Phase 1 Environmental Site Assessment to address the Department's comments.</p>

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency / Comment Date	Comment
	Prior to the Supplementary Report Meeting, the applicant has been requested to ensure that there are no discrepancies between the plans and to validate the Phase 1 Environmental Site Assessment. Further detailed comments/conditions will be provided pending receipt and review of the foregoing.
Bell Canada (May 7, 2013)	A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a more detailed review.
Greater Toronto Airport Authority (May 2, 2013)	<p>Airport Zoning Restrictions:</p> <p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 06R and the Approach Surface for Runway 06L. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) ranges from approximately 318 metres A.S.L. (Above Sea Level) at the eastern boundary to approximately 320 metres A.S.L. at the western boundary.</p> <p>Based on the information provided by you on R.H. Carter Architects Inc. Drawing package dated April 11, 2013, the proposed motor vehicle sales facility would be within the allowable height limits associated with the Regulations.</p> <p>Noise Impacts: The subject property lies within both the 28-30 and 30-35 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Culture Division City Community Services Department – Fire and Emergency Services Division Canada Post Corporation Enersource Hydro Mississauga Ministry of Transportation</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City's Economic Development Office City's Realty Services Hydro One Networks Inc.</p>

2356860 Ontario Inc.

File: OZ 11/002 W11

Official Plan Policies

Relevant official plan policies include, but are not limited to, the following:

Urban Design Policies

Mississauga Plan – Section 4.11.3.1

Mississauga Official Plan - Section 16.8.1

- a) For the lands with direct exposure to Ivandale Drive and Bancroft Drive, upgraded building elevations will be required;
- b) loading bays and waste collection areas should not face onto Ivandale Drive or Bancroft Drive;
- c) outdoor storage and display areas should not face onto Ivandale Drive or Bancroft Drive.

Criteria for Site Specific Official Plan Amendments

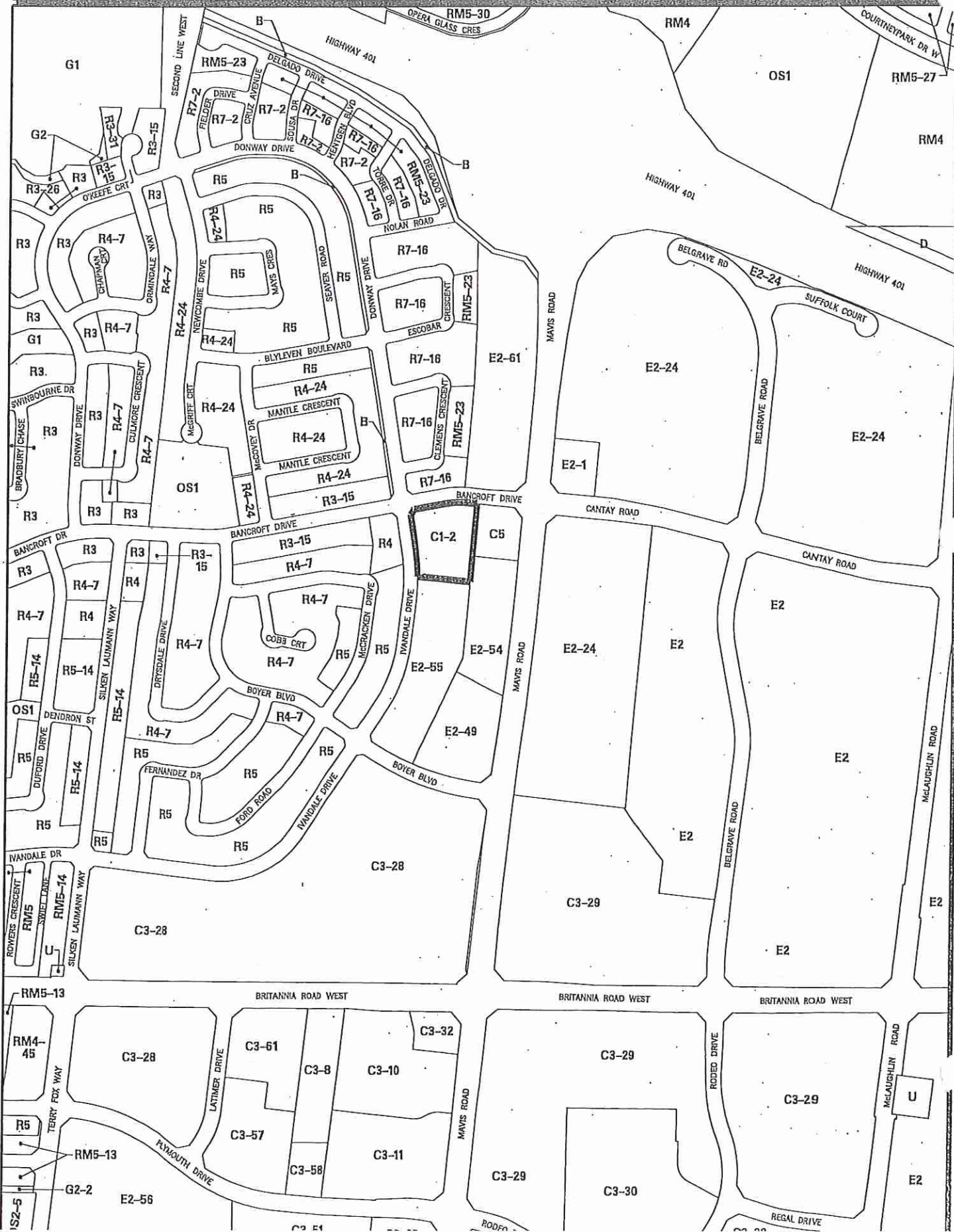
Section 19.5 of Mississauga Official Plan and Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed applications;
- a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

GENERAL CONTEXT MAP

OZ 11002 W11

APPENDIX I-10





RESOLUTION NO.: 0155-2013 Page 1 of 1

Date: September 18, 2013

File: _____

Moved by: *Guze Cook*

Seconded by: *Jim Jaska*

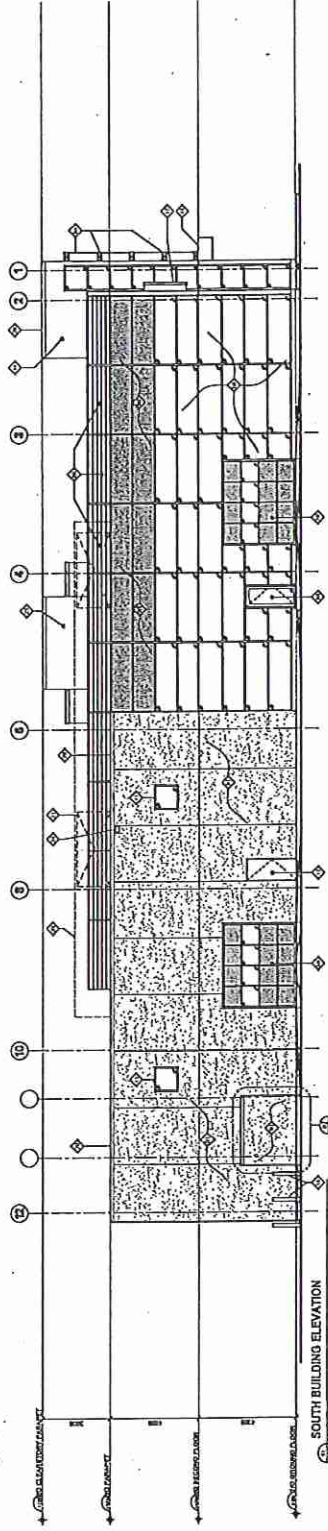
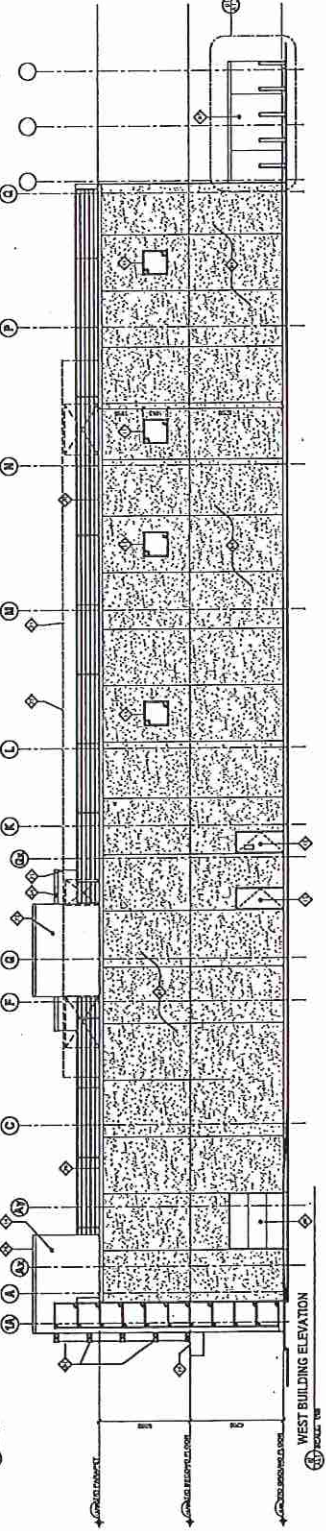
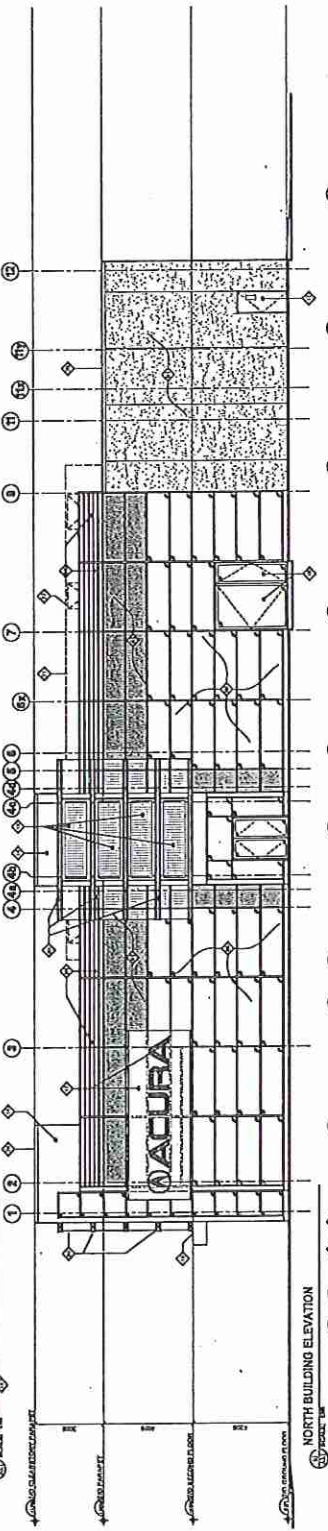
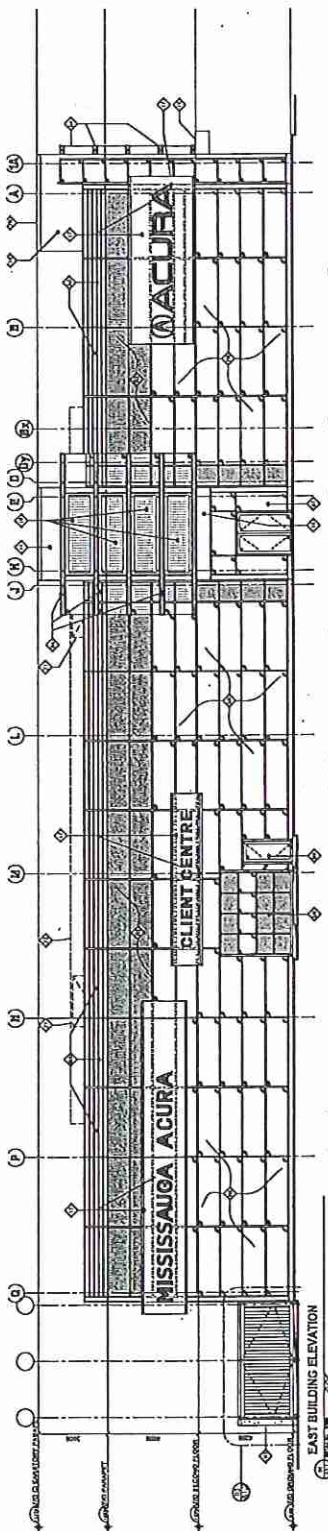
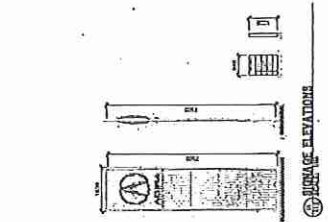
WHEREAS Resolution 0118-2013 passed by Council on July 3, 2013 that the Planning and Development Committee Recommendation PDC-0050-2013 on the report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2- Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information.

AND WHEREAS the Planning and Development Committee Recommendation PDC-0050-2013 should reflect "subject to the notwithstanding clause."

NOW THEREFORE, be it resolved that Council hereby resolves that the Planning and Development Committee Recommendation PDC-0050-2013 be amended to read that the report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2- Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information, "subject to the notwithstanding clause."

Carried

Mayor



BUILDING ELEVATION MATERIAL LETTERS A THROUGH M	
A	ALUMINUM ANODIZED
B	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
C	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
D	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
E	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
F	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
G	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
H	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
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J	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
K	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
L	ALUMINUM ANODIZED WITH POLYURETHANE PAINT
M	ALUMINUM ANODIZED WITH POLYURETHANE PAINT

PROPOSED OFFICIAL PLAN AMENDMENT FROM "CONVENIENCE RETAIL COMMERCIAL-SPECIAL SITE 2" TO "MIXED USE" AND PROPOSED REZONING FROM "C1-2" (CONVENIENCE COMMERCIAL) TO "C3-EXCEPTION" (GENERAL COMMERCIAL) TO PERMIT AN MOTOR VEHICLE DEALERSHIP.

LEGEND:

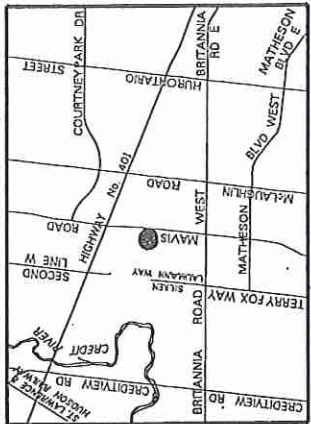


NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.

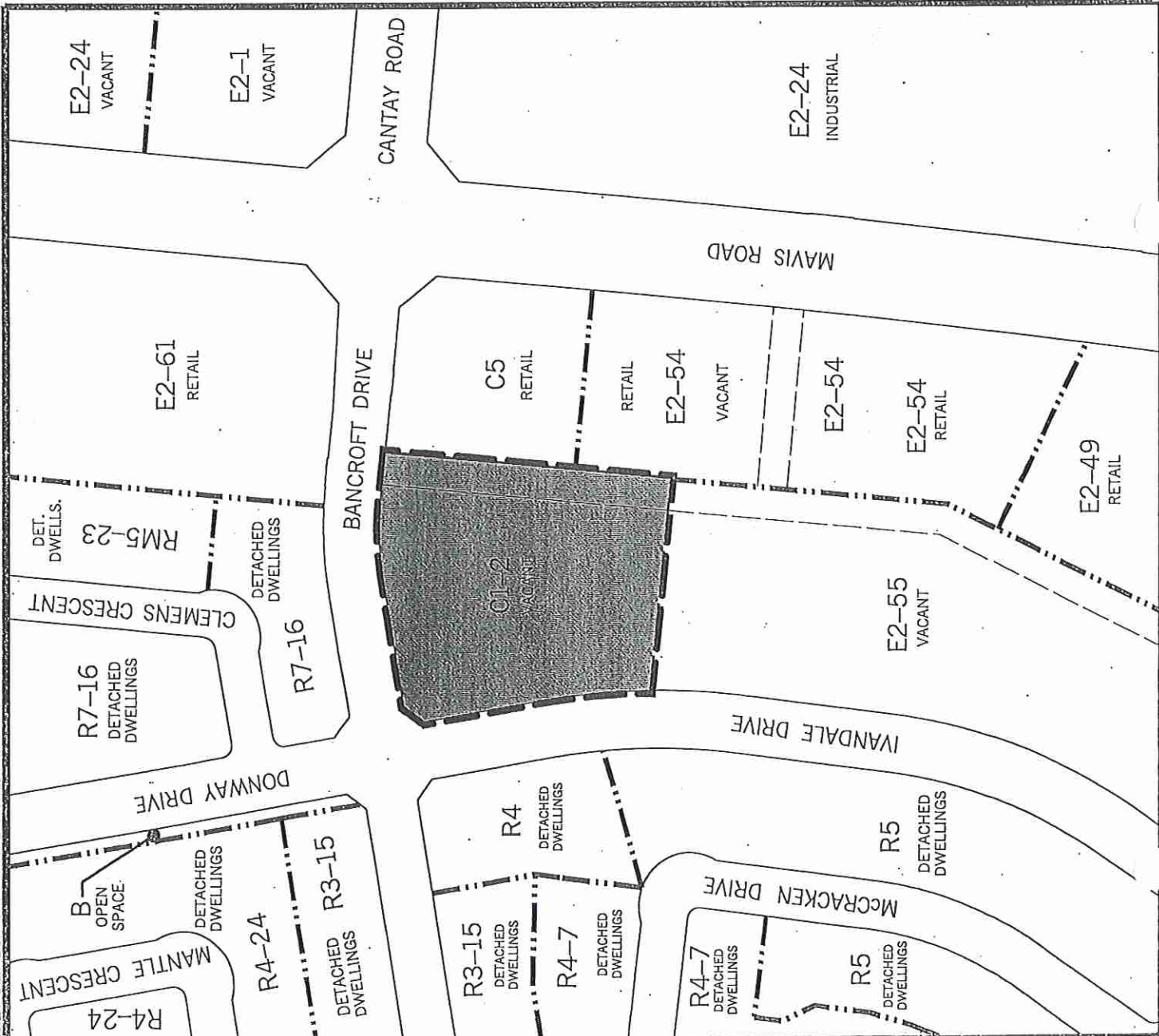


SUBJECT: 2356860 ONTARIO INC.

FILE NO:	OZ 11002 W11
DWG. NO:	11002R
SCALE:	1:2500
COUNCIL DATE	2014/07/02
DRAWN BY:	W. FINLAY
Produced by	T&W, Gec



MISSISSAUGA Planning and Building
Produced by T&W, Gec



Official Property Report/Map 11002 W11/021 Years 1/2014/07/02

Recommended Zoning Provisions

Item	Recommended "C3-Exception" Regulations	Base "C3" Zone Regulations
Permitted Uses	<ul style="list-style-type: none"> • Retail Store less than or equal to 600 m² GFA – non residential • Retail Store greater than 600 m² GFA – non residential • Motor Vehicle Sales, Leasing and/or Rental facility – Restricted • Motor Vehicle Rental Facility • Restaurant • Take out Restaurant • Veterinary Clinic • Animal Care Establishment • Personal Service Establishment • Financial Institution • Repair Establishment • Beverage/Food Preparation Establishment • Medical Office • Office • Private Club 	<ul style="list-style-type: none"> • Retail Store less than or equal to 600 m² GFA – non residential • Retail Store greater than 600 m² GFA – non residential • Home Furnishing Store • Motor Vehicle Sales, Leasing and/or Rental facility – Restricted • Motor Vehicle Rental Facility • Restaurant • Convenience Restaurant • Take out Restaurant • Veterinary Clinic • Animal Care Establishment • Funeral Establishment • Personal Service Establishment • Commercial School • Financial Institution • Repair Establishment • Beverage/Food Preparation Establishment • Medical Office • Office • Overnight Accommodation • Banquet Hall/Conference Centre/Convention Centre • Recreational Establishment • Amusement Arcade • Entertainment Establishment • Private Club • University/College

2356860 Ontario Inc.

File: OZ 11/002 W11

Recommended Zoning Provisions

Item	Recommended "C3-Exception" Regulations	Base "C3" Zone Regulations
Uses Not Permitted	<ul style="list-style-type: none"> • Home Furnishing Store • Convenience Restaurant • Funeral Establishment • Commercial School • Overnight Accommodation • Banquet Hall/Conference Centre/Convention Centre • Recreational Establishment • Amusement Arcade • Entertainment Establishment • University/College 	
Building Front Entrance	Building front entrance to face onto Ivandale Drive or Bancroft Drive	n/a
Minimum Front Yard	20.0 m	4.5 m
Minimum Exterior Side Yard	20.0 m	4.5 m
Minimum depth of landscaped buffer measured from Ivandale Drive	7.0 m	4.5 m
Landscape Buffer	0.0 m to abutting lands zoned "E2-55"	3.0 m
Front Lot Line	The lot line abutting Bancroft Drive shall be deemed to be the front lot line	n/a