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October 10, 2014

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 28  
West side of Creditview Rd. south of Carolyn Rd.  
File: OPA 28 – Ward 6

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This is further to the Notice of Decision given on September 19, 2014 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 28, was enacted by By-law 0245-2014.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on October 10, 2014.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk and  
Manager Legislative Services  
Corporate Services Department  
905-615-3200 ext-5421

:mj

cc:

C. Gucciardi, Manager, Development Services, Planning & Building (via email)  
Jonathan Famme, Planner, Planning & Building (via email)  
Owner: Navin & Vandana Ratra, 5306 Creditview Rd. Mississauga, ON L5m 5N5  
Planning Notification List (via email)



October 10, 2014

Weston Consulting  
Att: Alan Young  
201 Millway Ave.  
Vaughan, ON L4K 5K8

RE: Zoning By-law 0246-2014 (Amends By-law 0225-2007)  
West side of Creditview Rd. south of Carolyn Rd.  
File: - OZ 11/011 - Ward 6

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Attached is a copy of the Clerk's Declaration issued in connection with the above-noted Zoning By-law.

As no objections were received within the appeal period, and the appeal period has expired, By-law 0246-2014 came into effect on September 10, 2014, the day it was passed by Council.

Yours truly,

Diana Rusnov, Deputy Clerk  
Legislative Services  
Corporate Services Department  
905-615-3200 X 5421

:mj  
Attach.

cc: C. Gucciardi, Manager, Development Services, Planning & Building (via email)  
Jonathan Famme, Planner, Planning & Building (via email)  
Owner: Navin & Vandana Ratra, 5306 Creditview Rd. Mississauga, ON L5M 5N5  
Planning Notification List (via email)

# DECLARATION

Subsection 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality** City of Mississauga  
**Our File:** OPA 28

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 10, 2014 when By-law Number 0245-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 19, 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.

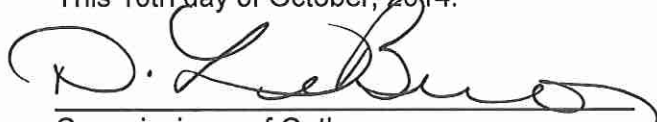
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 10th day of October, 2014.

  
Commissioner of Oaths

  
Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,  
Regional Municipality of Peel, for the  
Corporation of the City of Mississauga.  
Expires May 3, 2016.

Amendment No. 28

to

Mississauga Official Plan

for the

City of Mississauga Planning Area





**PLANNING ACT  
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND  
A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF MISSISSAUGA  
BILL 51**

<b>DATE OF NOTICE</b>	September 19, 2014	
<b>OPA NUMBER</b>	OPA 28 (By-law 0245-2014)	
<b>ZONING BY-LAW NUMBER</b>	0246-2014	
<b>DATE PASSED BY COUNCIL</b>	September 10, 2014	
<b>LAST DATE TO FILE APPEAL</b>	October 9, 2014	
<b>FILE NUMBER</b>	OZ 11/011	Ward 6
<b>APPLICANT</b>	Weston Consulting	
<b>PROPERTY LOCATION</b>	West side of Creditview Rd. south of Carolyn Rd.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, 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 Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

[www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or in person at the Office of the City Clerk, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 28 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than the 9<sup>th</sup> day of October, 2014.

**The Notice of Appeal must:**

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

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](http://www.omb.gov.on.ca).

Only individuals, corporations and public bodies may appeal a 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.

Diana Rusnov, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 5421

By-law No. 0245-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 28

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. 28, 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 attached maps designated as Maps "A", "B", "C", and "D" and explanatory text, constitute Amendment No. 28 to Mississauga Official Plan, specifically the East Credit Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10<sup>TH</sup> day of September, 2014.

  
MAYOR

  
CLERK

Amendment No. 28

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Map "A" attached hereto constitutes Amendment No. 28.

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 August 19, 2014, pertaining to this Amendment.



## PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Residential Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site 11 (East Credit Neighbourhood Character Area)" and "Greenbelt" as amended, to permit an accessory medical office and greenbelt preservation.

## LOCATION

The lands affected by this Amendment are located on the west side of Creditview Road, south of Carolyn Road. The subject lands are located in the East Credit Neighbourhood Character 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 "Residential Low Density II" and "Greenbelt". "Residential Low Density II" permits detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, street townhouses, all forms of low rise dwellings with individual frontages, and accessory offices for physicians, dentists, health professionals and drugless practitioners. "Greenbelt" permits conservation, flood and erosion works, and passive recreational activity.

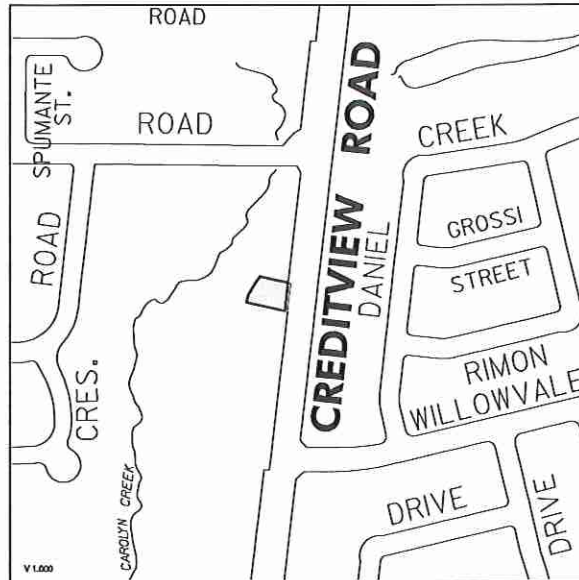
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for one additional non-resident dentist and maximum of three employees is compatible with the surrounding land uses and existing character of Creditview Road as it retains a residential component in the dwelling for the principal dentist; the development is designed to provide for sufficient parking and landscaping on the lot, and provides for the dedication of greenbelt lands.
2. The amendment is a minor modification to the existing designation, which maintains the intent of Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.8.3, Special Site Policies, East Credit, Neighbourhoods, of Mississauga Official Plan, is hereby amended by adding the following:

16.8.3.11 Site 11



16.8.3.11.1 The lands identified as Special Site 11 are located on the west side of Creditview Road, south of Carolyn Road.

16.8.3.11.2 Notwithstanding the policies of this Plan, an accessory office for a maximum of one non-resident physician, dentist, health professional or drugless practitioner, and maximum of three employees will be permitted.

2. Schedules 1 - Urban System, 1a - Green System, and 4 -Parks and Open Spaces, of Mississauga Official Plan are hereby amended by changing the limits of the Green System and Public and Private Open Space respectively on the subject lands, as shown on Maps "A", "B", and "C" of this Amendment.
3. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the designations of the subject lands from "Residential Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site 11" and "Greenbelt", as shown on Map "D" 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.

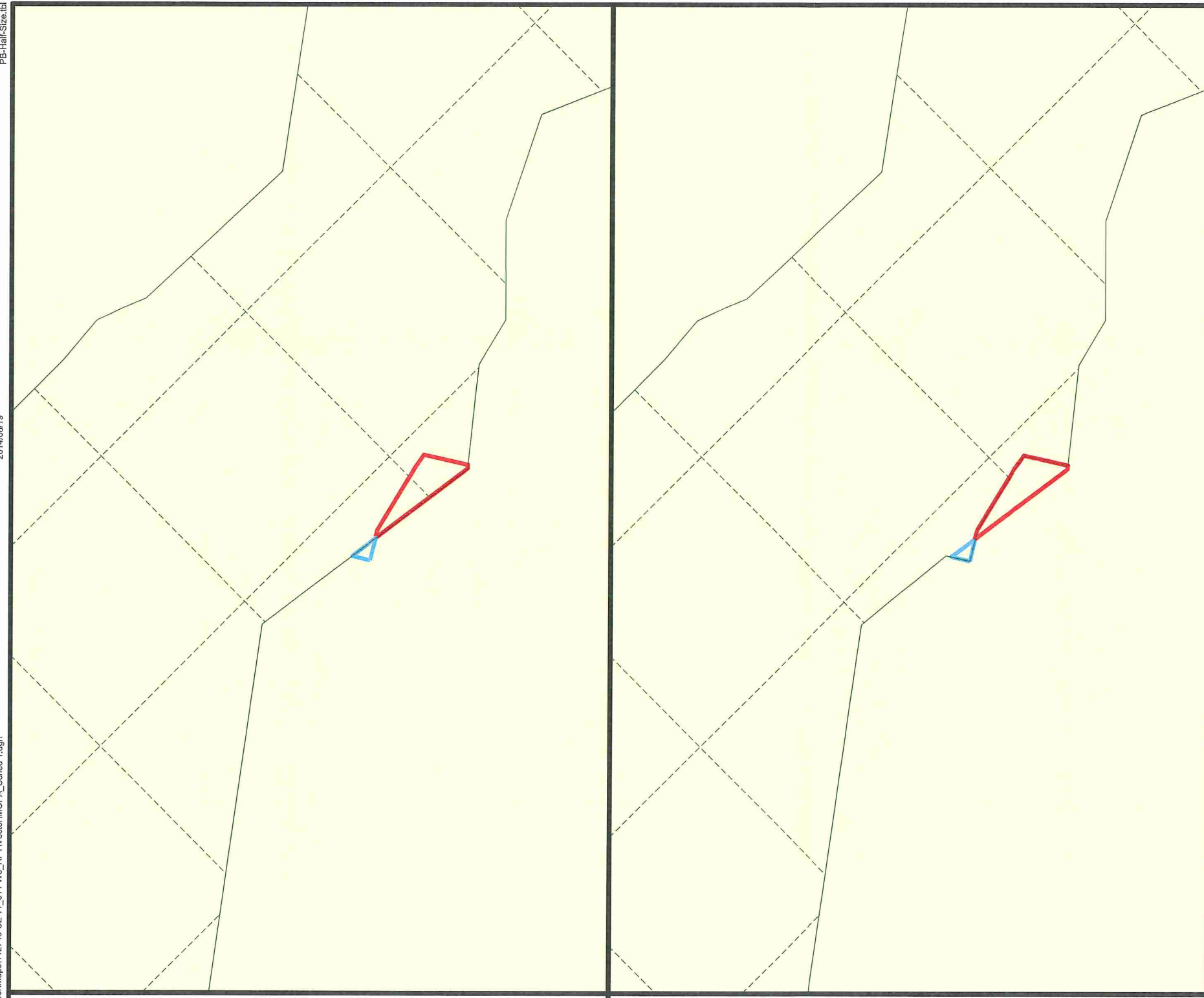
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 21, 2014.

## INTERPRETATION

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

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





EXISTING SCHEDULE 1 - URBAN SYSTEM

AMENDED SCHEDULE 1 - URBAN SYSTEM

### LEGEND





#### GREEN SYSTEM

 Green System

#### CITY STRUCTURE

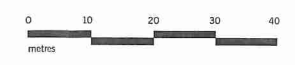
-  Downtown
-  Major Node
-  Community Node
-  Neighbourhood
-  Corporate Centre
-  Employment Area
-  Special Purpose Area

#### CORRIDORS

-  Corridor
-  Intensification Corridor
-  AREA OF AMMENDMENT  
Removal of a portion of the Green System
-  AREA OF AMMENDMENT  
Addition to the the Green System

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



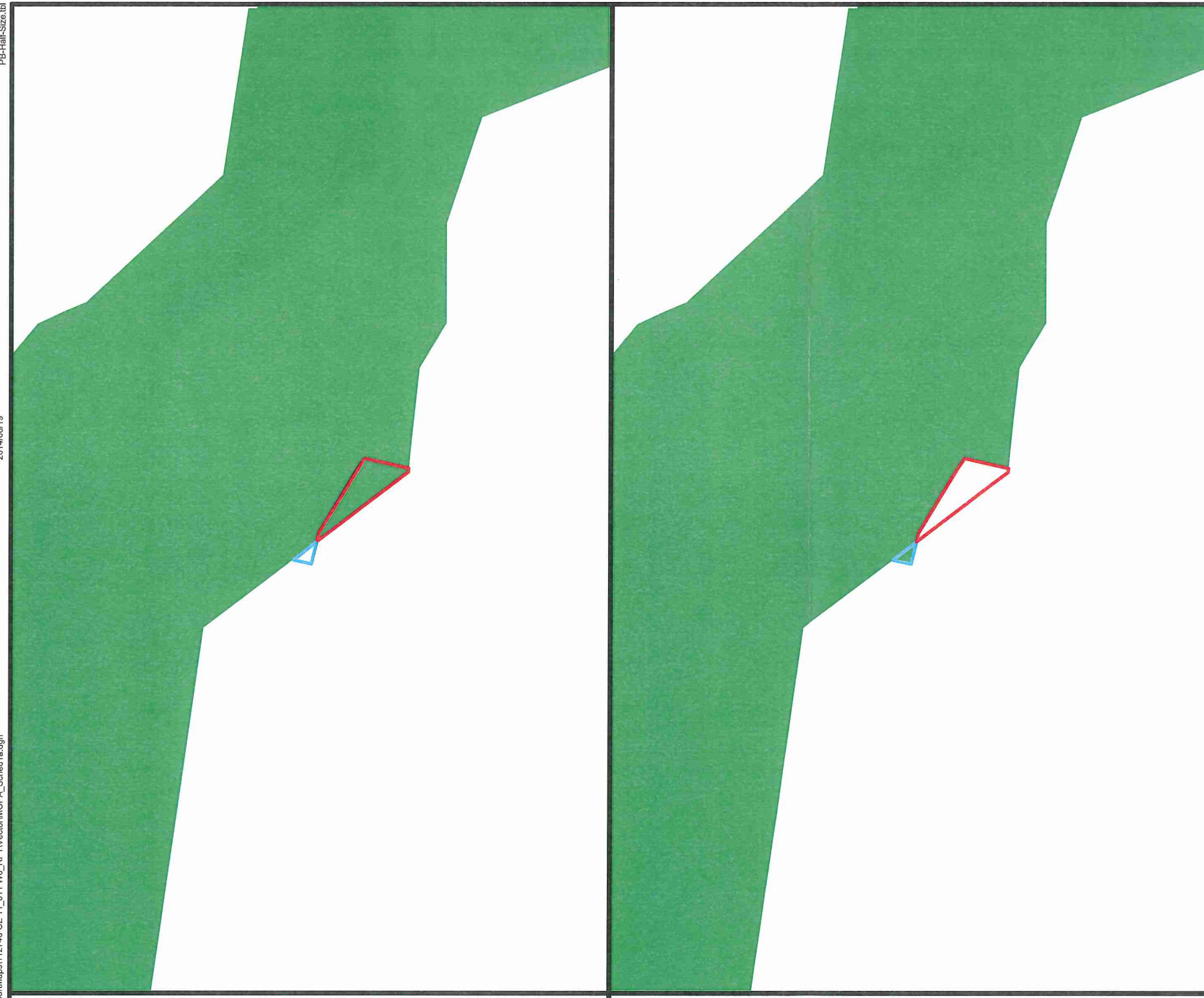
### MAP 'A'

Part of  
Schedule 1-Urban System  
of Mississauga Official Plan

PB-Half-Size.tbl

2014/08/19



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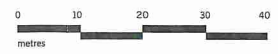
EXISTING SCHEDULE 1a  
URBAN SYSTEM - GREEN SYSTEM

AMENDED SCHEDULE 1a  
URBAN SYSTEM - GREEN SYSTEM

AREA OF AMMENDMENT

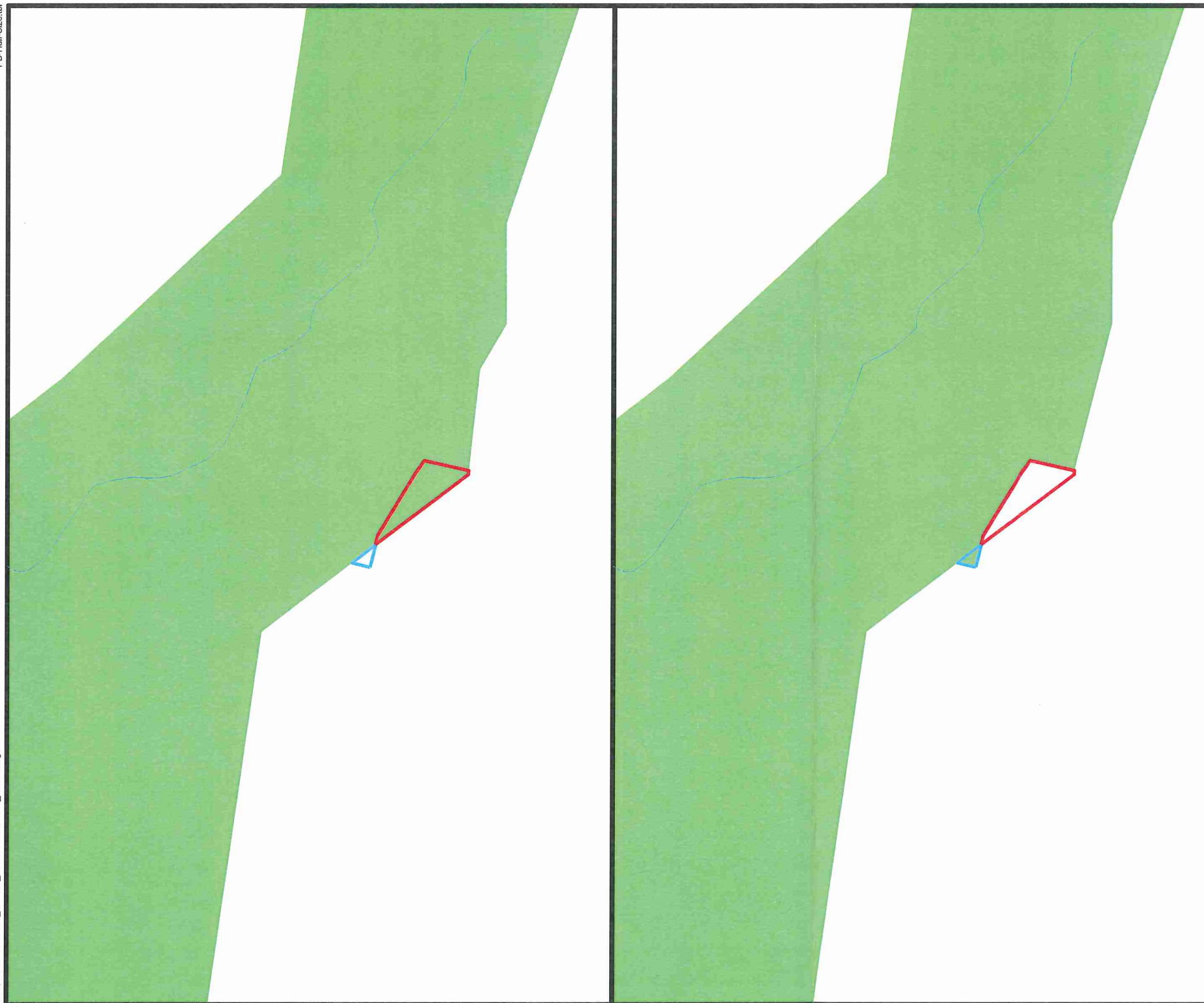
-  Removal of a portion of the Green System
-  Addition of a portion of the Green System

Note:  
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'

Part of Schedule 1a  
Urban System - Green System  
of Mississauga Official Plan



EXISTING SCHEDULE 4  
PARKS AND OPEN SPACES

AMENDED SCHEDULE 4  
PARKS AND OPEN SPACES

### LEGEND

Public and Private Open Spaces

Parkway Belt West

Educational Facilities

Utilities

AREA OF AMMENDMENT  
Removal of a portion of  
Public and Private Open Space

AREA OF AMMENDMENT  
Addition to the portion of  
Public and Private Open Spaces

#### Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



### MAP 'C'

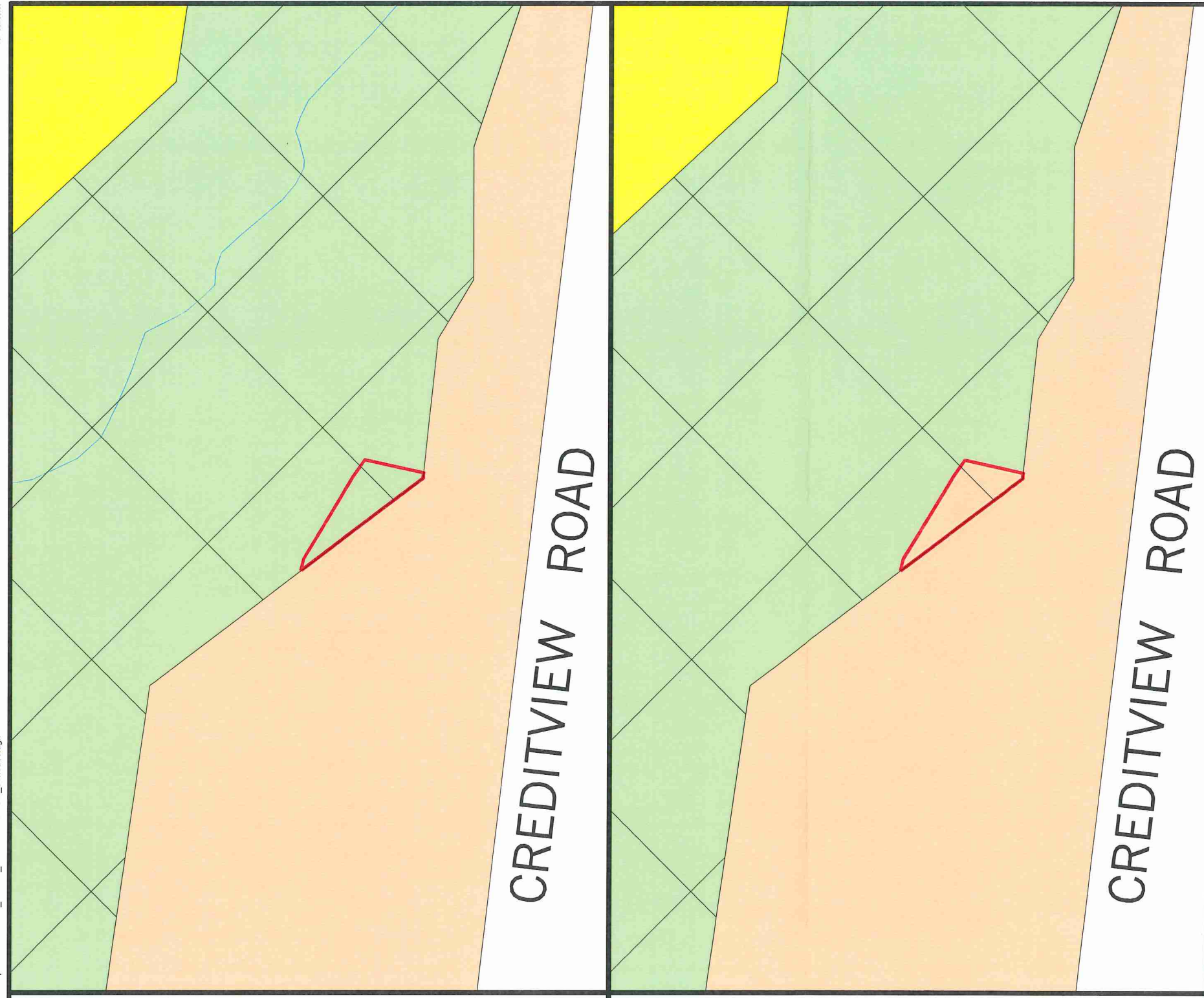
## Part of Schedule 4 Parks and Open Spaces of Mississauga Official Plan



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2014/08/19

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EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

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 Elements

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

AREA OF AMMENDMENT  
Removal of a portion of  
Public and Private Open Space



MAP 'D'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan

## 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 11, 2012 and September 8, 2014 in connection with this proposed Amendment.

The comments received were addressed in the Supplementary Report dated August 19, 2014 as attached in Appendix II.



# Corporate Report

- Clerk's Files

Originator's  
Files OZ 11/011 W6**PDC** SEP 08 2014

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**DATE:** August 19, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 8, 2014

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Official Plan Amendment and Rezoning Applications  
To permit a dental office in a residential dwelling  
with one resident dentist, one non-resident dentist  
and a maximum of three employees  
5306 Creditview Road  
West side of Creditview Road, south of Carolyn Road  
Owner: Navin and Vandana Ratra  
Applicant: Weston Consulting Group Inc.  
Bill 51**

Supplementary Report

Ward 6

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**RECOMMENDATION:** That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, west side of Creditview Road, south of Carolyn Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan Policies for the East Credit Neighbourhood Character Area from "Residential Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt" as amended, to permit a dental office in a residential dwelling with one resident dentist, one non-resident dentist, a



maximum of three employees, and greenbelt preservation be approved.

2. That the application to change the zoning from "R3" (Detached Dwelling – Typical Lot) to "R3-Exception" (Detached Dwelling - Exception) and "G1" (Greenbelt) to permit a dental office in a residential dwelling and greenbelt lands in accordance with the proposed revised zoning standards described in Appendix S-4 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.
3. 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:**

- Since more than two years have passed since the Information Report and public meeting, the Supplementary Report is being brought to Planning and Development Committee with full public notification as a second public meeting;
- Community comments have been summarized and addressed within this report;
- The owners have agreed to the dedication of the greenbelt lands which are part of Carolyn Creek to the City with a License Agreement negotiated to allow for their continued passive use for 10 year terms.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 11, 2012, 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-0038-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

**COMMENTS:****COMMUNITY ISSUES****Comment**

The adjacent resident to the south inquired whether the parking along the south limit of the subject property could be flipped to the north side or laid out differently to have less impact on his property.

**Response**

The proposal is seeking to maintain the majority of the existing residence with an addition and alterations, to be able to accommodate both a residence and dental office within the dwelling. Relocating the parking to the north side would require the demolition of the entire existing residence and there would be less room to accommodate parking due to the shape of the property and the required setback to Carolyn Creek and the valley slope. The parking currently proposed along the south property limit is entirely in front of the adjacent residence (front yard) and therefore does not directly abut the residence or rear yard amenity area, creating the least impact. A solid screen fence will shield the parking from the neighbour's lands.

**Comment**

An objection was raised with the expansion of commercial uses into residential areas and comment provided that they should locate within defined commercial areas such as Heartland, Square One, and existing designated commercial plazas to protect the character of residential areas.

**Response**

The proposal seeks to maintain a single family residence for one of the practicing dentists and will maintain the "Residential" designation within the Official Plan and Zoning By-law with exceptions for the increased medical component. The Official Plan and Zoning By-law currently permit resident physicians and dentists within their principal private residence, in order to provide needed services to area residents within their communities and avoid segregation of these uses in distinct areas requiring residents to commute outside of their neighbourhoods, provided they are small and maintain the residential character. The subject application is for a minor increase in scale of the medical office for an additional practitioner and 3 staff. Given the proposed design and layout of the lot, and the existing character along Creditview Road, including the veterinary clinic immediately to the north on this major collector road, the overall character of the neighbourhood is not anticipated to change. The proposal combines residential and commercial uses and is of an appropriate scale that it would not adversely affect or destabilize the intended character of the area.

**Comment**

There were also 14 letters of support and/or no objection received from area residents.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****Transportation and Works Department**

In comments dated July 18, 2014, Transportation and Works confirmed receipt of Site Plan, Functional Storm Drainage Report, Site Servicing and Grading Plan and Environmental Noise Impact Study intended to address the department's comments.

In the event this application is approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to:



- Enter into a Development Agreement;
- Convey gratuitously any lands and/or easements as required by the City (i.e. the Creditview Road widening, Greenbelt lands);
- Enter into a License Agreement for temporary use of Greenbelt lands;
- Provide securities for central air conditioning;
- Provide cash contribution for bike route signs.

Site specific details will be addressed through the Site Plan application, SP-11/133 W6.

#### **Community Services Department**

In comments dated July 18, 2014, Community Services stated that in the event that the application is approved, the following condition will apply:

In keeping with City policies, as a condition of this development, prior to the enactment of zoning By-law, the applicant will gratuitously dedicate all lands below the established top-of-bank, as staked by the City and Credit Valley Conservation Authority (CVC) on October 26, 2010. The dedicated lands will be zoned "Greenbelt", to allow for long term conservation and a connection to the City-owned greenbelt system and Carolyn Creek (P-250). The applicant and the City will be entering into a License Agreement to allow the applicant to use the dedicated portion of lands, described as Part 5 in the draft reference plan, for passive recreational use for a period of ten years with an option to renew for another ten years. Furthermore, prior to the enactment of a zoning by-law, a cash contribution will be required to cover the cost of installing a chain link fence along the property line in accordance with the municipal standard, upon termination of the License Agreement.

## PLANNING COMMENTS

### Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The new Provincial Policy Statement, 2014 (PPS) took effect April 30, 2014. The PPS contains the province's policies concerning land use planning for Ontario, and all planning decisions are required to be consistent with these policies. The new PPS gives better direction for supporting healthy active communities, strong economies, and the responsible management of resources in a clean and healthy environment. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

If this application is approved it will be consistent with the PPS as it protects Carolyn Creek, restricts development from possible flooding and represents acceptable infill development.

### 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 proposal requires an amendment to the Mississauga Official Plan policies for the East Credit Neighbourhood Character Area from "**Residential Low Density II**" and "**Greenbelt**" to "**Residential Low Density II – Special Site**" (East Credit Neighbourhood) and "**Greenbelt**". Excerpts of some of the applicable policies from Mississauga Official Plan can be found in **Appendix S-3** of this report.

Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the 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?*

The Official Plan policies permit accessory offices for physicians, dentists, health professionals, and drugless practitioners within detached dwellings (See policies 11.2.5.2 and 11.2.5.7 within Appendix S-3). The Official Plan also has policies which encourage mixed use development that is transit supportive in appropriate locations to provide a range of local live/work opportunities and reduce travel needs.

Due to limited increase in the intensity of the use, the existing character of the area, and compatibility of built form and scale, the proposal meets the intent, goals and objectives of the Official Plan and the functioning of the remaining "Residential Low Density II" lands. The valley lands associated with Carolyn Creek will be dedicated through this application to ensure their long term protection.

*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 subject lands have a large component of lands designated "Greenbelt" which will be protected through dedication to the City and "G1" (Greenbelt) zoning, thus preserving and enhancing the natural system. The "Residential" designation will be maintained. The dentist's principal private residence will be on the second floor of the dwelling/office. The proposed dental office component is compatible with residential lands and is not anticipated to have any negative impact on adjacent and surrounding lands.



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

The existing infrastructure and services within the area are sufficient 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?***

Planning staff have received and reviewed a Planning Justification Report from the applicant and assessed the merits of the proposal against Mississauga Official Plan and other planning documents and support the proposed amendments.

**Zoning**

Since the Information Report, there have been some refinements of the requested exceptions to form part of the Zoning By-law including:

- an increase of gross floor area from 130 m<sup>2</sup> (1,399 sq.ft.) to 136 m<sup>2</sup> (1,464 sq.ft.);
- a decrease in rear yard setback from 7.5 m (24.6 ft.) to 6.7 m (22 ft.);
- adding a minimum landscaped buffer requirement of 2.8 m (9.1 ft.) within the front yard adjacent the street; and,
- adding a parking rate of 5.8 spaces per 100 m<sup>2</sup> (1,076 sq.ft.) non-residential, plus 2 residential parking spaces.

See Appendix S-4 for the draft Zoning By-law Amendment.

The proposed "R3-Exception" (Detached Dwelling - Exception) and "G1" (Greenbelt) zones are appropriate to accommodate the proposed development of the lands for a dental office in a residential dwelling with one resident dentist, one non-resident

dentist, a maximum of three employees and preservation of the valley lands.

### **Site Plan**

Prior to development occurring on the lands the applicant will be required to obtain Site Plan approval.

While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address matters related to architectural elements, tree preservation and landscaping.

### **Greenbelt Dedication and License Agreement**

Since the Public Meeting and Information Report, the applicant has met with staff and Councillor Starr and agreed to dedicate the valley lands to the City of Mississauga consisting of 2,242 m<sup>2</sup> (0.55 ac.) below the top of bank as determined by the CVC, subject to the City and applicant entering into a License Agreement to allow for continued passive recreational use of the lands in accordance with the Zoning By-law. The License Agreement is for an initial term of 10 years with the Licensee having the option to extend the agreement for two further terms of 10 years each.

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

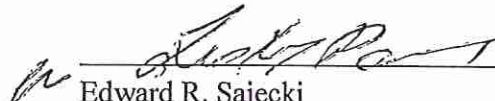
1. The proposal for one additional non-resident dentist and a maximum of three employees is compatible with the surrounding land uses and existing character of Creditview Road as it maintains a residential component in the dwelling for the principal dentist, the development is designed to

provide for sufficient parking and landscaping on the lot; and it provides for the long-term protection of the valley lands.

2. The proposed "Residential Low Density II – Special Site" and "Greenbelt" designations and "R3-Exception" (Detached Dwelling - Exception) and "G1" (Greenbelt) zones are appropriate to accommodate the requested uses and represent a minor modification to the existing designation and zoning, which maintains the intent of Mississauga Official Plan.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0038-2012
- Appendix S-3: Mississauga Official Plan Excerpts
- Appendix S-4: Proposed Zoning Standards
- Appendix S-5: Updated Concept Plan
- Appendix S-6: Existing and Proposed Land Use Map

  
\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Jonathan Famme, Development Planner*



# Corporate Report

Clerk's Files

Originator's  
Files OZ 11/011 W6

**PDC** JUN 11 2012

**DATE:** May 22, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 11, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Information Report  
Official Plan Amendment and Rezoning Applications  
To permit a dental office in a residential dwelling, with one  
resident dentist, one non-resident dentist and a maximum of  
three employees  
5306 Creditview Road  
West side of Creditview Road, south of Carolyn Road  
Owner: Navin and Vandana Ratra  
Applicant: Weston Consulting Group Inc.  
Bill 51

**Public Meeting** **Ward 6**

**RECOMMENDATION:** That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential – Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt", as amended, and to change the Zoning from "R3" (Detached Dwelling) to "R3 – Exception" (Detached Dwelling) and "G1" (Greenbelt), to permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees under file OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, be received for information.



**REPORT****HIGHLIGHTS:**

- No community comments have been received to date.
- Agency comments are outlined, including the requirement that the lands below the top of bank are to be dedicated to the City to allow for connection and enhancement of the greenbelt system.
- Prior to the preparation of the Supplementary Report and staff recommendation, the following issues will be addressed: the appropriateness of the application; the dedication of the greenbelt lands and an updated Functional Servicing Report.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments. A community meeting has not been held. A site plan application has also been submitted under file SP 11/133 W6.

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:

<b>Development Proposal</b>	
Applications submitted:	August 5, 2011 (Deemed Complete September 6, 2011)
Existing Gross Floor Area:	182 m <sup>2</sup> (1,960 sq. ft.)
Proposed Residential Gross Floor Area:	254 m <sup>2</sup> (2,734 sq. ft.)
Proposed Dental Clinic Gross Floor Area:	130 m <sup>2</sup> (1,399 sq. ft.)
Total Proposed Gross Floor Area	384 m <sup>2</sup> (4,134 sq. ft.)
Lot Coverage:	7.8%
Floor Space Index:	0.12
Landscaped Area:	82% 2,723 m <sup>2</sup> (29,310 sq. ft.)

<b>Development Proposal</b>	
Number of units:	1
Anticipated Population:	3.382* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	10 spaces (Residential – 2 spaces per unit; Medical Office – 6.5 spaces per 100 m <sup>2</sup> = 8 spaces)
Parking Provided:	10 spaces
Supporting Documents:	<ul style="list-style-type: none"> <li>- Site Plan and Elevations;</li> <li>- Site Servicing and Grading Plan;</li> <li>- Planning Justification Report;</li> <li>- Functional Storm Drainage Report;</li> <li>- Noise Impact Study;</li> </ul>

<b>Site Characteristics</b>	
Frontage:	28.30 m (92.85 ft.)
Depth:	86.79 m (284.74 ft.)
Net Lot Area:	0.33 ha (0.81 ac.)
Existing Use:	Non-conforming dental clinic

As a result of an outstanding issue relating to the dedication of Greenbelt lands, the above statistics may change based upon revised property limits. Updated statistics will be provided in the Supplementary Report.

Additional information is provided in Appendices I-1 to I-9.

### **Neighbourhood Context**

The subject property is located in a predominantly residential neighbourhood comprised of detached dwellings, save for a veterinary clinic immediately north, and two commercial plazas, an apartment building and townhouse development further north at Bristol Road West. The subject lands are currently occupied by a



detached dwelling which is also being used for a non-conforming dental clinic. The front yard has been paved to accommodate parking with very little landscaping. There is a large rear yard that is landscaped and slopes downwards into Carolyn Creek which also traverses the subject site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: veterinary clinic, Carolyn Road

East: detached dwellings

South: detached dwellings

West: Carolyn Creek, detached dwellings

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

"Residential Low Density II" which permits detached, semi-detached and street townhouse dwellings, within a density range of 18-30 units per net residential hectare (44-74 units per net residential acre). The general policies of the Plan permit only accessory offices for physicians, dentists, health professionals, and drugless practitioners in their principal private residences within Residential designations.

"Greenbelt" which permits conservation, flood and erosion works, uses which complement the principal conservation functions, passive recreation activities, accessory facilities which are passive, nonstructural and do not adversely affect the floodplain, and existing legal non-conforming facilities, buildings and structures.

The proposal for a dental clinic with additional non-resident staff is not in conformity with the land use designations and therefore a site specific amendment is proposed.

There are other policies in the Official Plan which also are applicable in the review of these applications relating to built

form, context, site design and greenbelt. These are outlined in Appendix I-8.

#### Criteria for Site Specific Official Plan Amendments.

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 is adequate infrastructure and community services to support the proposed development.

#### New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Residential Low Density II**" and "**Greenbelt**". The proposed dental office in a residential dwelling with additional non-resident employees does not conform with the land use designations contained in the new Mississauga Official Plan and associated policies.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Proposed Official Plan Designation and Policies**

**"Residential Low Density II – Special Site"** to permit an accessory medical office for two physicians, dentists, health professionals, or drugless practitioners within the principal private residence of one of the physicians, dentists, health professionals, or drugless practitioners.

**"Greenbelt"** as amended, to be adjusted to the limits staked and defined by the City and the Credit Valley Conservation Authority.

### **Existing Zoning**

**"R3" (Detached Dwelling)**, which permits detached dwellings with minimum frontages of 15 metres (49 ft.).

### **Proposed Zoning By-law Amendment**

As part of the rezoning, the applicant is proposing that the following be applied:

**"R3 - Exception" (Detached Dwelling)**, which would permit the same as the above, but add a site specific exception to permit the following:

- a medical office-restricted in a detached dwelling;
- maximum of one resident physician, dentist, drugless practitioner or health professional and one non-resident physician, dentist, drugless practitioner or health professional;
- maximum of three additional employees;
- maximum gross floor area of the dental clinic to be 130 m<sup>2</sup> (1,400 sq. ft.);
- minimum aisle width of 6 m (19.69 ft.)

**"G1" (Greenbelt)**, which would apply to the lands below the staked top-of-bank at the rear of the building, and only permit natural heritage features and areas of conservation, flood control, stormwater management, and erosion management.

## COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

## DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the appropriateness of the proposed applications;
- as the subject lands are traversed by Carolyn Creek and the associated floodplain and valley slope, the lands below top of bank are to be dedicated to the City to allow for connection and enhancement of the City owned greenbelt system consistent with the lands to the north, west and southwest and the Official Plan;
- provision of an updated Functional Servicing Report to evaluate the impacts of the proposed drainage system.

## OTHER INFORMATION

### Development Requirements

In conjunction with the proposed development there are certain other engineering and conservation matters which will require the applicant to enter into appropriate agreements with the City.

### 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:** Most 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 these applications.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of East Credit District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: Official Plan Policy Excerpts
- Appendix I-9: General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

### Site History

- May 5, 2003 – East Credit District Policies of Mississauga Plan approved by the Region of Peel subject to appeals, which designated the subject lands "Residential – Low Density II" and "Greenbelt".
- March 22, 2007 – Minor Variance application A-78/07 to permit the existing dental office located within the dentist's principal private residence to increase the total number of staff to three (3) (a dental assistant, receptionist, and part time dental hygienist) and permit six (6) tandem parking spaces on site; whereas By-law 5500, as amended, permits one (1) dentist and one (1) staff member and only permits four (4) tandem parking spaces, was approved for a temporary period of five (5) years to expire and terminate on or before April 30, 2012 subject to the following condition: The Committee shall be in receipt of a letter from the Planning and Building Department and an accompanying revised Site Plan indicating that the total amount of landscaped area at the front of the property has been increased in order that a maximum driveway width of 6.00 m (19.69 ft.) is provided for the driveway in front of the dwelling.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed, the provisions of the new By-law apply. The subject lands are zoned "R3" (Detached Dwelling).



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2011



SUBJECT:

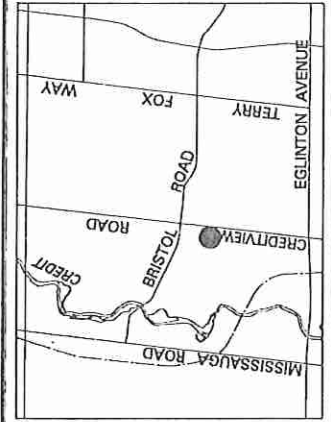
NAVIN AND VANDANA RATRA

FILE NO:  
OZ 17/011 W6  
DWG. NO:  
11011A  
SCALE:  
1:2500

APPENDIX I-2

PDC DATE:  
2012/06/11  
DRAWN BY:  
A.SHAH

Produced by  
T&W, C  
trics



MISSISSAUGA  
Planning and Building





**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
- TRANSPORTATION LEGEND**
- Provincial Highway and Interchange
  - Arterial
  - Major Collector
  - Minor Collector
  - Local Road
  - Existing Commuter Rail
  - GO Transit Station
  - Bus Rapid Transit Corridor
  - Bus Rapid Transit Station
  - Major Transit Corridor
- Amendment No. 95 Approved by the Ontario Municipal Board.  
Removing Eglinton Avenue as a Major Transit Corridor*

- LAND USE LEGEND**
- LDPN Operating Area Boundary - See Aircraft Noise Policies
  - Lands Exempt From LDPN Operating Area
  - Open - Cemetery
  - Open - Golf Course
  - Flood Storage Management Facility
  - 1996 NPS/2000 NFP
  - Composite Noise Contour
  - Planning District
  - Special Site Area (See Special Site Policies)



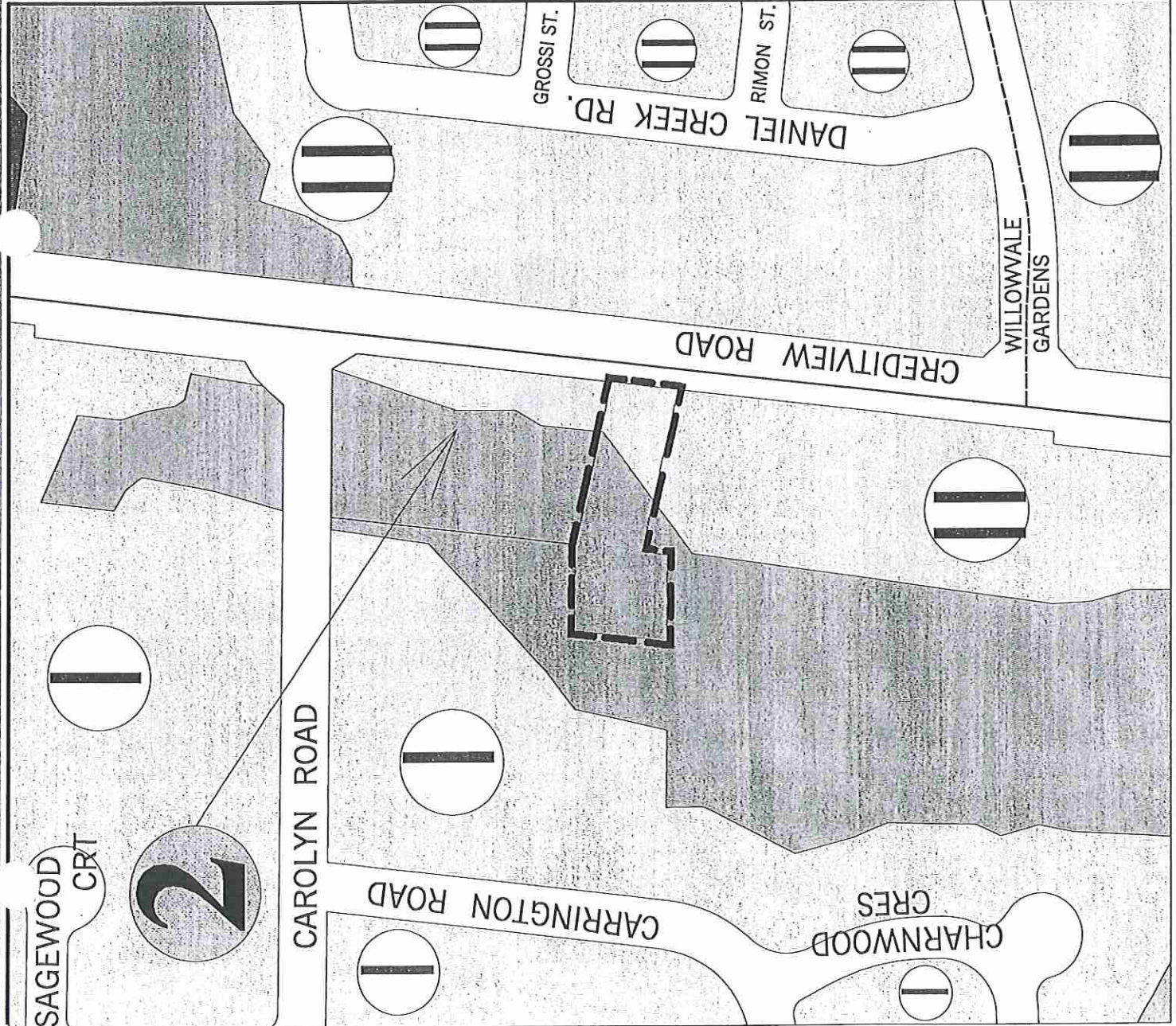
**SUBJECT LANDS**

**SUBJECT: NAVIN AND VANDANA RATRA**

FILE NO: OZ 17/011 W6	DWG. NO: 11011L	SCALE: 1:3500	APPENDIX I-3	
			PDC DATE: 2012/06/11	DRAWN BY: A.SHAH

**MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**













Navin and Vandana Ratra

File: OZ 11/011 W6

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 4, 2011)	<p>No objection to the applications, but should they be approved, the Development Agreement is to include the following Warning Clause to be registered on title:</p> <p>Mixed Use Buildings found in residential areas will be subject to the Region's current bag standard. Curbside collection will be provided for the residential waste, while a private hauler will be required for the dental office waste. Residential waste must be separated from dental office waste, and must be clearly identifiable.</p>
Credit Valley Conservation (April 20, 2012)	<p>The subject property is traversed by Carolyn Creek and the associated floodplain and valley slope. The property will require a CVC Permit prior to the issuance of a municipal building permit or any site works commencing. The top-of-bank was staked by the City and CVC on October 26, 2010. CVC recommends that all lands below top-of-bank, including the floodplain, be dedicated to the municipality and placed in the Greenbelt Official Plan designation and Greenbelt "G1" zone.</p>
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (April 23, 2012)	<p>City greenbelt lands identified as Carolyn Creek (P-250) abut the subject property on both the north and west sides. In keeping with City policies, as a condition of development, the gratuitous dedication of the greenbelt lands has been requested, which will allow for the connection and enhancement of the City owned greenbelt system. Should these applications be approved, satisfactory arrangements regarding hoarding, fencing and securities associated with the greenbelt dedication shall be made. Further, prior to the issuance of building permits, payment of cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42</p>



Navin and Vandana Ratra

File: OZ 11/011 W6

Agency / Comment Date	Comment
	of the <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (March 20, 2012)	<p>Site Plan, Functional Servicing Report, Site Servicing and Grading Plan, Traffic Analysis and Environmental Noise Analysis intended to address the Department's comments have been received.</p> <p>Prior to the Supplementary Meeting, the applicant has been requested to provide an updated Functional Servicing Report that evaluates the impact of the proposed drainage system on the existing basement.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Mississauga Transit (October 7, 2011)	<p>The site is currently serviced by Mississauga Transit Routes 38 and 89 along Creditview Road.</p> <p>The applicant is to ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and Mississauga Transit service.</p>
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: City Community Services Department – Fire and Emergency Services, City Economic Development Office, Enersource Hydro, Greater Toronto Airport Authority, Canada Post, and Rogers Cable.
	The following City Departments and external agencies were circulated the applications but provided no comments: Heritage Coordinator of Culture Division, Policy Division, Realty Services, Hydro One Networks Inc., Bell Canada, Air Transport Association of Canada.

### Official Plan Policy Excerpts

#### 3.2.3.2

High quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development.

#### 3.2.3.9

Permitted uses must be compatible with the surrounding development.

#### 3.17.7.4

Appropriate landscaping, buffering, and design considerations should be taken into account to ensure compatibility of parking areas with surrounding land uses.

#### 3.18.5.10

Building and site designs will locate and design parking, loading and storage areas to minimize their presence from the street.

#### 3.18.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

#### 3.18.9.3

Buildings and site designs will be in harmony and scale, proportion, continuity, rhythm and texture of adjacent buildings and streets.

## Greenbelt Policies

### 3.9.2.1

Greenbelt is determined on a site by site basis and is defined by the greater of the "regulatory storm" floodplain, the "top of bank" and/or combined influence of the stable slope line/stable slope allowance, erosion allowance, and the average annual recession rate, including the hazards associated with Lake Ontario, where applicable, and the limits of identified natural features. These parameters are determined in consultation with the City and appropriate Conservation Authority and/or through studies completed by the proponent to the satisfaction of the City and the appropriate Conservation Authority.

### 3.9.2.2

Greenbelt lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution or credited against any cash-in-lieu for park or other public recreational purposes or be included in the calculation of density for building coverage.

### 3.9.2.4

Development adjacent to Greenbelt lands will be subject to the delineation of the natural features, buffers and setbacks by the City in consultation with the appropriate Conservation Authority. Dedication and/or restrictive zoning of buffers to Greenbelt may also be required by the City in consultation with the appropriate Conservation Authority.

### 3.9.2.7

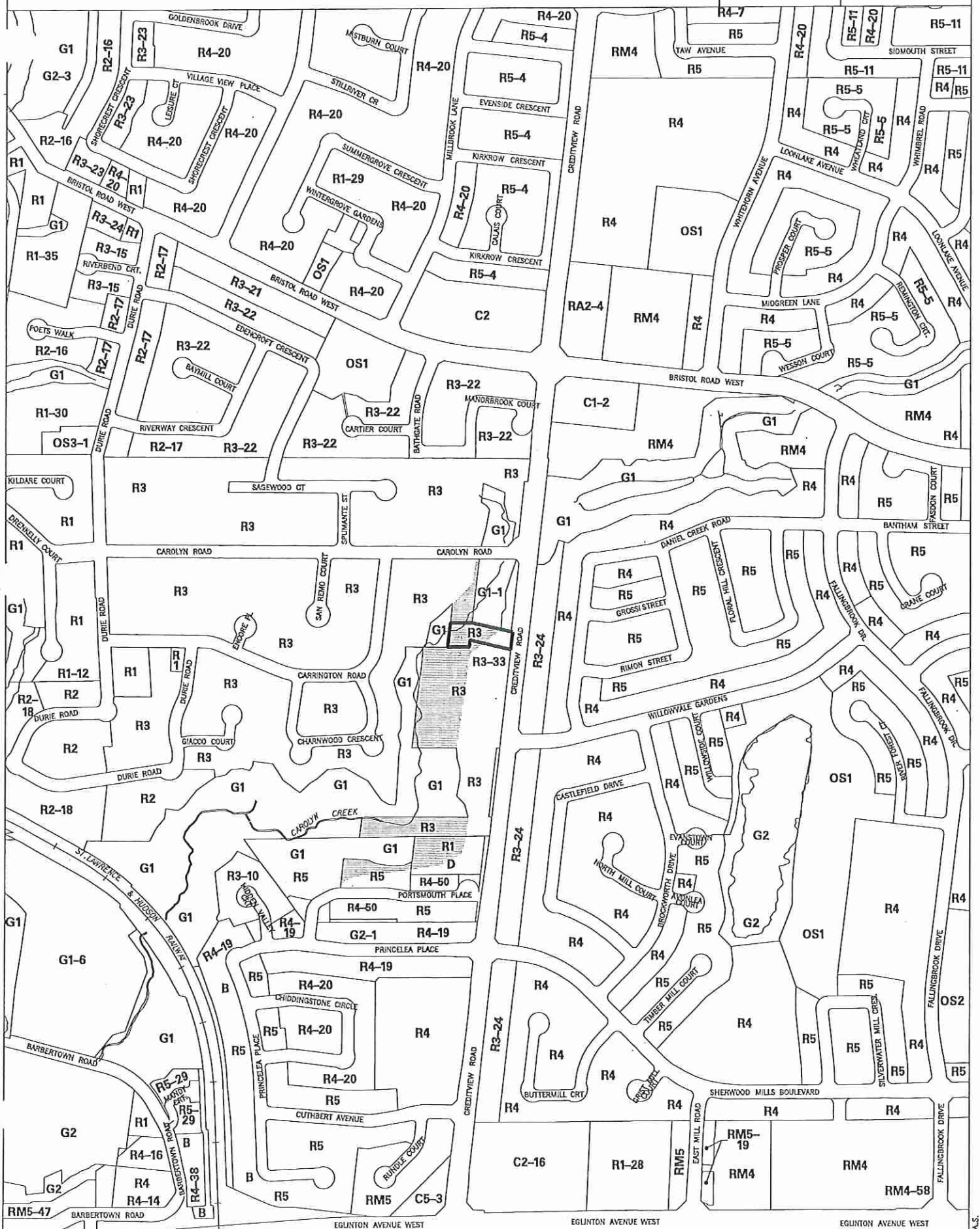
Lands may be zoned Greenbelt within any land use designation.



# GENERAL CONTEXT MAP

OZ 11/011 W6

APPENDIX I-9



A.S.



Navin & Vandana Ratra

File: OZ 11/011 W6

**Recommendation PDC-0038-2012**

PDC-0038-2012

1. That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from 'Residential - Low Density II' and 'Greenbelt' to 'Residential Low Density II - Special Site' and 'Greenbelt', as amended, and to change the Zoning from 'R3' (Detached Dwelling) to 'R3 - Exception' (Detached Dwelling) and 'G1' (Greenbelt), to permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees under file OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
  
2. That the following correspondences be received:
  - (a) Letters dated May 30, 2012 from Michael Iacovou, Resident
  - (b) Letter, un-dated from Tung Dai Tran, Resident
  - (c) Email and letter dated June 7, 2012 from Kevin Saldanha, Resident
  - (d) Letter dated June 6, 2012 from Hung Giang, Resident
  - (e) Letter dated June 7, 2012 from Britt Bretteher, Resident
  - (f) Letter dated May 30, 2012 from Jose Olea, Resident
  - (g) Letter dated May 30, 2012 from Abdul Masri, Resident
  - (h) Letter dated May 30, 2012 from Fisun Shevket, Resident
  - (i) Letter, un-dated from Dr. The Huy Nguyen, Resident
  - (j) Letter, un-dated from Usha Mahau, Resident
  - (k) Letter, un-dated, from James C. Mephām and Helen J. Mephām, Residents
  - (l) Letter, un-dated, from Mir Alam, Resident
  - (m) Letter, un-dated from Diethard Boeticher, Resident
  - (n) Letter dated June 6, 2012 from Bickram Ramlakhan, Resident.

**Navin and Vandana Ratra**

**Mississauga Official Plan Policy Excerpts**

Residential

11.2.5:2

In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

- a. residential dwelling;
- b. accessory office for physicians, dentists, health professionals and drugless practitioners;
- c. home occupation;
- d. special needs housing; and
- e. urban gardening.

11.2.5.7 Accessory offices for physicians, dentists, health professionals, and drugless practitioners will only be permitted in detached and semi-detached dwellings provided the dwelling is their principal private residence.

11.2.5.4

Lands designated Residential Low Density II will permit the following uses:

- a. detached dwelling;
- b. semi-detached dwelling;
- c. duplex dwelling, and
- d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

Greenbelt

11.2.3.1

Lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System.

11.2.3.2

Lands designated Greenbelt permit the following uses:

- a. conservation;
- b. electricity transmission and distribution facilities;
- c. facilities that by their nature must locate near water or traverse *watercourses* (i.e. bridges, storm sewer outlets and stormwater management facilities);
- d. flood and/or erosion work;

Navin and Vandana Ratra

- e. passive recreational activity;
- f. parkland;
- g. piped services and related facilities for water, wastewater and stormwater; and
- h. accessory uses.

11.2.3.4

Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies.

11.2.3.5

Passive recreational activities will be permitted where they are compatible with the viability of the natural area, while respecting appropriate buffers from *watercourses* and valley slopes.

6.3.1.5

The Natural Areas System will be protected, enhanced, restored and expanded through the following measures:

- a. placing those areas identified for protection, enhancement, restoration and acquisition through development applications in the appropriate land use designation and zoning category to ensure their long term protection;
- b. placing those areas identified for protection, enhancement and restoration in public ownership, where feasible;
- c. discouraging fragmentation of ownership of Natural Areas and buffers;
- d. using native plant materials and non-invasive species, and reducing and/or eliminating existing invasive, non-native plant species to improve ecological value and the sustainability of indigenous vegetation, where appropriate;
- e. retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state;
- f. controlling activities that may be incompatible with the retention of *natural features, areas and Linkages, including their ecological functions*;
- g. the promotion of stewardship within privately and publicly owned Natural Areas; and
- h. regulation of encroachment into Natural Areas and other public open spaces.

6.3.2.1.1

Development and site alteration will not be permitted within erosion hazards associated with valleyland and *watercourse* features. In addition, development and site alteration must provide an appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.



## Navin and Vandana Ratra

### General

#### 5.1.6

Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.

#### 5.3.5.5

Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

#### 5.3.5.6

Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

#### 7.1.3

In order to create a complete community and develop a built environment supportive of public health, the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
- b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;
- c. encourage environments that foster incidental and recreational activity; and
- d. encourage land use planning practices conducive to good public health.

#### 9.1.3

Infill and redevelopment within Neighbourhoods will respect the existing and planned character.

#### 9.2.2.3

While new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate *stormwater best management practices*;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

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

4.2.4.74	Exception R3-74	Map # 38W	By-law #
In a R3-74 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
<b>Regulations</b>			
4.2.4.74.1	An office of a physician, dentist, drugless practitioner or health professional shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	the provisions of Articles 4.1.17.2 and 4.1.17.8 shall not apply	
	(2)	one (1) resident physician, dentist, drugless practitioner or health professional, one (1) non-resident physician, dentist, drugless practitioner or health professional and three (3) employees shall be permitted	
	(3)	maximum gross floor area - non-residential	136 m <sup>2</sup>
	(4)	minimum rear yard	6.7 m
	(5)	minimum aisle width	6.0 m
	(6)	minimum landscaped buffer between a parking space and the front lot line	2.8 m
	(7)	minimum number of parking spaces per 100 m <sup>2</sup> gross floor area - non-residential	5.8
	(8)	required number of parking spaces for residential use	2
	(9)	an access ramp for persons with disabilities shall be permitted to encroach into the required front yard	

2. Map Number 38W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R3" to "R3-74" and "G1", the zoning of Part of Lot 2, Concession 4, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-74" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-74" and "G1" zoning indicated thereon.
  
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 28 is in full force and effect.

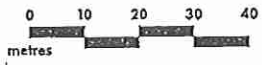
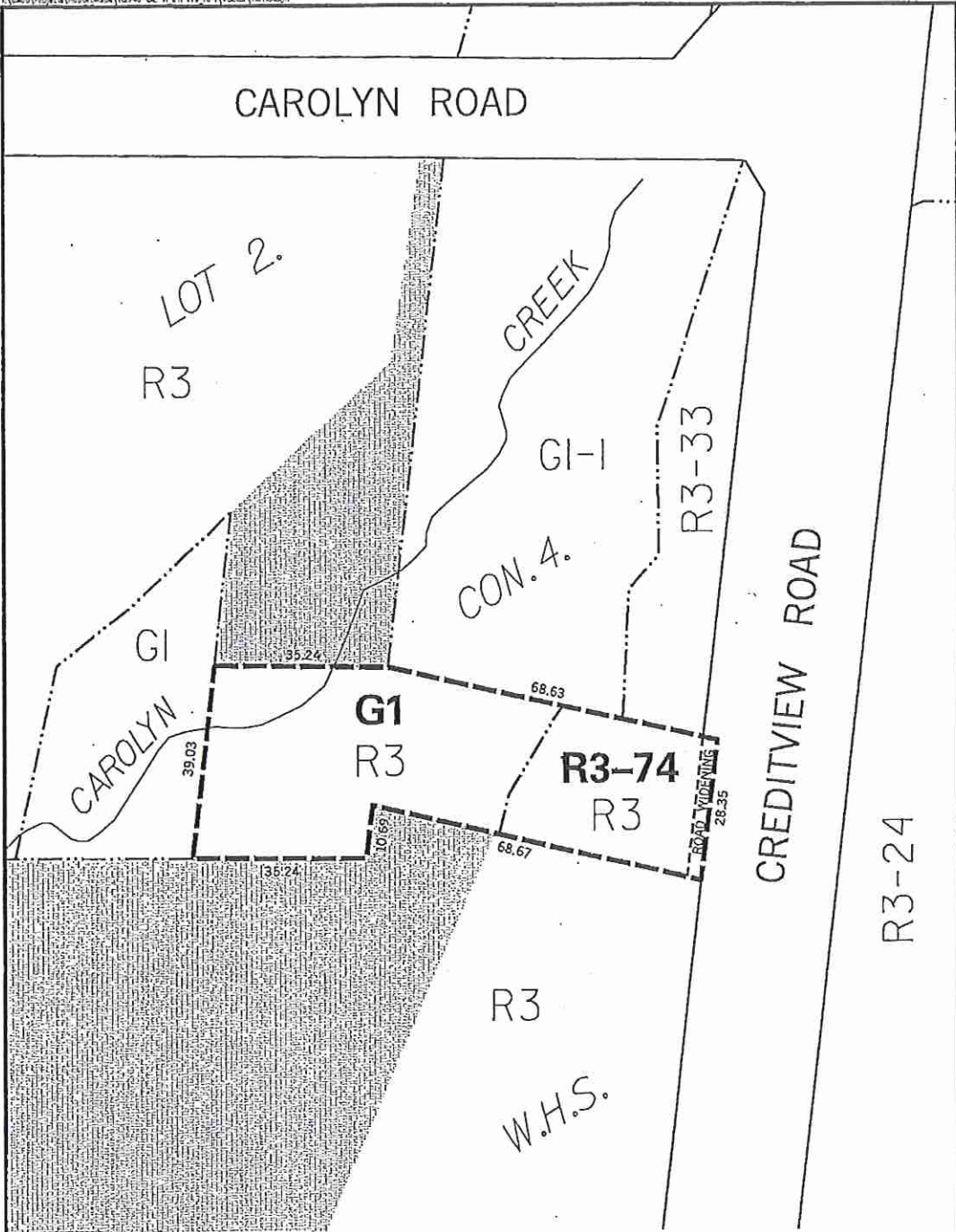
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

DRAFT





 GREENBELT OVERLAY

This is not a plan of survey. The dimensions shown taken from a Draft Reference Plan, No. LSG-0810A prepared by Land Survey Group, O.L.S., dated July 11th, 2014.

**DRAFT**

THIS IS SCHEDULE "A" TO

BY-LAW \_\_\_\_\_

PASSED BY COUNCIL ON

\_\_\_\_\_

**CITY OF MISSISSAUGA**

APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_

Explanation of the Purpose and Effect of the By-law

To permit a dental office in a residential dwelling with one resident dentist, one non-resident dentist and a maximum of three employees.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Detached Dwelling - Typical Lot) to "R3-74" (Detached Dwelling - Typical Lot - Exception) and "G1" (Greenbelt).

"R3" (Detached Dwelling - Typical Lot) permits detached dwellings with minimum frontages of 15.0 m (49.2 ft.). One resident physician, dentist, drugless practitioner or health professional is permitted in their principal private residence, and one employee, provided the maximum gross floor area does not exceed 100 m<sup>2</sup> (1,076 sq. ft.).

"R3-74" (Detached Dwelling - Typical Lot - Exception) permits an additional non-resident physician, dentist, drugless practitioner or health professional and maximum of three employees within a maximum non-residential accessory office gross floor area of 136 m<sup>2</sup> (1,464 sq. ft.). There are also exceptions for parking, minimum aisle width, rear yard setback, and a landscaped buffer requirement.

"G1" (Greenbelt - Natural Hazards) permits flood control, erosion and stormwater management, and natural heritage features and conservation.

Location of Lands Affected

West side of Creditview Road, south of Carolyn Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

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SAGEWIND CTR

**LEGEND:**

SUBJECT LANDS

'RESIDENTIAL LOW DENSITY II - SPECIAL SITE DESIGNATION, 'R3-EXCEPTION' ZONING

'GREENBELT' DESIGNATION, 'G1' ZONING

PROPOSAL TO AMEND THE OFFICIAL PLAN FROM "RESIDENTIAL-LOW DENSITY II" AND "GREENBELT" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND "GREENBELT" AS AMENDED AND TO CHANGE THE ZONING FROM "R3" (DETACHED DWELLING) TO "R3-EXCEPTION" (DETACHED DWELLING) AND "G1" (GREENBELT), TO PERMIT A DENTAL OFFICE IN A RESIDENTIAL DWELLING, WITH ONE RESIDENT DENTIST, ONE NON-RESIDENT DENTIST AND A MAXIMUM OF THREE EMPLOYEES.

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



**SUBJECT:**  
**NAVIN AND VANDANA RATRA**

APPENDIX S-6	
FILE NO:	OZ 11/011 W6
DWG. NO:	11011R
SCALE:	1:2500
PDC DATE:	2014/09/08
DRAWN BY:	A-SHAH

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

