



# MISSISSAUGA

## DECLARATION

Section 17 of the Planning Act

**Applicant:** Queenscorp Group

**Municipality:** City of Mississauga

**Our File:** OPA 75

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on January 24, 2018 when By-law Number 0009-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on February 1, 2018.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 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 21st day of February, 2018.

Commissioner of Oaths

Donabelle Simtha Higgs, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires September 24, 2020.

Declarant  
Sacha Smith



**MISSISSAUGA**

**NOTICE OF THE PASSING OF  
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

<b>DATE OF NOTICE</b>	February 01, 2018	
<b>OPA NUMBER</b>	OPA 75 (By-law 0009-2018)	
<b>ZONING BY-LAW NUMBER</b>	0010-2018	
<b>DATE PASSED BY COUNCIL</b>	January 24, 2018	
<b>LAST DATE TO FILE APPEAL</b>	<b>February 20, 2018</b>	
<b>FILE NUMBER</b>	OZ 16/002	Ward 1
<b>APPLICANT</b>	Queenscorp Group	
<b>PROPERTY LOCATION</b>	The lands are located on the west side of Cawthra Rd. south of Atwater Ave.	

**TAKE NOTICE** that on January 24, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 75 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to amend the Special Site 1 policies in the Mineola Neighbourhood Character Area to permit horizontal multiple dwellings.

The purpose of the Zoning By-law is to permit 148 horizontal multiple dwellings on the subject property. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 75 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Ontario Municipal Board (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) An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **February 20, 2018**.

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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Ashlee Rivet** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5751, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 75**  
**to**  
**Mississauga Official Plan**

By-law No. 0009-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 75

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 75, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes to the Special Site 1 policies for the Mineola Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 75 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 24 day of January, 2018.

Signed Bonnie Ambrose

MAYOR

Signed [Signature]

CLERK

**Amendment No. 75**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. 75.

Also attached 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 April 7, 2017, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to amend the Special Site 1 policies in the Mineola Neighbourhood Character Area to permit horizontal multiple dwellings.

## **LOCATION**

The lands affected by this Amendment are located on the west side of Cawthra Road, south of Atwater Avenue. The subject lands are located in the Mineola Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential Medium Density and are within the area subject to Special Site 1 policies in the Mineola Neighbourhood Character Area. The policies permit detached, semi-detached and townhouse dwellings within a net density range of 25-37 units per net residential hectare.

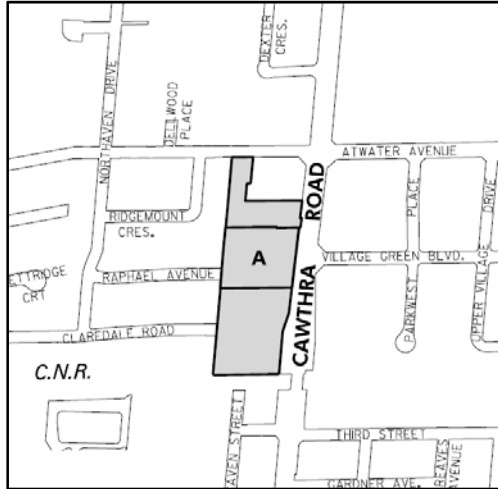
The proposed Amendment to the Special Site 1 policies adds horizontal multiple dwellings as a permitted use with a permitted density of 112 units per net residential hectare.

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

1. The proposed development is appropriate as the subject site is located on the periphery of the Mineola Neighborhood Character Area and will not impact the stable residential neighborhood character of Mineola.
2. Cawthra Road is a designated Corridor in Mississauga Official Plan, where growth is to be directed.
3. The proposed built form is appropriate given the surrounding medium density land uses, and the development has been designed to minimize impacts from shadowing and overlook onto adjacent low density properties.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.18.5, Site 1, Special Site Policies, Mineola Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Special Site 1 map and replacing with the following:



2. Section 16.18.5, Site 1, Special Site Policies, Mineola Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.18.5.1.3 Notwithstanding the provisions of the Residential Medium Density designation, for the lands identified as Area A, horizontal multiple dwellings to a maximum density of 112 units per ***net residential hectare*** will also be permitted.

## **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.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan August 2, 2017.

## **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.



## **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 December 5, 2016 in connection with this proposed Amendment.

A number of area residents were in attendance at the December 5, 2016, Planning and Development Committee Meeting and raised issues relating to the proposed development including the appropriateness of the built form, height and density; traffic and signal warrants; school accommodations; visitor parking; access to Cawthra Road and internal road connections; and, storm water management. These issues have been resolved by increasing setbacks to adjacent properties, setting back roof top terraces from the building edges to minimize overlook conditions, and submitting the necessary studies and justification for matters concerning traffic, signal warrants, parking, access and road connection design, and storm water management.