

Amendment No. #

To

Mississauga Official Plan

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By-law No. \_\_\_\_\_

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

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 and Housing authorized the Regional Municipality of Peel (*"Region"* or *"Regional"*), an approval authority, to exempt from its approval an 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 from the Region has advised that, with regard to Amendment No. #, 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 policy changes/mapping modifications within the Gateway Corporate Centre;

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

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

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed \_\_\_\_\_

Mayor

Signed \_\_\_\_\_

Clerk

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The following text attached constitute Amendment No. #.

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 XX, pertaining to this Amendment.

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## **PURPOSE**

The purpose of this Amendment is to permit a 7-storey non-residential mixed use building consisting of self-storage, office and retail uses.

## **LOCATION**

The lands affected by this Amendment are located on the east side of Hurontario Street, north of Highway 401. The subject lands are located in the Gateway Corporate Centre, as identified in the 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 Local Planning Appeal Tribunal.

The subject lands are designated Office which permits major office, secondary office and accessory uses.

An Official Plan Amendment is required to permit the proposed self-storage use and to permit a greater setback from Hurontario Street.

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

1. The proposal meets the intent, goals and objectives of the Mississauga Official Plan.
2. The site is well served by a variety of existing and planned public transportation and active transportation options, community services, public open spaces, retail, commercial, employment and institutional uses.
3. The proposal supports the employment growth and objectives of the City of Mississauga by providing employment opportunities on the site.
4. The lands are suitable for the proposed uses and height as they are located in an ideal location for intensification as per the Mississauga Official Plan within a Corridor and in walking distance to planned higher order transit.
5. An appropriate built form that respects the existing and planned surrounding context will be achieved. The proposed massing and height will be compatible with the planned vision for the Hurontario Corridor.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERE TO**

### **Policy Amendments**

1. Adding Policy 15.3.3.9 by:

15.3.3.9 *Site 9*

15.3.3.9.1 *The lands identified as Site 9 are located at 6333 Hurontario Street.*

15.3.3.9.2 *Notwithstanding the policies of this Plan, the following shall apply to Site 9:*

*a. Self-storage uses shall also be permitted.*

*b. The provisions of 15.3.2.4 b) regarding a maximum setback of 5 m shall not apply.*

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## **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 November 22, 2019.

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## **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.

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## **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 XXX in connection with this proposed Amendment.

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**APPENDIX II**

City Planning and Development Committee Report – Dated XXX

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