

Amendment No. XX
To
Mississauga Official Plan

The Corporation of the City of Mississauga

By-law No. XX

A By-law to Adopt Mississauga Official Plan Amendment No. XX

WHEREAS in accordance with the provisions of Section 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 (“MMAH”) authorize the Regional Municipality of Peel (the “Region”) an approval authority, to exempt 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. XX in his or her opinion the amendment conforms to the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to the Mississauga Official Plan regarding a change to permitted use policies for a Mixed-Use Designation, 11.2.6, to create a site specific exemption to Section 11.2.6.1 and a change to the Lakeview Area Local Plan to create a site-specific exemption to Section 10.2.4

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 _____, 2021

Signed _____

Mayor

Signed _____

Clerk

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The following text and map attached constitutes Amendment No. XX.

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, XX, 2021, pertaining to this amendment.

PURPOSE

The purpose of this Official Plan Amendment is to create a Special Site in the Lakeview Area Local Plan to permit residential uses, not in conjunction with other uses through a site-specific policy to the Mixed-Use designation. In addition, it will permit a ten-storey apartment building through site specific policies to the Lakeview Area Local Plan and Special Site and Exempt Site Policies.

LOCATION

The lands affected by this Amendment are known as 1303 Lakeshore Road East and are located between Fergus Avenue and Dixie Road in the Lakeview Area Local Plan, as identified in the Mississauga Official Plan.

BASIS

The 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 'Mixed-Use, Lakeshore Corridor Precinct Area – Outer Core', which permits residential uses in conjunction with other permitted uses, as well as residential uses on the ground floor and a maximum height of four storeys. The proposed Amendment is to add a Special Site to the Lakeview Local Area Plan and allow for the permitted use of exclusively residential uses, not in conjunction with other permitted uses and an increased height of ten storey. This is to permit the proposed development of a ten-storey apartment building, containing 169 rental apartment units.

The proposed Official Plan Amendment is appropriate, represents good planning and should be approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management, housing, transportation and natural environment policies of the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan
2. The proposed development conforms to the overall intent, goals, objectives and policies of the Mississauga Official Plan, as it contributes to a range of housing types, it efficiently utilizes existing community infrastructure, and promotes a desirable urban form.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.1 Special Site Policies, Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by adding Special Site X, as identified in the Figure below

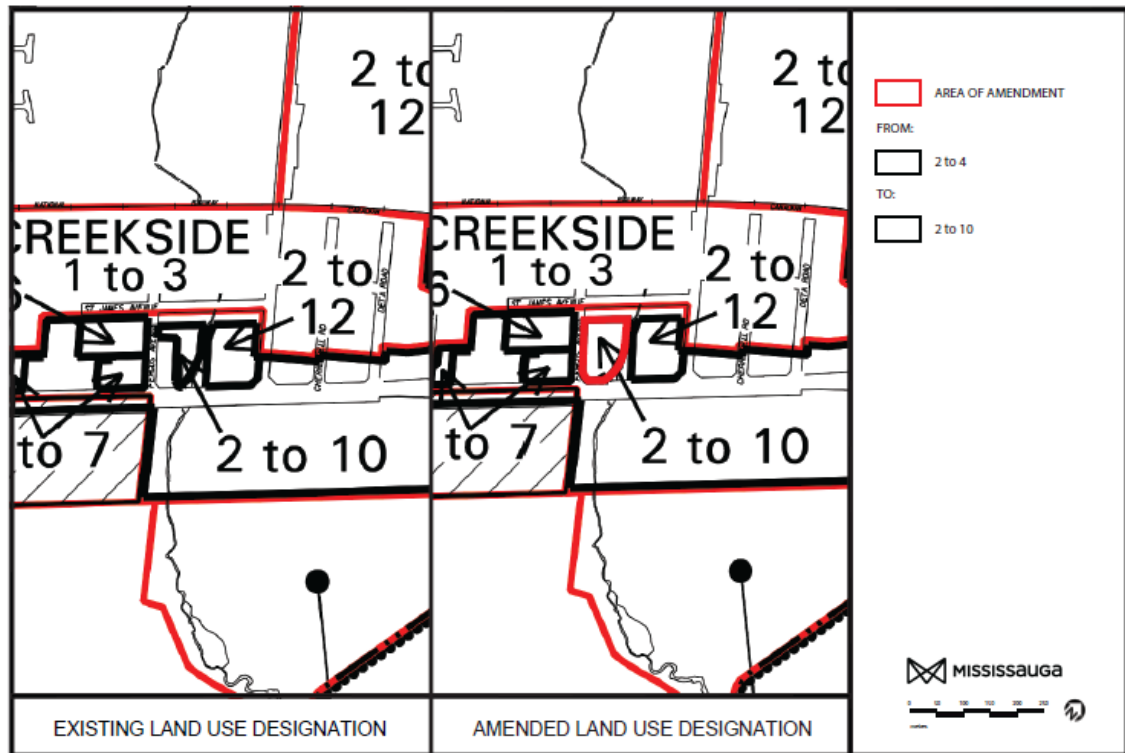


2. Section 13.1 Special Site Policies, Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by adding the following:

13.1. X In addition to permissions contained in the Mixed-Use designation of this Plan, the lands identified as Special Site X will also permit exclusively residential uses, not in conjunction with other permitted uses and that residential development on Special Site X will not be required to contain a mix of permitted uses.

Notwithstanding the policies of the Lakeview Area Local Plan, the lands identified as Special Site X will have a maximum height of ten storeys.

3. Map 3 of the Lakeview Area Local Plan of the Mississauga Official Plan is hereby amended by replacing the mapping with the following:



IMPLEMENTATION

Upon the approval of this Amendment by 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 dated April 2021.

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 the Mississauga Official Plan.