

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

The following text and Map "A" attached hereto constitute Amendment No. XXX.

## **PURPOSE**

The purpose of the Amendment is to amend Schedule 10 and the Erindale Neighbourhood Character Area policies.

## **LOCATION**

The lands affected by this Amendment are located on the south side of Mississauga Heights Drive, south of Queensway West. The land is municipally addressed as 900 Mississauga Heights Drive. The Subject Property is located within the Erindale Character Neighbourhood, as identified in the Mississauga Official Plan.

## **BASIS**

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals at the Ontario Land Tribunal.

The subject lands are designated Residential Low Density I and Greenlands are located within the Erindale Character Neighbourhood Area. The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. The Greenlands designation permits veracious conservation related uses.

The Official Plan Amendment is required to introduce site specific policies as well as redesignate a portion of the Greenlands designation to Residential Low Density I. The effect would permit 5 single detached dwellings on a common element condominium road, as well as remove lands from the Greenlands designation. The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan of the Greater Golden Horseshoe and the Region of Peel Official Plan.
2. The policies and objectives of Mississauga Official Plan are supported by the proposal as it contributes to a range of housing types, sizes and tenures, and it efficiently and effectively utilizes existing community infrastructure and facilities.
3. The proposed development is compatible with the surrounding lands uses and appropriate given the larger context. It is an infill intensification development within a Neighbourhood Character Area that has been designed at a scale that respects and relates to the surrounding community.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Map “A” of this Amendment.
2. Schedule 1a, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Map “B” of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Significant Natural Areas and Natural Green Spaces and Nature Hazards, as shown on Map “C” of this Amendment.
4. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the boundary of the Greenlands designation, as shown on Map “D” of this Amendment.
5. Section 16.9, Erindale Neighbourhood Character Area is hereby amended by adding Special Site Policies X on Map 16-9, Erindale Neighbourhood Character Area, in accordance with the Special Site Policies, as shown on Map “F” of this Amendment
6. Section 16.9.2, Special Site Policies, of the Mississauga Official Plan is hereby amended by adding the following:
  - 16.9.2.X.X      The lands identified as Special Site X are located on the south side of Mississauga Heights Drive, east of the Tributary of the Credit River.
  - 16.9.2.X.X      Notwithstanding Section 16.9.2.2.2, the following additional policies apply:
    - a) redevelopment of the property will be limited to a maximum of five (5) single detached dwellings.
    - b) house designs and sitings will be sensitive to and respect existing mature vegetation and trees.
    - c) house designs which fit with the scale and character of the local area and take advantage of the particular site are encouraged. The use of standard, repeat designs is discouraged. Where a recessed garage cannot be provided, greater architectural treatment to the façade will be provided.
    - d) contiguous woodlot which are subject to Tree Preservation Areas as defined in the Zoning By-law. These areas will be put into private ownership and will be maintained and through a plan of condominium.
    - e) modifications to the extent of the Greenlands designations may be permitted, subject to an Environmental Impact Study, as approved by the City of Mississauga, and does not require further amendment to this plan.

- f) lots fronting on the private road will be required to have a minimum lot frontage of 30 m.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the corporation of City of Mississauga, the 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 Official Consolidation of Mississauga Official Plan dated September 3, 2020.

## **INTERPRETATION**

The provisions of the 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.

# MAP 'A' - PART OF Schedule 1 Urban System



## Green System

 Green System

## City Structure

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

## Corridors

-  Corridor
-  Intensification Corridor

 **Subject Lands**

 **Area of Amendment**



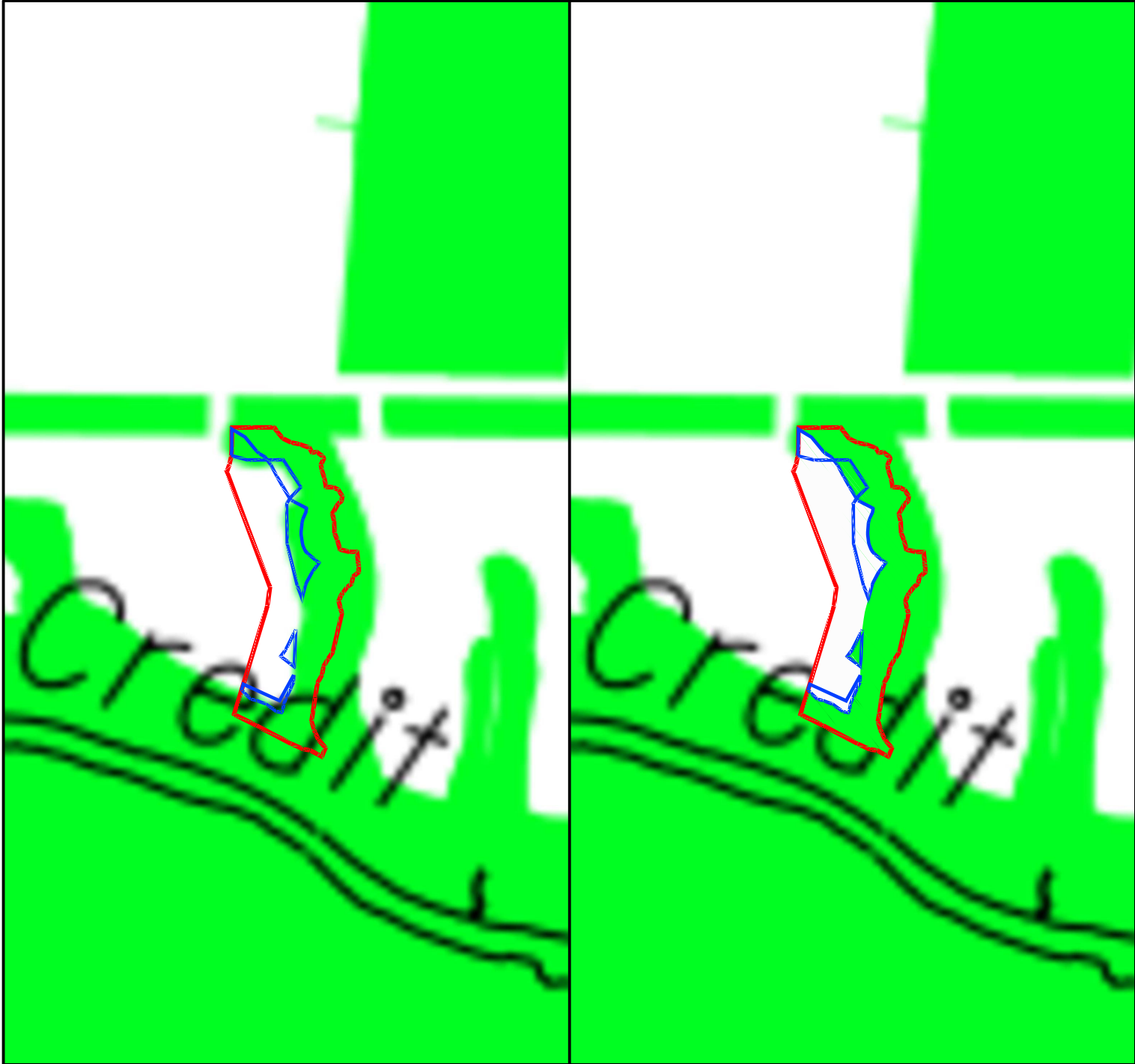
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NOVEMBER 30, 2021



EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



**MAP 'B' - PART OF  
SCHEDULE 1a  
URBAN SYSTEM -  
GREEN SYSTEM**



-  Subject Lands
-  Area of Amendment



SCALE 1:5000  
NOVEMBER 30, 2021

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS






# MAP 'C' - PART OF SCHEDULE 3 NATURAL SYSTEMS

## Natural Heritage System:

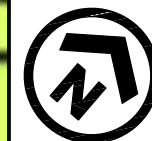
-  Significant Natural Areas and Natural Green Spaces
-  Special Management Areas
-  Linkages
-  Residential Woodlands
-  Provincially Significant Wetlands
-  Other Wetlands
-  Areas of Natural and Scientific Interest - Provincial Significance
-  Areas of Natural and Scientific Interest - Regional Significance

## Natural Hazards:

-  Natural Hazards
-  Two Zone Floodplain Regulations
-  Special Policy Area Floodplain

 **Subject Lands**

 **Area of Amendment**



SCALE 1:5000  
NOVEMBER 30, 2021

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS













# MAP 'D' - PART OF Schedule 10 Land Use Designations

## LAND USE DESIGNATIONS

 Residential Low Density I	 Industrial
 Residential Low Density II	 Airport
 Residential Medium Density	 Institutional
 Residential High Density	 Public Open Space
 Mixed Use	 Private Open Space
 Convenience Commercial	 Greenlands
 Motor Vehicle Commercial	 Parkway Belt West
 Office	 Utility
 Business Employment	 Partial Approval Area

## BASE MAP INFORMATION

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

## City Structure

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

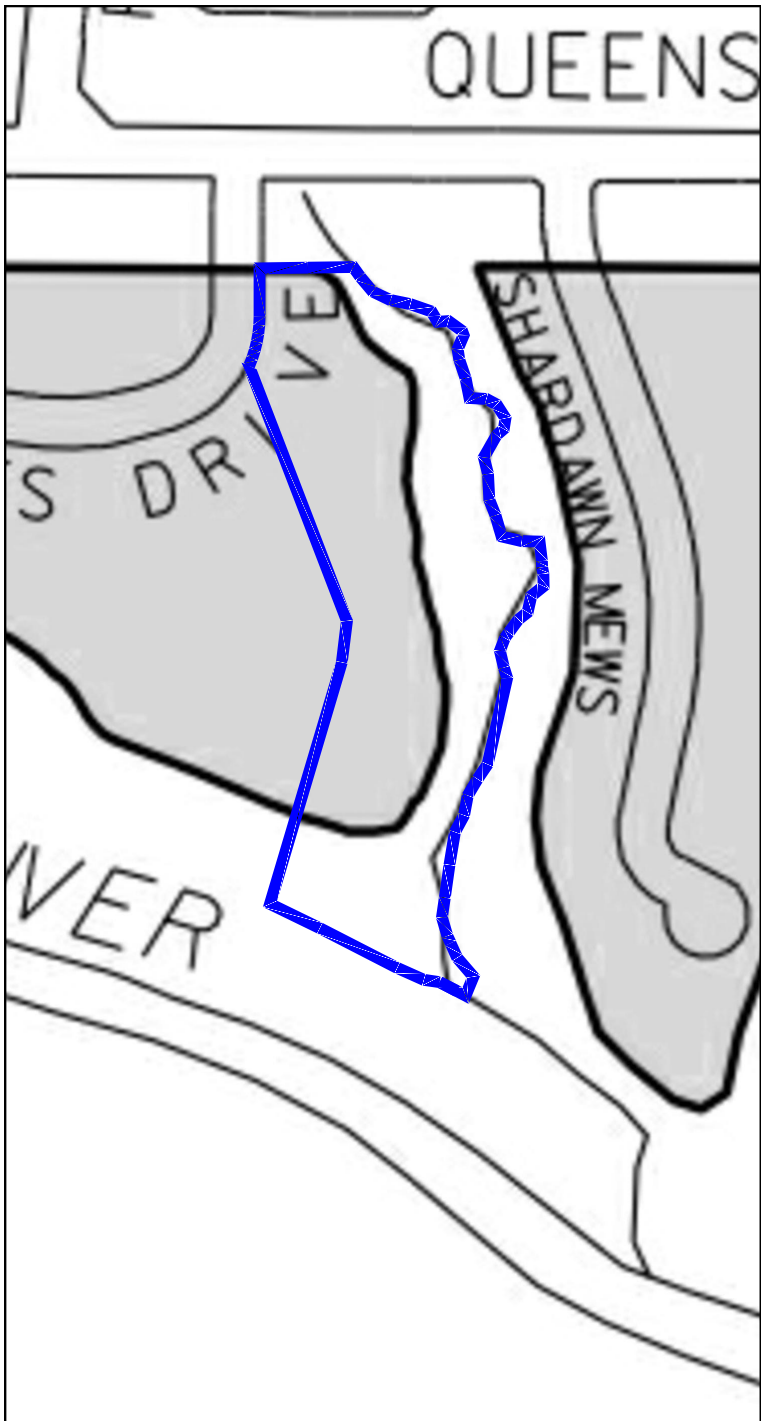


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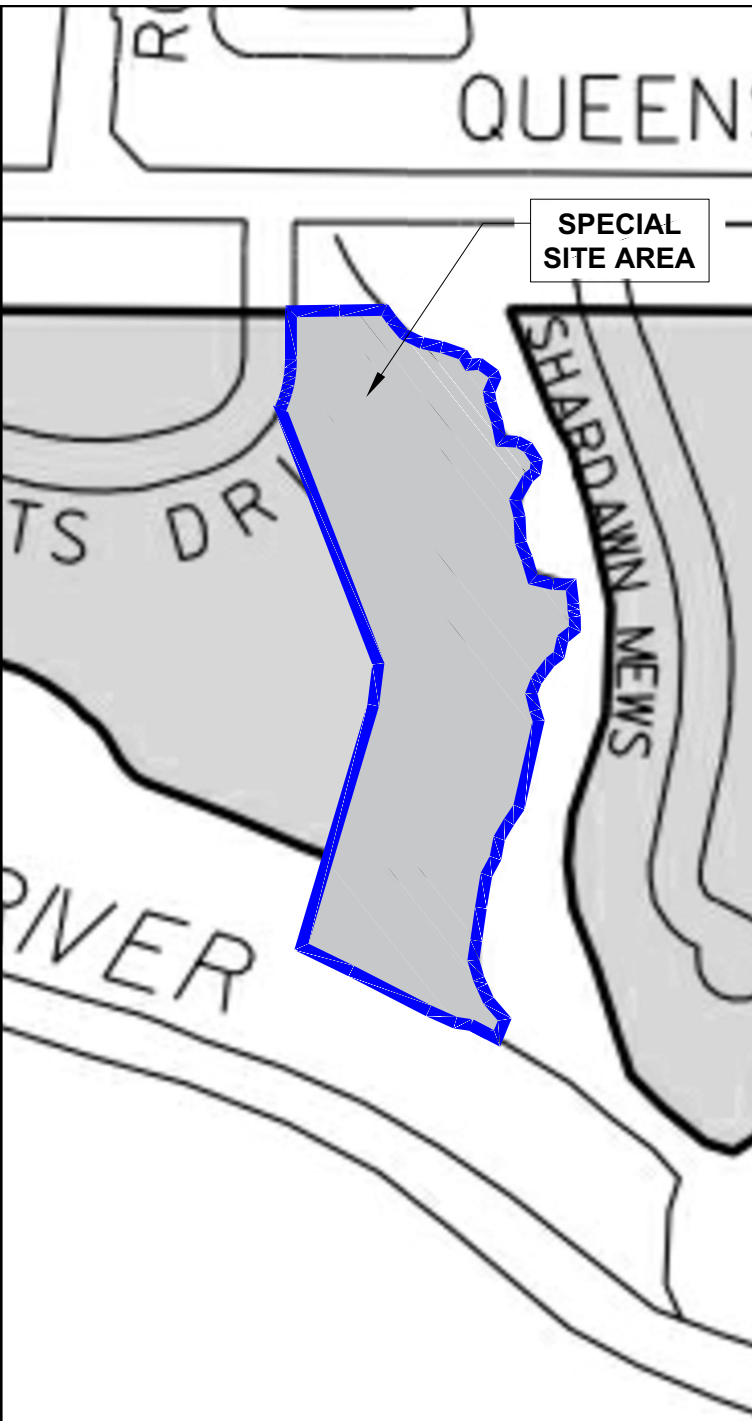
EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS





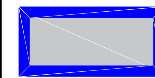
EXISTING LAND USE DESIGNATIONS



PROPOSED LAND USE DESIGNATIONS

**MAP 'E' - PART OF  
MISSISSAUGA  
Character Area**

Legend



Special Site Area



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