

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 10, 2021

CASE NO.: PL170371

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Queenscorp (Mona Road) Inc.
Subject: Request to amend the Official Plan - Failure of the City of Mississauga to adopt the requested amendment
Existing Designation: Residential Low Density I
Proposed Designated: Residential Medium Density
Purpose: To permit the development of 17 townhouses dwellings and 1 detached dwelling
Property Address/Description: 1142 Mona Road
Municipality: City of Mississauga
Approval Authority File No.: OPA/OZ 16/006
OLT Case No.: PL170371
OLT File No.: PL170371
OLT Case Name: Queenscorp (Mona Road) Inc. v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Queenscorp (Mona Road) Inc.
Subject: Application to amend Zoning By-law No.0225-2007 - Neglect of the city of Mississauga to make a decision
Existing Zoning: R3-1
Proposed Zoning: RM6- site specific standards
Purpose: To permit the development of 17 townhouses dwellings and 1 detached dwelling
Property Address/Description: 1142 Mona Road
Municipality: City of Mississauga
Municipality File No.: OZ-16/006
OLT Case No.: PL170371
OLT File No.: PL170372

BEFORE:

SUSAN de AVELLAR SCHILLER

)

Monday, the 9th

VICE-CHAIR

)
)

day of August,
2021

THIS MATTER having come on for public hearing, and the Tribunal in its Decision issued March 11, 2020 (The “Decision”) granted approval to the applications, but withheld its Final Order subject to the fulfilment of the conditions as set out in the decision.

THE TRIBUNAL ORDERS that the City of Mississauga’s Official Plan is amended in the manner set out in Attachment 1.

THE TRIBUNAL FURTHER ORDERS that Zoning By-law 0225-2007 of the City of Mississauga is amended in the manner set out in Attachment 2. The City is hereby authorized to assign the appropriate numbers to these documents for record-keeping purposes.

This is the Order of the Board.

“Becky Fong”

BECKY FONG
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Amendment No. 113
to
Mississauga Official Plan

Amendment No. 113
to
Mississauga Official Plan

The following text, Maps "A", "B" and "C" attached constitutes Amendment No. 113.

PURPOSE

The purpose of this Amendment is to redesignate a portion of the subject lands from Residential Low Density I to Greenlands and to add a Special Site.

LOCATION

The lands affected by this Amendment are located north of the Canadian National Railway right-of-way, on the west side of Mona Road. 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 Land Tribunal.

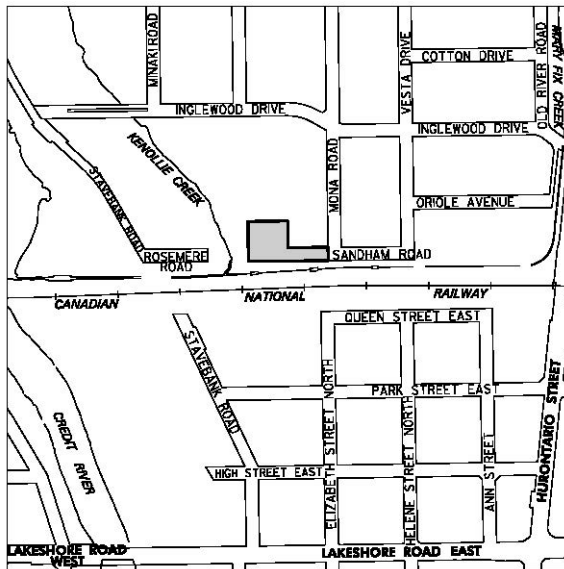
The subject lands are designated Residential Low Density I which permits only detached dwellings in the Mineola Neighbourhood Character Area.

An Official Plan Amendment is required to permit townhouse dwellings in addition to a detached dwelling.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.18, Mineola Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 5 on Map 16-18: Mineola Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.18.5, Special Site Policies, Mineola Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.18.5.5 Site 5



16.18.5.5.1 The lands identified as Special Site 5 are located north of the Canadian National Railway right-of-way, on the west side of Mona Road.

16.18.5.5.2 Notwithstanding the policies of this Plan, 17 townhouse dwellings will be permitted.

3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the Residential Woodlands boundary and the Natural Hazards boundary, as shown on Map "A" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Public and Private Open Spaces, as shown on Map "B" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation from Residential Low Density I to Greenlands, as shown on Map "C" of this Amendment.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

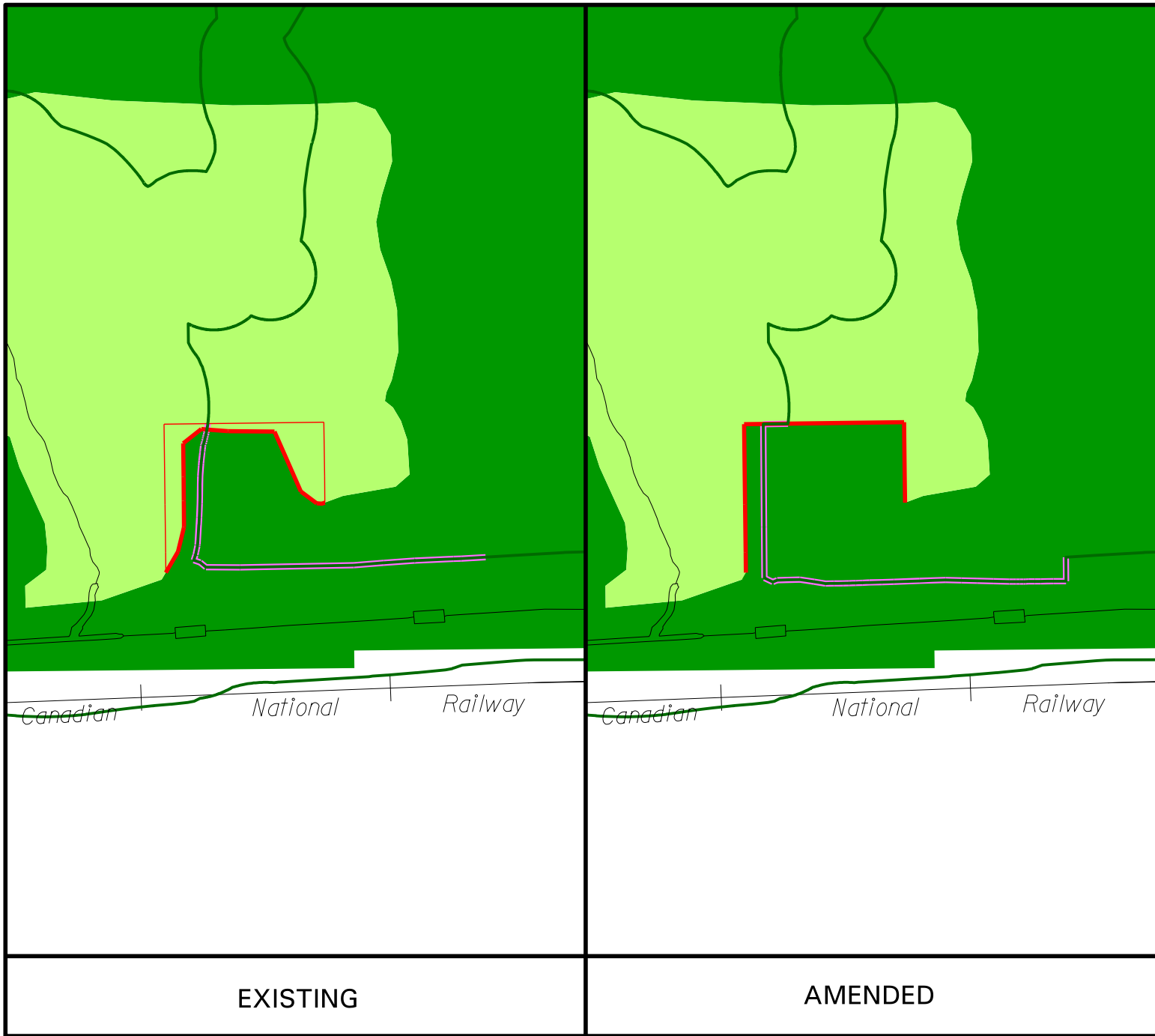
The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan April 8, 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 Mississauga Official Plan.



LEGEND

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
- Amendment to Residential Woodlands Boundary
- Amendment to Natural Hazards Boundary

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 limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

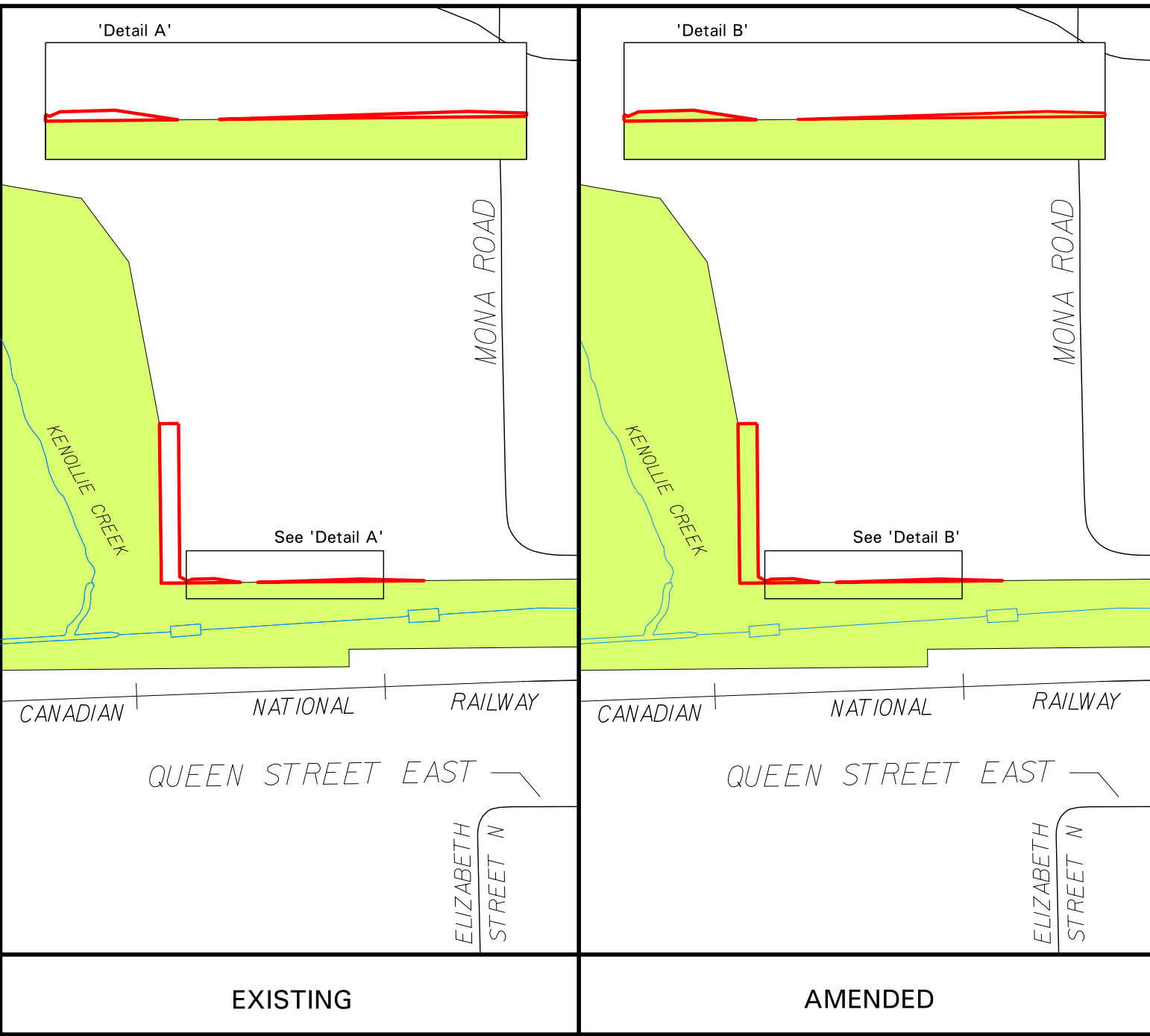
0 15 30 45 60
meters

MAP 'A'
Part of Schedule 3
Natural System
of Mississauga Official Plan


MISSISSAUGA

EXISTING

AMENDED



LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  Area of Amendment

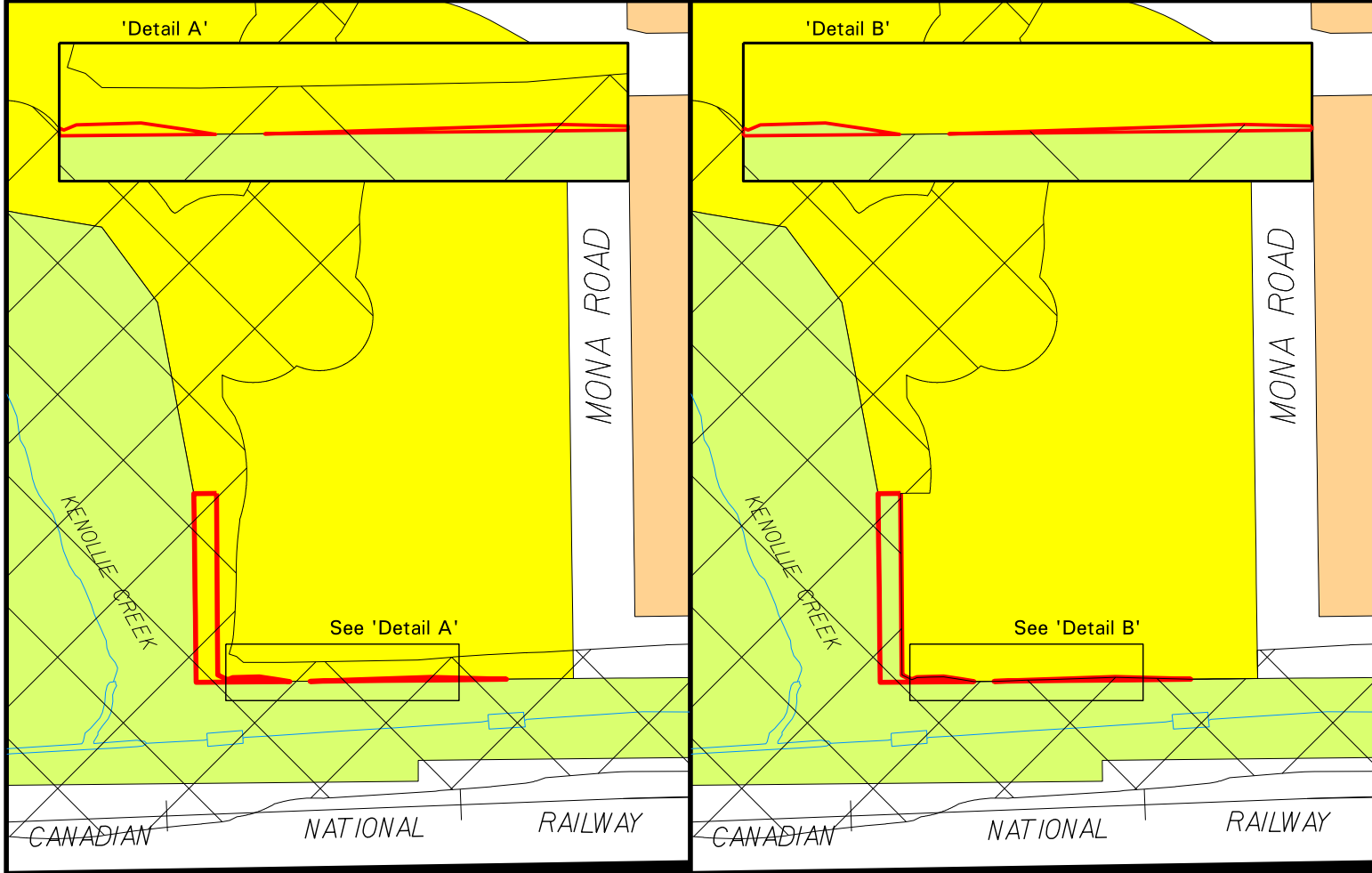
Notes:

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 Greenlands as shown on Schedule 10.



MAP 'B'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan





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

- ### BASE MAP INFORMATION
- 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
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT
- FROM:**
- RESIDENTIAL LOW DENSITY I
- TO:**
- GREENLANDS



MAP 'C'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION