

Amendment No. #

to

Mississauga Official Plan

DRAFT

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The following text and Schedule "A" attached constitute Official Plan Amendment No. #.

Schedule "A" of this Amendment is an excerpt from Schedule 9: Character Area, of Mississauga Official Plan, with the proposed Employment Areas designations on the Subject Lands outlined in red.

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PURPOSE

The purpose of this Amendment is to remove the subject lands from the Employment Area designation and Exempt Site Specific Policies in section 17.4.5.2 of the Official Plan.

LOCATION

The lands affected by this Amendment are located at the southwest and southeast corners of Mattawa Avenue and Dundas Street East. The subject lands are located in the Dixie Employment Area Character Area and Dixie-Dundas Community Node, 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 Mixed Use within the Dixie Employment Character Area and the Dixie-Dundas Community Node. The Mixed Use designation permits residential and retail uses as proposed.

The official plan amendment is required to remove the subject lands from the Employment Areas designation which does not permit residential uses.

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

1. The application increases the density within a Major Transit Station Area along an intensification corridor.
2. The proposal provides a sufficient transition to the existing low density uses to the east of the subject lands.
3. The proposal adds to the range of housing types available within the Dixie-Dundas Node.
4. The proposed mix of uses includes residential, parkland, community uses, and retail.

This Amendment is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and Mississauga Official Plan, all of which promote increased densities and optimizing underutilized lands within Major Transit Station Areas and establishing a range and mix of housing forms and tenures.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 17.4, Dixie Employment Area Character Area, of Mississauga Official Plan, is hereby amended by removing Exempt Site 2 and policy 17.4.5.2
2. Schedule 9, of the Mississauga Official Plan, are hereby amended by removing the lands outlined in red from the Employment Area designation as per Schedule A of this by-law.
3. Notwithstanding Chapter 14, Policy 14.1.1.2, the lands outlined in Schedule A will permit heights up to the following maximums:

Building (#)	Height (storeys)
Building A1	15 storeys
Building A2	29 storeys
Building A3	41 storeys
Building C1	35 storeys
Building E1	15 storeys
Building E2	18 storeys
Building F1	12 storeys
Building F2	12 storeys
Building FTH-1	3 storeys
Building FTH-2	3 storeys
Building G1	12 storeys
Building G2	18 storeys
Building GTH-1	3 storeys

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.

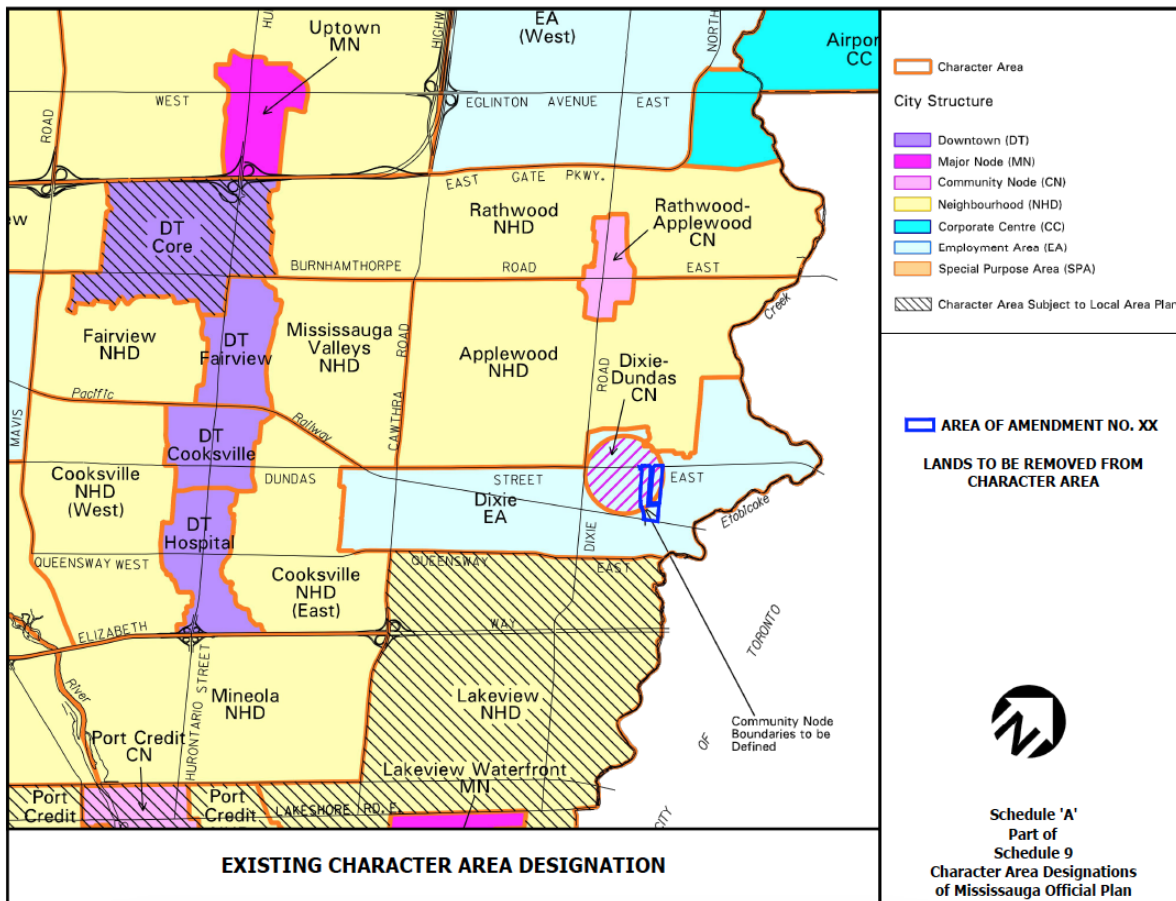
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan April 8, 2021.

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.

SCHEDULE A



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 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. #, 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 to remove an Exempt Site Policy from the Dixie Employment Area 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. # to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2020.

Signed _____
MAYOR

Signed _____
CLERK