

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

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

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*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 ("MMA") authorized the Regional Municipality of Peel (the "Region") 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 of Peel has advised that, with regard to Amendment No. XX in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desire to adopt certain amendments to the Mississauga Official Plan regarding a land use designation change from Residential Low Density I to Residential Medium Density within the Malton Neighbourhood 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. XX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Amendment No. XX  
To the Mississauga Official Plan

The following text and maps designated Schedule “A” attached hereto constitutes Amendment No. XX.

*Schedule “A” of this Amendment is an excerpt from the Land Use Designations map (Schedule 10) of the Mississauga Official Plan, with the proposed Residential Medium Density designation outlined.*

PURPOSE

The purpose of submitting this Official Plan Amendment is to delete the “Residential Low Density I” designation applying to a 1775m<sup>2</sup> parcel of land located west of the intersection of Airport Road and Beverley Street (the “Subject Lands”) as contained on the Land Use Designations map (Schedule 10) of the Mississauga Official Plan and redesignate it to “Residential Medium Density”.

This Amendment will permit the development of the subject lands for a single block of back-to-back townhouses, consisting of sixteen (16) units.

LOCATION

The subject lands are located on the north portion of Beverley Street, west of Airport Road, in the City of Mississauga. The subject lands are legally described as All of Lots 439, 440, and 441, Registered Plan TOR-4, City of Mississauga, Regional Municipality of Peel. The subject lands are municipally known as 5, 7 and 9 Beverley Street. The subject lands are located in the Malton Neighbourhood Character Area.

BASIS

The development proposal for the subject site consists of a single block of back-to-back townhouses, consisting of sixteen (16) units, at a height of 4 storeys. Vehicular access to the site will be from Beverley Street. At-grade parking and site access will be shared between the subject site and the mixed use building located at 7198-7214 Airport Road.

The subject lands are currently designated “Residential Low Density I”. The proposed townhouse development is not permitted within the current land use designation. The proposed townhouse development is within the “Residential Medium Density” designation.

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

- The proposed development is consistent with and promotes the growth management and intensification policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Peel Regional Official Plan, particularly in locations which are well-served by municipal infrastructure, including public transit.

- The intensification of underutilized lands with the urban settlement boundary is appropriate given the subject site’s location on a Regional Arterial Road and Corridor, as well as close proximity to higher-order transit.
- The policies and objectives of the Mississauga Official Plan are supported by the proposal as it contributes a range of housing types, sizes and tenures; it is compatible from a density, size, scale, and massing perspective; it efficiently and effectively utilizes existing community infrastructure and servicing.
- The proposal promotes a development pattern which respects the existing and planned character of the area, allowing for additional housing choices within the Malton Community Area.

#### DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan is hereby amended by the following:

1. Schedule 10: Land Use Designation, of the Mississauga Official Plan, is hereby amended by re-designating the subject lands to “Residential Medium Density,” as shown on Schedule ‘A’ of this Amendment.
2. The Malton Neighbourhood Character Area (Section 16.15) of the Mississauga Official Plan is hereby amended by adding the following section to the Land Use policies:

“16.15.4.X Notwithstanding the policies and provisions of this Plan, a 4-storey – back-to-back townhouse development is permitted on the lands legally described as All of Lots 439, 440, and 441, Registered Plan TOR-4, and municipally known as 5, 7 and 9 Beverley Street.”

#### IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan. The lands will be rezoned concurrently to implement this Amendment.

Provisions will be made through the Zoning By-law Amendment for the lands subject to this Official Plan Amendment, for development to occur subject to approved site development, architectural and landscaping plans, to ensure that site access, buildings, parking and landscaping are satisfactorily located and designed.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated 21<sup>st</sup> October, 2021.

#### INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

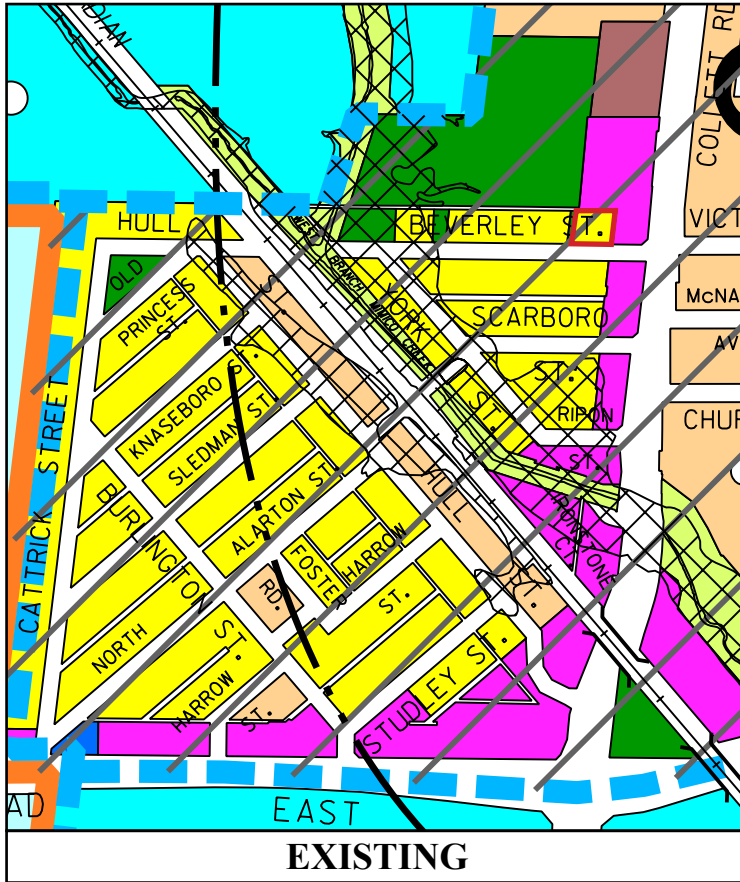
This Amendment supplements the intent and policies of the Mississauga Official Plan.

Upon approval of the Amendment set forth, the various Sections of the Official Plan and its Schedules and Appendices will be amended in accordance with this Amendment, subject to

technical revisions permitted to this Amendment without official plan amendments in respect of: changing the numbering, cross-referencing, arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

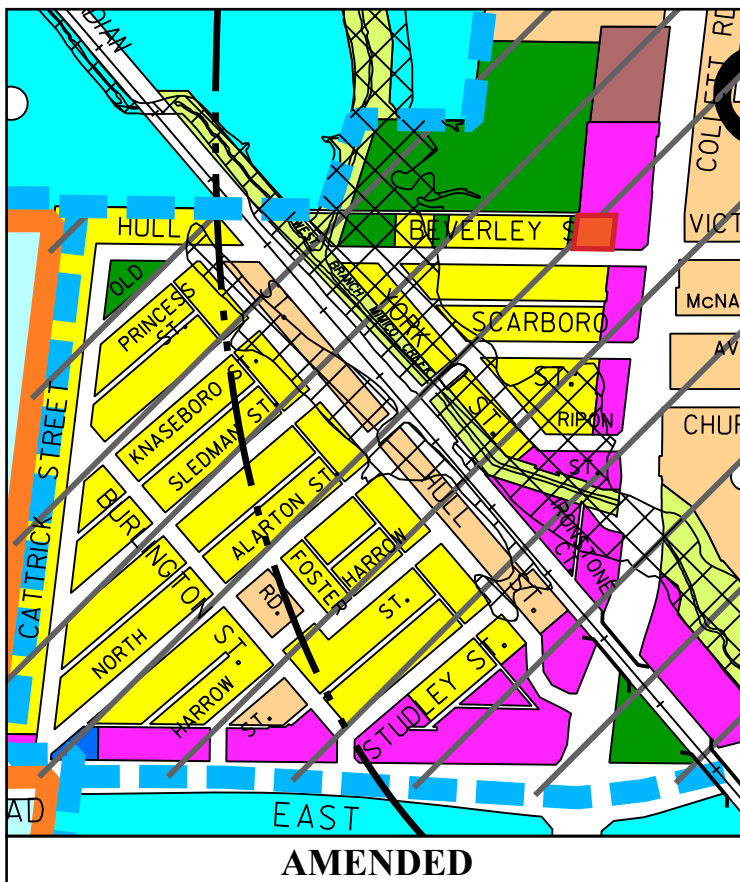


# Schedule A



## LAND USE DESIGNATIONS

- |   |                            |   |                     |
|---|----------------------------|---|---------------------|
|  | Residential Low Density I  |  | Business Employment |
|  | Residential Low Density II |  | Industrial          |
|  | Residential Medium Density |  | Airport             |
|  | Residential High Density   |  | Institutional       |
|  | Mixed Use                  |  | Public Open Space   |
|  | Downtown Mixed Use         |  | Private Open Space  |
|  | Downtown Core Mixed Use    |  | Greenlands          |
|  | Convenience Commercial     |  | Parkway Belt West   |
|  | Motor Vehicle Commercial   |  | Utility             |
|  | Office                     |   |                     |
|  | Area of Amendment          |   |                     |



Schedule 10  
Land Use Designations