

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 and 904 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 18 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 single detached dwellings on a common element (CEC) road.
 - b) Lots fronting on the common element (CEC) road will be required to have a minimum frontage of 15 metres.

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 March 3, 2023.

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.

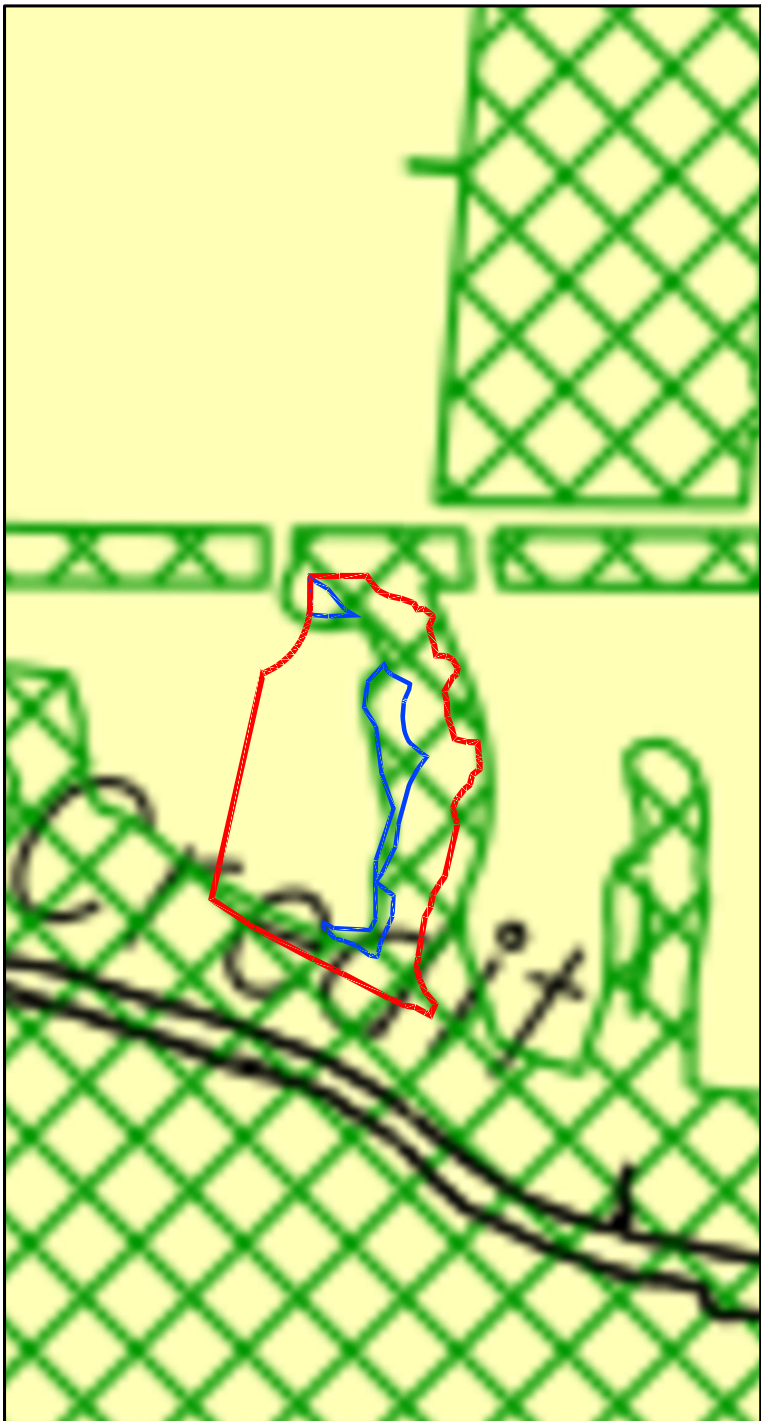
This Amendment supplements the intent and policies of the Mississauga Official Plan.

MAP 'A' - PART OF Schedule 1 Urban System

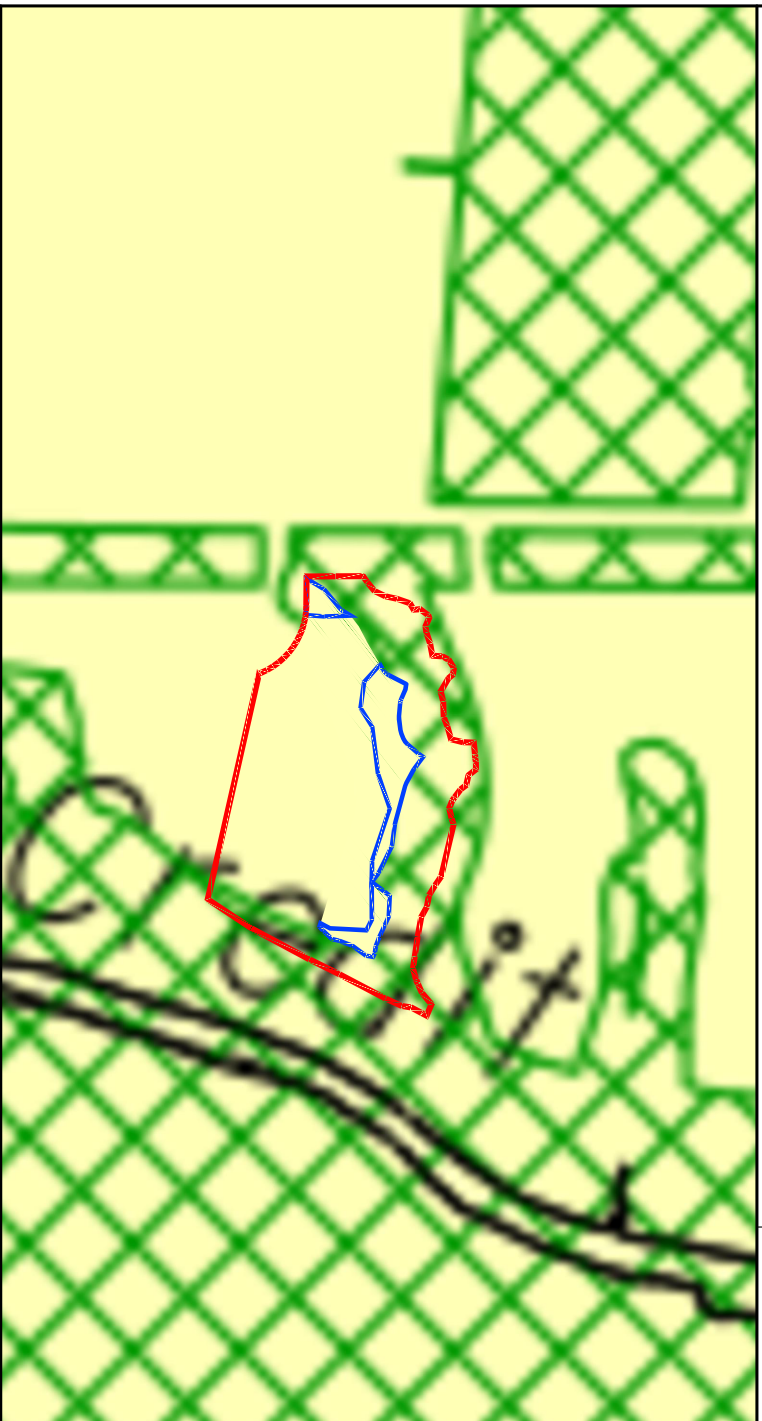
- Green System**
 -  Green System
- City Structure**
 -  Downtown
 -  Major Node
 -  Community Node
 -  Neighbourhood
 -  Corporate Centre
 -  Employment Area
 -  Special Purpose Area
- Corridors**
 -  Corridor
 -  Intensification Corridor
-  **Subject Lands**
-  **Area of Amendment**



SCALE 1:5000
JUNE 12, 2023

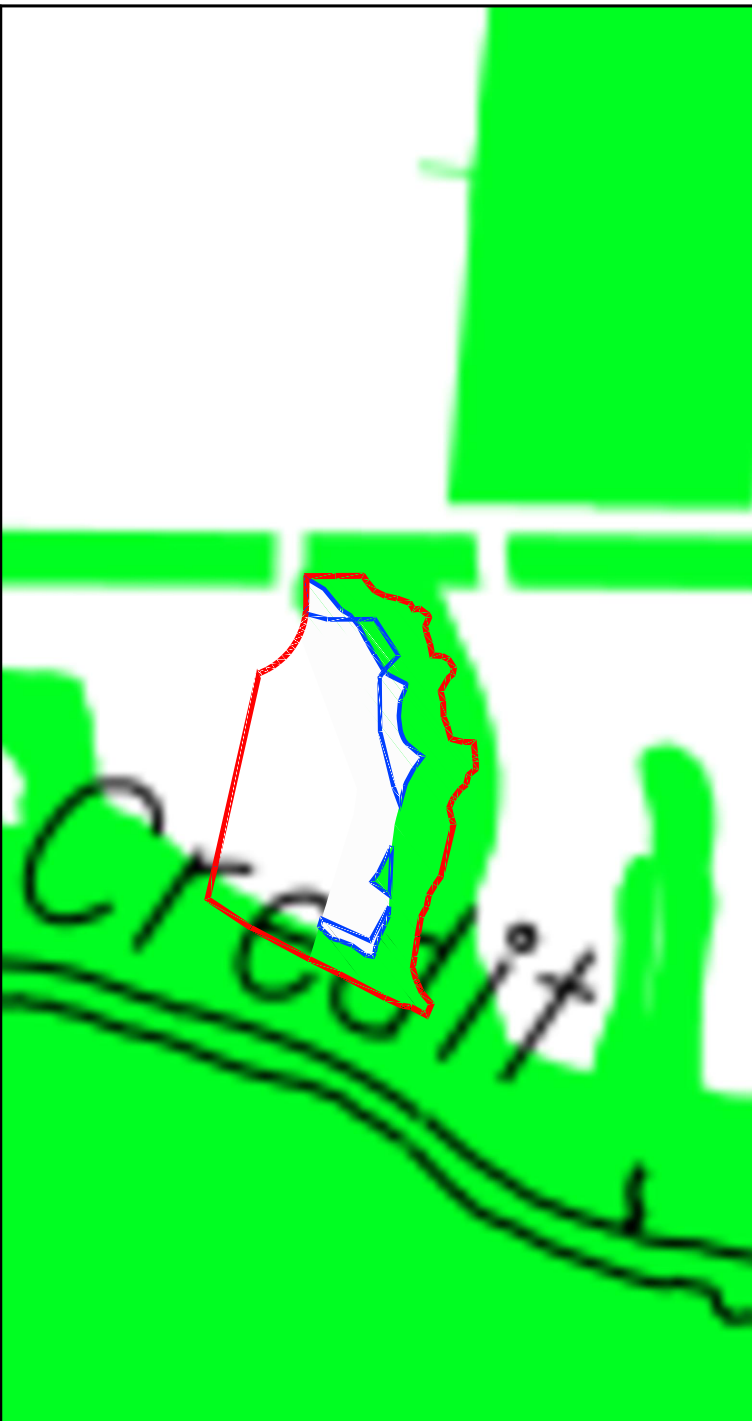
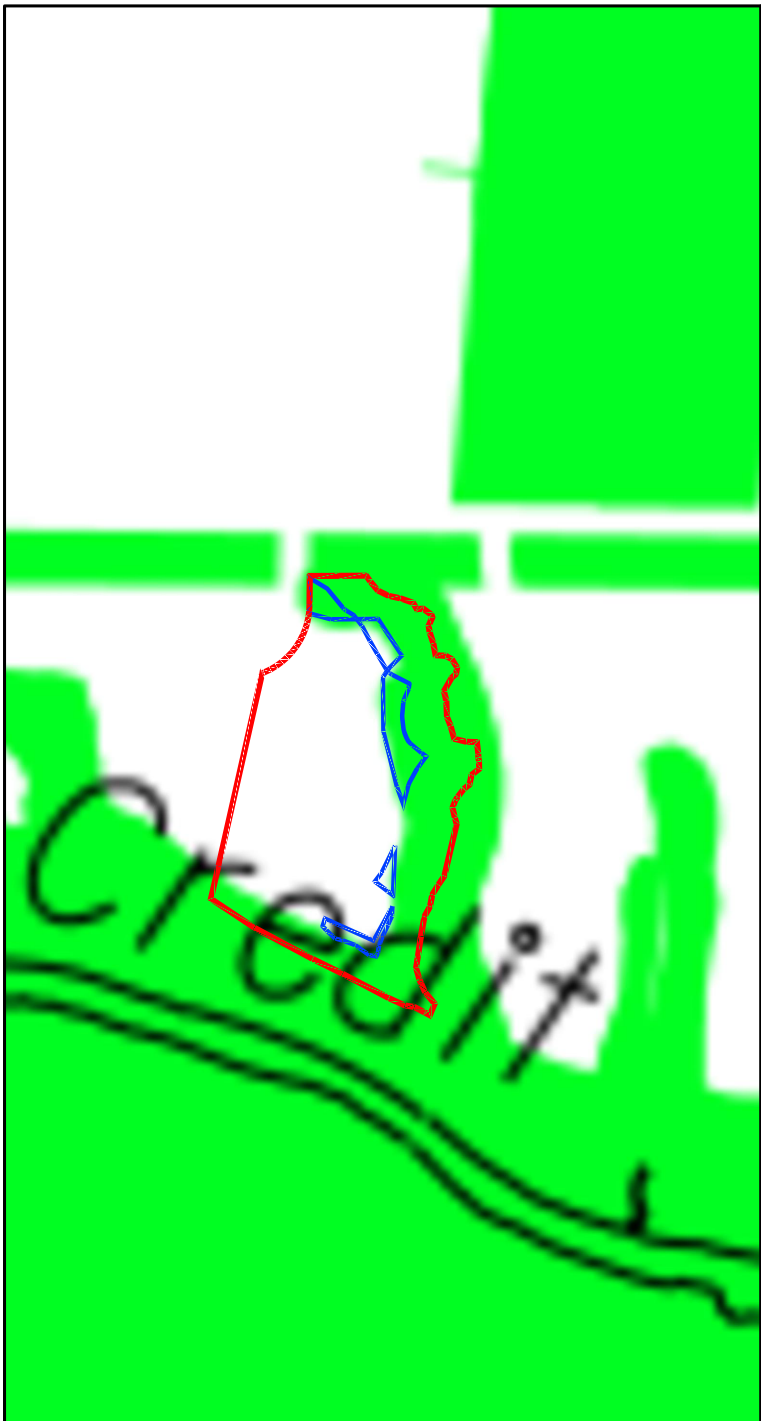




EXISTING LAND USE DESIGNATIONS

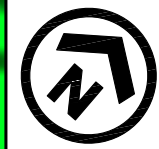


PROPOSED LAND USE DESIGNATIONS

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



-  Subject Lands
-  Area of Amendment



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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
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EXISTING LAND USE DESIGNATIONS



PROPOSED LAND USE DESIGNATIONS

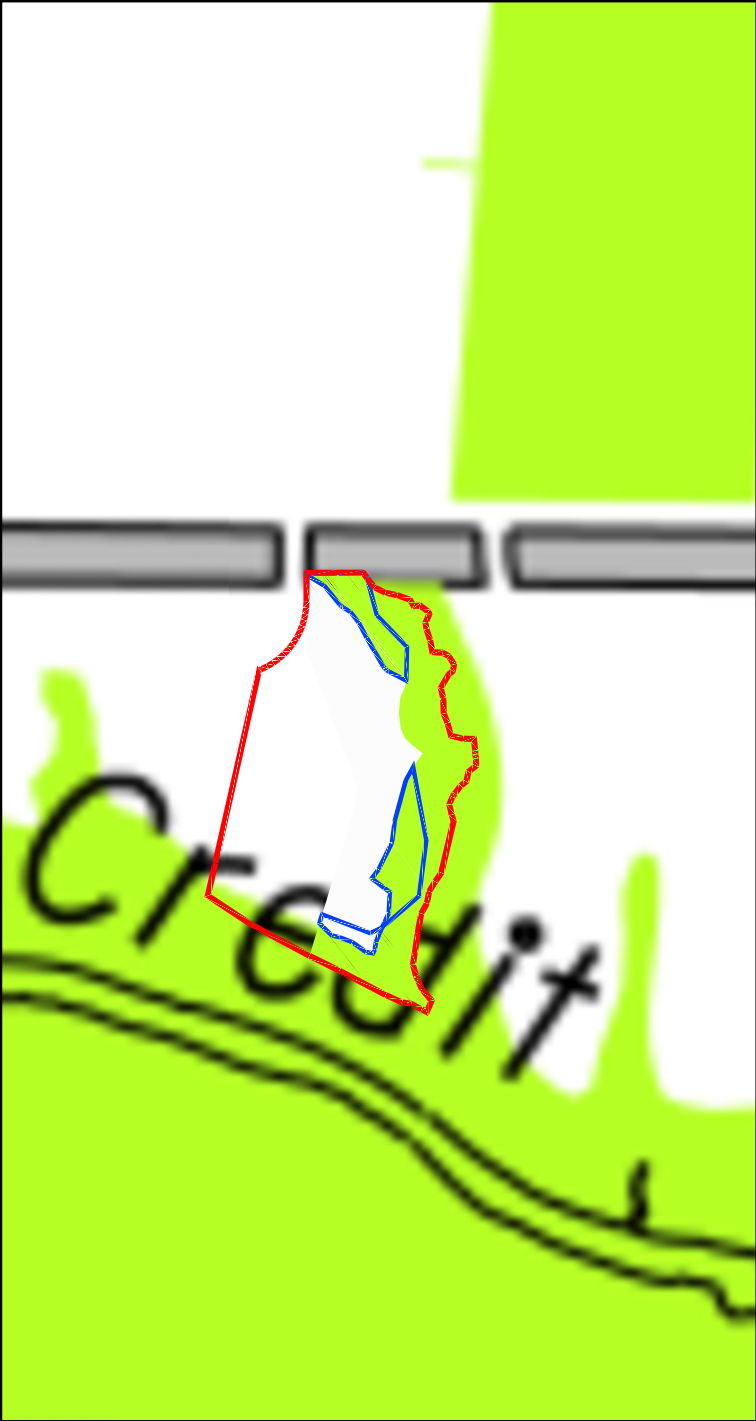
MAP 'D' - PART OF SCHEDULE 4 PARKS AND OPEN SPACES

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

-  Subject Lands
-  Area of Amendment



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JUNE 12, 2023



EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS


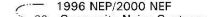


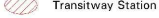






MAP 'E' - PART OF SCHEDULE 10 LAND USE DESIGNATION

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	

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

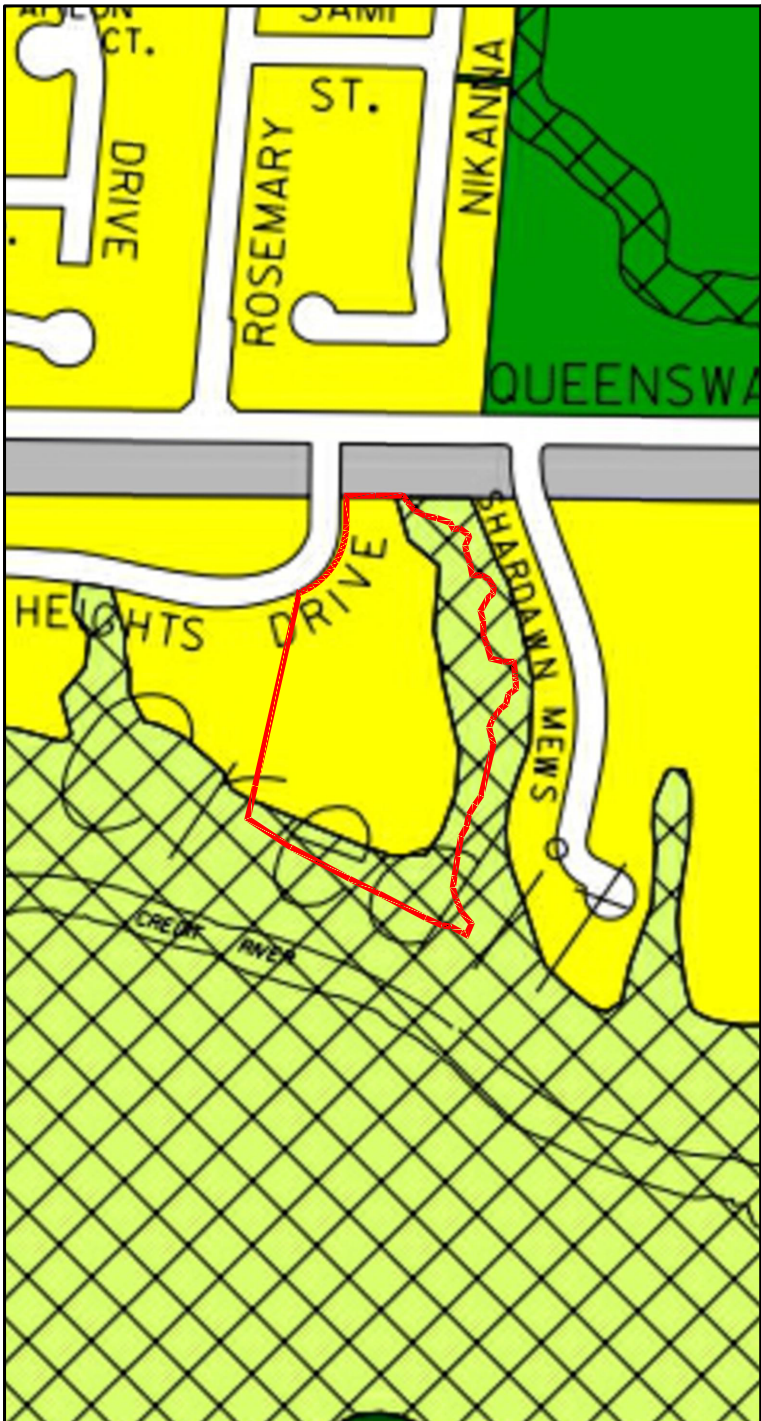
City Structure

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

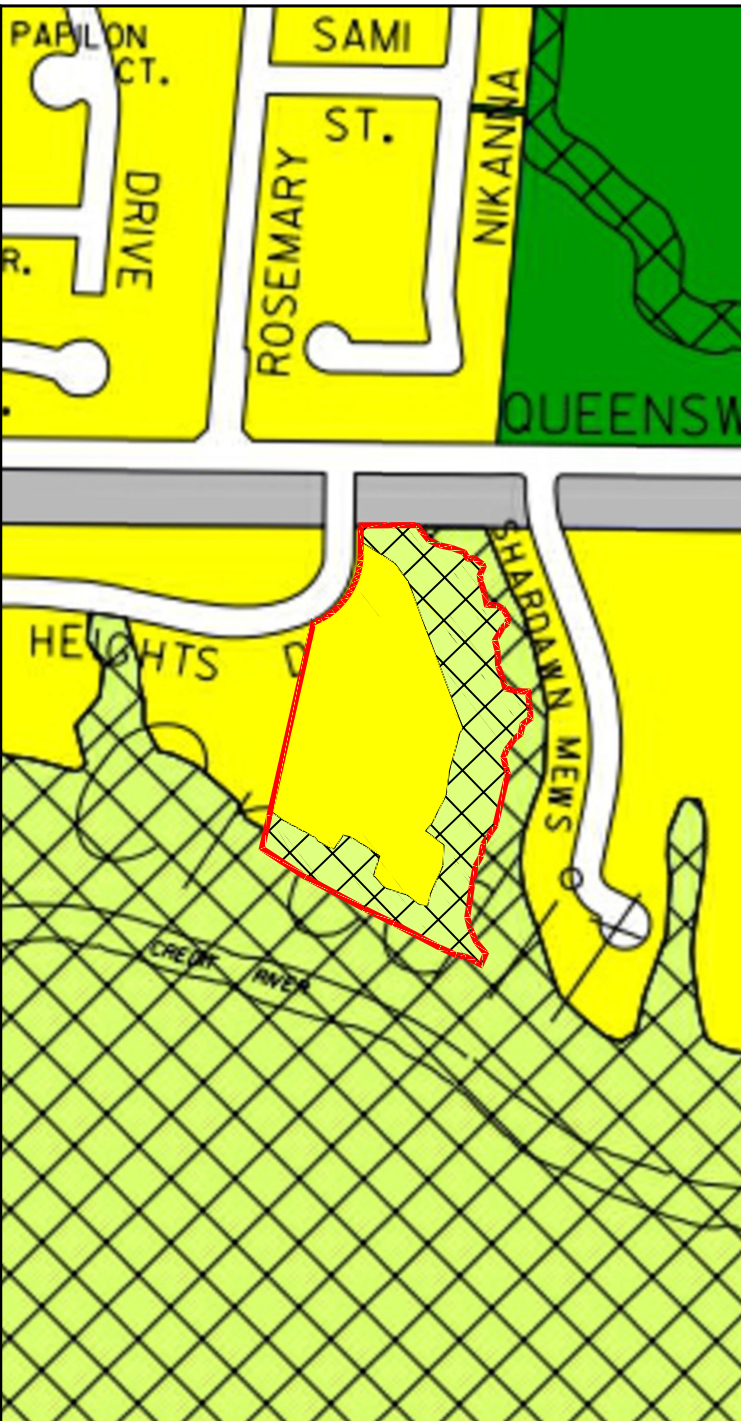
 **Subject Lands**



SCALE 1:5000
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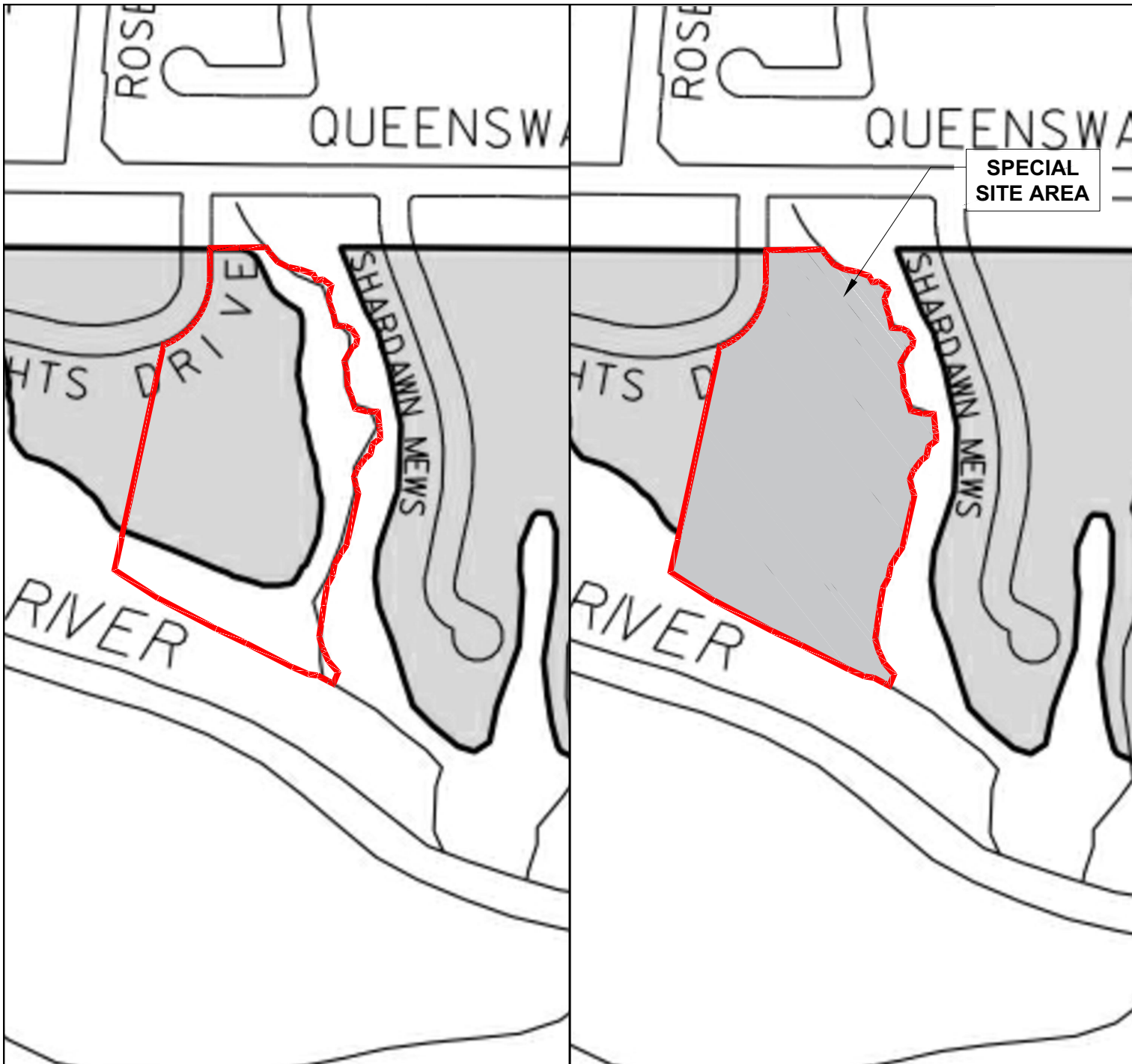


EXISTING LAND USE DESIGNATIONS



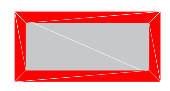
PROPOSED LAND USE DESIGNATIONS

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



SPECIAL
SITE AREA

Legend



Special Site Area

EXISTING LAND USE DESIGNATIONS

PROPOSED LAND USE DESIGNATIONS



SCALE N.T.S
JUNE 12, 2023