

**Please be informed of a proposed development in your neighbourhood**

**376, 390 Derry Road West and 0 Oaktree Circle**

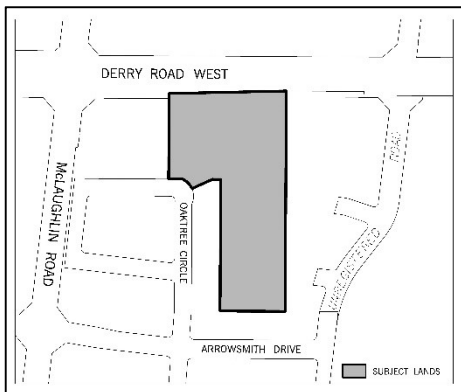
South side of Derry Road West, east of McLaughlin Road

Applicant's Proposal: to change the use of these lands to permit townhomes, semi-detached, and detached homes and a commercial building.

Application submitted by: Ballymore (Uptown Meadowvale) Corp.

File: OZ/OPA 24-2 W11 & 21T-M 24-1 W11

**Location of the Proposal**



**Applicant's Rendering**



**In Person and Virtual Public Meeting**

**Meeting Date and Time:**

Monday, June 3<sup>rd</sup>, 2024 at 6:00 p.m.

**Meeting Place:**

Mississauga Civic Centre, Council Chamber, 300 City Centre Drive

The applicant is proposing to change the official plan and zoning to permit 120 townhomes, two semi-detached dwellings and two detached dwellings as well a commercial building fronting on Derry Road West.

AND

There is also a request to approve a proposed Plan of Subdivision for four blocks to facilitate the development.

AND

The remediation of potential on-site contamination will be evaluated through the review of these applications and addressed in the Corporate Report.

**Meeting Details:**

This meeting will be held in person and online. Advance registration is required to make a verbal submission at the meeting virtually. Advance registration is preferred to make a verbal submission at the meeting in person. The proceedings will be streamed live online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>. If you wish to phone in to listen to the meeting only, please call 905-615-3200, ext. 5423 for instructions.

Options for participating in the meeting are outlined below.

**Purpose of Meeting:**

- For Planning and Development Committee to receive a report that provides information on the project, addresses issues raised and provide a recommendation on the proposal
- For people to ask questions and share their views about the proposal
- For Planning and Development Committee to make a decision about this project

The report will be available on-line one week prior to the meeting at:

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

**?** For detailed information contact: City Planner Emma Bunting at 905-615-3200 ext. 5759 or [emma.bunting@mississauga.ca](mailto:emma.bunting@mississauga.ca)

**If you would like to share your views and/or be added to the official record, please contact the Planning and Building Department by Friday at 4:00 p.m. prior to the meeting date:**

- by mail to City of Mississauga, 300 City Centre Drive, Development and Design, Mississauga ON L5B 3C1
- by email to [application.info@mississauga.ca](mailto:application.info@mississauga.ca)
- by visiting the following link: <https://yoursay.mississauga.ca/oz-opa-24-2-w11-21t-m24001-w11-376-390-derry-road-west-and-0-oaktree-circle>

Please include your name, your address, and application number or address of the property you are providing comments on.

#### **Written Comments:**

In order to be received by Committee at the public meeting, written comments must be received no later than Friday at 4:00 p.m. prior to the meeting date. Submissions are accepted by email at [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) or by mailing the Planning and Development Committee, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on. Written comments received before, during or after a public meeting but before a by-law is passed receive the same consideration as verbal comments made during a public meeting.

If you wish to be notified of the decision on the proposed zoning by-law amendment and/or proposed official plan amendment, you must make a written request.

#### **How to participate in a public meeting if you wish to make verbal submissions:**

##### **Participate Virtually**

Advance registration is required to participate and/or make comment virtually at the public meeting. Please email [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) no later than Friday at 4:00 p.m. prior to the meeting date. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. You will be provided with directions on how to participate from Clerks' staff.

Residents without access to the internet can participate and/or make comment in the meeting via telephone. To register, please call Angie Melo at 905-615-3200 ext. 5423 no later than Friday at 4:00 p.m. prior to the meeting date. You must provide your name, phone number, and application number if you wish to speak to the Committee. You will be provided with directions on how to participate from Clerks' staff.

##### **Participate In Person**

To make a verbal submission in person, advance registration is preferred. Please email [deputations.presentations@mississauga.ca](mailto:deputations.presentations@mississauga.ca) no later than Friday at 4:00 p.m. prior to the meeting date.

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

#### **Background Studies:**

*Planning documents and background material submitted in support of this/these application(s) are available for review at: <https://yoursay.mississauga.ca/oz-opa-24-2-w11-21t-m24001-w11-376-390-derry-road-west-and-0-oaktree-circle>*

Contact the city planner noted above for more information.

#### **Planning Act Requirements:**

The City will be processing the applications in accordance with the Provincial *Planning Act* which requires that all complete applications be processed.

The applications are now being circulated to City Departments and Agencies for technical review.

A report summarizing the development and the comments received will be prepared by Planning staff and presented at the Public Meeting listed in this Notice.

#### **Personal Information:**

Individuals should be aware that any personal information in their verbal or written communication will become part of the public record, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to [application.info@mississauga.ca](mailto:application.info@mississauga.ca) or in writing to the Planning and Building Department at 300 City Centre Drive, Mississauga ON L5B 3C1.

#### **Information about Appeals:**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City before the by-law is passed and/or the proposed official plan or official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a part.

The proposed Official Plan amendment is exempt from approval by the Region of Peel. The decision of City Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

If a person or public body would otherwise have an ability to appeal the decision of City of Mississauga Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**Date of Notice:** March 8, 2024