

The Corporation of the City of Mississauga

By-law Number _____

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

WHEREAS in accordance with the provisions of section 17 or 22 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, 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 may authorize the Regional Municipality of Peel, an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan;

AND WHEREAS Regional Council passed By-law Number 1-200 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;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The following explanatory text attached hereto, constituting Amendment No. XX to Mississauga Official Plan, specifically Schedule 10, Land Use Designations, of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this ____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

**EXPLANATORY NOTE TO PROPOSED OFFICIAL
PLAN AMENDMENT NUMBER XX**

**TO THE MISSISSAUGA OFFICIAL PLAN OF THE
CITY OF MISSISSAUGA PLANNING AREA**

City of Mississauga File No. _____

The Proposed Official Plan Amendment applies to lands located on the southern side of Lakeshore Road West between Ibar Way and Whittier Crescent, in the City of Mississauga. The lands are legally described as PART OF LOT 1, REGISTERED PLAN C89 AND PART LOT 22, CONCESSION 3 SOUTH OF DUNDAS STREET, CITY OF MISSISSAUGA, and are municipally known as 900 Lakeshore Road West.

The purpose of the Official Plan Amendment is to amend the land use designation applying to the subject lands as contained in Schedule 10, Land Use Designations, in order to permit an apartment dwelling with a height of 10-storeys.

Amendment No. __
to
Mississauga Official Plan

PURPOSE

The purpose of this amendment is to change the land use designation of the subject lands from Low Density Residential I to **Residential High Density** to permit an apartment dwelling with a height of 10-storeys.

LOCATION

The lands affected by this Amendment are known as 900 Lakeshore Road West and are located on the south side of Lakeshore Road West, west of the Ibar Way.

BASIS

The subject lands are designated as Residential Low Density I to permit detached dwellings, semi-detached dwellings, and duplex dwellings.

The proposed amendment is to change the land use designation to **Residential High Density** to allow for a 10-storey apartment dwelling containing 188 dwelling units.

1. The proposed amendment is supportive of the policy framework provided in the Provincial Planning Statement and the Region of Peel Official Plan, both of which promote a range and variety of housing options as well as the redevelopment of underutilized lands within the existing built-up area that are served by existing transit and infrastructure.
2. The proposed amendment meets the overall intent, goals, objectives and policies of Mississauga Official Plan as Mississauga's growth targets require residential intensification and an increased variety of housing options within Neighbourhoods.
3. The proposed designation is appropriate for the property and compatible with existing neighbourhood character and will not adversely impact or destabilize the surrounding land uses. The provided setbacks and layout are respectful of the adjacent properties and natural environment.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of the Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to **Residential High Density**

IMPLEMENTATION

Upon 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 Draft Official Plan Amendment.

The subject lands will be rezoned in order to implement this amendment.

This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated -----.

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.

Upon approval of this amendment, Schedule 10, Land Use Designations will be amended in accordance with the intent of this amendment.