

Amendment No. XX

to

Mississauga Official Plan

The following text and Maps "A" attached constitute Amendment No. xx.

DRAFT

PURPOSE

The purpose of this Amendment is to: change the land use designation of the subject property from Greenlands and Natural Hazards to Residential Low Density II.

LOCATION

The lands affected by this Amendment are legally known as 44-45 Longview Place (formerly 0 Derry Road West) and are located approximately 80 metres east of the existing cul-de-sac on Longview Place. The subject property is located in the Meadowvale Village Character Area, 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 former Ontario Municipal Board or the Local Planning Appeal Tribunal.

The subject lands are designated Greenlands and Natural Hazards which does not permit any residential uses.

An Official Plan Amendment is required to amend the Greenlands and Natural Hazards designation to Residential Low Density II to permit single detached dwellings.

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

1. The subject property is in close proximity to an Intensification Corridor and is in-between the designated Urban Growth Centre of both Mississauga and Brampton.
2. The proposed land use and density is compatible with the surrounding land uses and serves as an extension to the existing residential neighbourhood to the west and the adjacent lands currently under construction for detached and semi-detached dwellings.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject property from Greenlands to Residential Low Density II, as shown on Map "B" of this Amendment.

2. (additional policies to be determined)

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 and a site plan application as well as a consent to sever application will be submitted to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan September 3, 2020.

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.

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OPA - XX Schedule A

44-45, Longview Pl, Mississauga, ON (Formerly Known as 0 Derry Rd W)

