

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, in order to permit the development of residential detached dwellings on the subject lands.

## **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 within the Meadowvale Village Character Area as identified in the Mississauga Official Plan.

## **BASIS**

The Mississauga Official Plan came into effect on November 14, 2012, save and except for outstanding site-specific appeals before the Ontario Land Tribunal.

The subject lands are currently designated Greenlands and Natural Hazards, which do not permit residential uses. An Official Plan Amendment is therefore required to redesignate the lands to Residential Low Density II to accommodate single detached dwellings.

The proposed Amendment is appropriate and represents good planning for the following reasons:

1. The proposed land use and density are consistent with and complementary to the surrounding low-density residential neighbourhood to the west and adjacent lands currently under development for detached and semi-detached dwellings.
2. The property is located near an Intensification Corridor and within proximity to the Urban Growth Centres of both Mississauga and Brampton, supporting compact urban form while maintaining compatibility with the character of the neighbourhood.
3. The proposed development is sufficiently setback from identified environmental features, including the Top-of-Bank, Meanderbelt, Erosion Allowance, and Long-Term Stable Slope, ensuring that natural hazards are appropriately addressed and long-term slope stability is maintained.

4. The subject property contains no archaeological resources. A clearance letter has been issued by the Ministry of Heritage, Sport, Tourism and Culture Industries, and the lands have been entered into the Register confirming no further archaeological work is required.
5. The Amendment provides for the logical extension of residential development into an area with appropriate municipal servicing and infrastructure. It aligns with the City's policy direction to manage growth in a compact, efficient manner.

#### **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 property from Greenlands and Natural Hazards to Residential Low Density II, as shown on Map "B" of this Amendment.
2. The policies of the Mississauga Official Plan are further amended by including the following site-specific policy:
  - a. Development shall be limited to single detached dwellings in accordance with the applicable zoning by-law, subject to appropriate environmental setbacks from natural hazards and features.

#### **IMPLEMENTATION**

Upon 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.

The lands will subsequently be rezoned through a Zoning By-law Amendment and subject to future Site Plan Approval and Consent to Sever applications, as required, to implement the residential development.

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

## **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.

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OPA – XX Schedule A

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

