



**NOTICE OF THE PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

DATE OF NOTICE	July 16, 2020	
OPA NUMBER	OPA 105 (By-law 0150-2020)	
ZONING BY-LAW NUMBER	0151-2020	
DATE PASSED BY COUNCIL	July 08, 2020	
LAST DATE TO FILE APPEAL	August 05, 2020	
FILE NUMBER	CD.21-CON (BL.09.ZON)	Ward # 5, 8 and 11
APPLICANT	City of Mississauga	
PROPERTY LOCATION	Various locations in the City of Mississauga	

TAKE NOTICE that on July 08, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA #105 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designations for five parcels of city owned land to reflect the actual or proposed uses, to add two special sites to allow a broader range of uses in two parks, and for consistency with the Zoning By-law.

The purpose of the Zoning By-law is to change the zone categories (mapping) for some City owned properties to conform to their actual or intended use and the land use designation in Mississauga Official Plan. This By-law also amends the zoning for Paul Coffey Park to permit outdoor markets and existing athletic fields, and for the former Harris Farm property to permit outdoor markets, greenhouses with accessory sales and training and development centres. This By-law also repeals By-law 5500, as amended (City of Mississauga Zoning By-law) to place the former Harris Farm property under the regulations of Mississauga Zoning By-law 0225-2007, as amended. Upon approval of this By-law, all properties in the City of Mississauga will be under the regulations of Mississauga Zoning By-law 0225 2007, as amended.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 105 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at olt.gov.on.ca. An appeal must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **August 05, 2020**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal 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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application (as of July 1, 2020), payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Lisa Christie** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5542**.

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 105

to

Mississauga Official Plan

By-law No. 0150-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 105

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") 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 authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 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 has advised that, with regard to Amendment No. 105, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding land use designations and permitted uses for various city owned properties;

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

1. The document attached hereto, constituting Amendment No. 105 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 8th day of July, 2020.

Signed  MAYOR Signed  CLERK

Amendment No. 105
to
Mississauga Official Plan

The following text and Maps "A1" to "E5" attached constitute Amendment No. 105.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated June 1, 2020, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designations for five parcels of city owned land to reflect the actual or proposed uses, to add two special sites to allow a broader range of uses in two parks, and for consistency with the Zoning By-law.

LOCATION

The lands affected by this Amendment are located in the East Credit Neighbourhood, Erin Mills Neighbourhood, Hurontario Neighbourhood, Meadowvale Village Neighbourhood, Streetsville Neighbourhood and Northeast Employment Area Character Areas, as identified in 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 Local Planning Appeal Tribunal.

The subject lands are designated Greenlands, Residential Low Density I and Business Employment and one small parcel has no land use designation. These subject lands will be redesignated to Greenlands, Public Open Space and Private Open Space.

In addition, a special site will be added to the East Credit and Streetsville Neighbourhoods to allow a broader range of uses in the Public Open Space designation for the former Harris Farm property. A special site will also be added to the Northeast Employment Area to allow outdoor markets in parts of Paul Coffey Park.

A chart which summarizes the proposed amendments is attached as Appendix 3 in Appendix II to this Amendment.

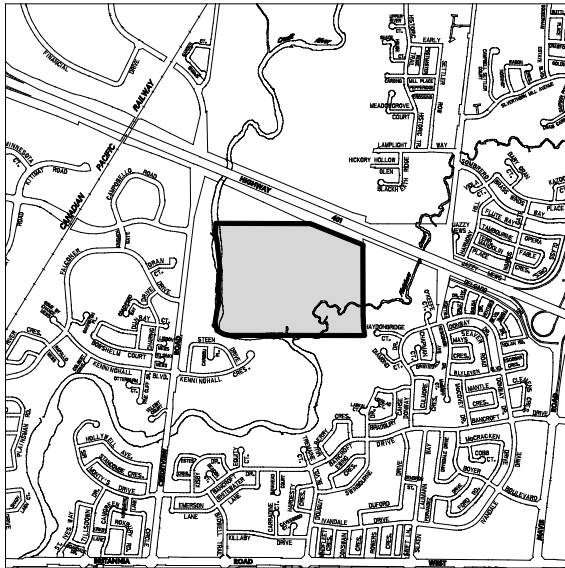
Details of the amendments are found on Maps "A1" to "E5".

The proposed Amendments are acceptable from a planning standpoint and should be approved so that consistency is maintained between the land use designations, existing uses and zoning regulations for these city owned properties.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.8, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 12 on Map 16-8: East Credit Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.8.3, Special Site Policies, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.8.3.12 Site 12



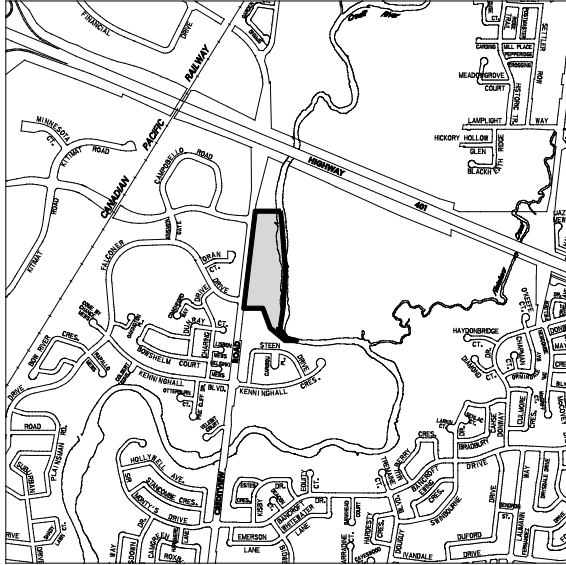
16.8.3.12.1 The lands identified as Special Site 12 are located at the southeast quadrant of Creditview Road and Highway 401.

16.8.3.12.2 Notwithstanding the policies of this Plan, outdoor markets, greenhouses with accessory uses and an education and training centre will also be permitted on lands designated Public Open Space.

3. Section 16.24, Streetsville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 8 on Map 16-24: Streetsville Neighbourhood Character Area in accordance with the Special Site Policies.

4. Section 16.24.5, Special Site Policies, Streetsville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.24.5.8 Site 8



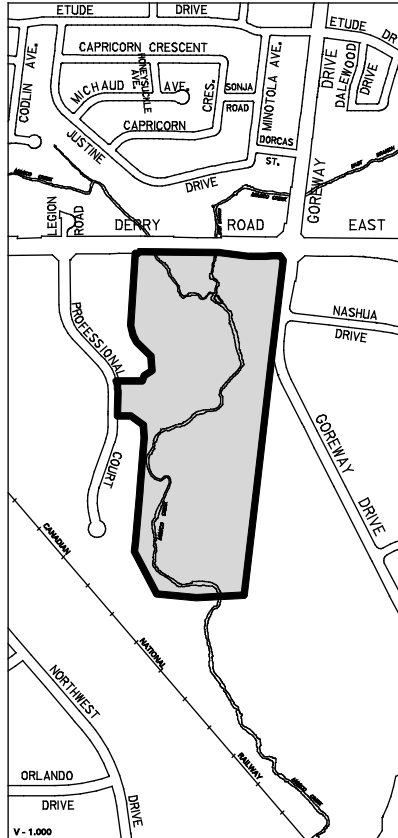
16.24.5.8.1 The lands identified as Special Site 8 are located at the southeast quadrant of Creditview Road and Highway 401.

16.24.5.8.2 Notwithstanding the policies of this Plan, outdoor markets, greenhouses with accessory uses and an education and training centre will also be permitted on lands designated Public Open Space.

5. Section 17.7, Northeast Employment Area Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 2 on Map 17-7: Northeast Employment Area in accordance with the Special Site Policies.

6. Section 17.7.2, Special Site Policies, Northeast Employment Area Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

17.7.2.2 Site 2



17.7.2.2.1 The lands identified as Special Site 2 are located at the southwest quadrant of Derry Road East and Goreway Drive.

17.7.2.2.2 Notwithstanding the policies of this Plan, outdoor markets will be permitted on lands designated Public Open Space.

7. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "A1" to "A3" of this Amendment.
8. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "B1" to "B3" of this Amendment.
9. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Natural Hazards and Natural Heritage System of the Natural System, as shown on Maps "C1" to "C4" of this Amendment.

10. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to both Public and Private Open Space designations, as shown on Maps "D1" to "D3" of this Amendment.
11. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by amending the land use designation of the subject lands from Residential Low Density I and Greenlands to Public Open Space and Greenlands, as shown on Map "E1" of this Amendment.
12. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by amending the land use designation of the subject lands from Greenlands to Private Open Space, as shown on Map "E2" of this Amendment.
13. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by adding a land use designation to the subject lands from no designation to Public Open Space, as shown on Map "E3" of this Amendment.
14. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Business Employment to Greenlands, as shown on Map "E4" of this Amendment.
15. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space, as shown on Map "E5" of this Amendment.

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.

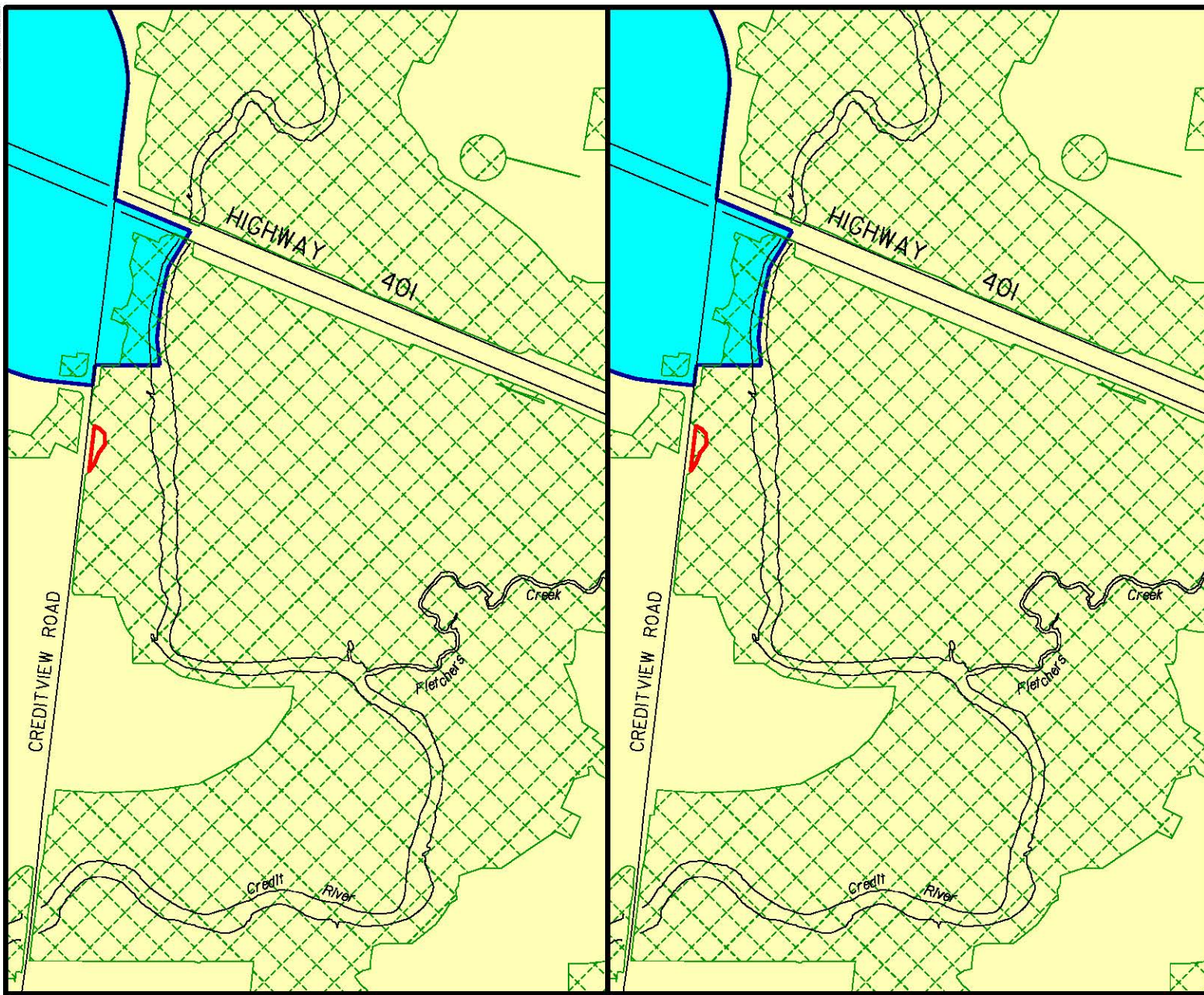
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

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.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

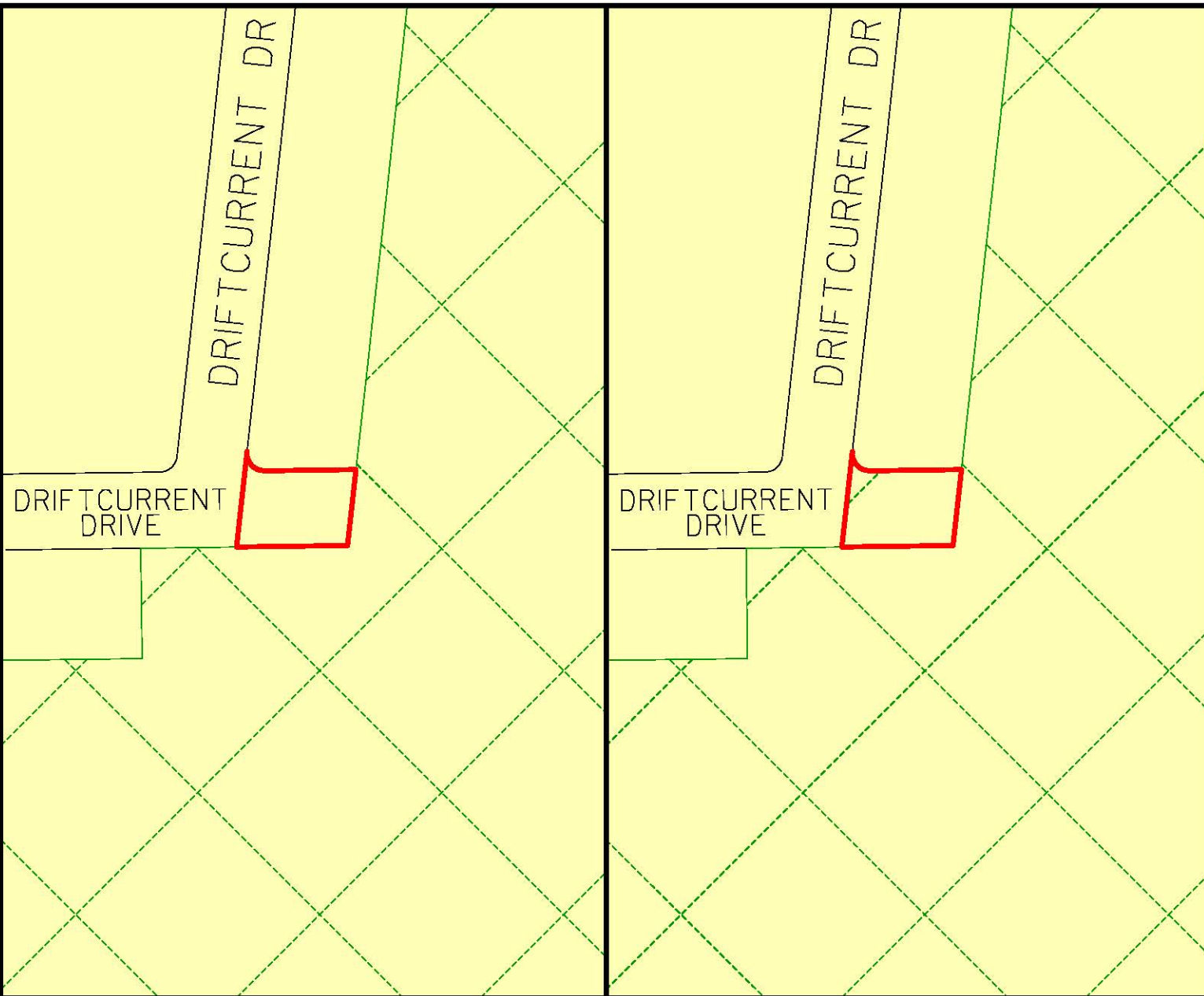
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A1'
Part of
Schedule 1-Urban System
of Mississauga Official Plan





EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

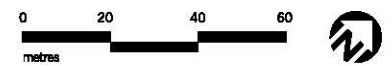
CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A2'
Part of
Schedule 1-Urban System
of Mississauga Official Plan



PA-Hdr-32x161

2020/06/08

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LEGEND

GREEN SYSTEM

Green System

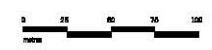
CITY STRUCTURE

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

CORRIDORS

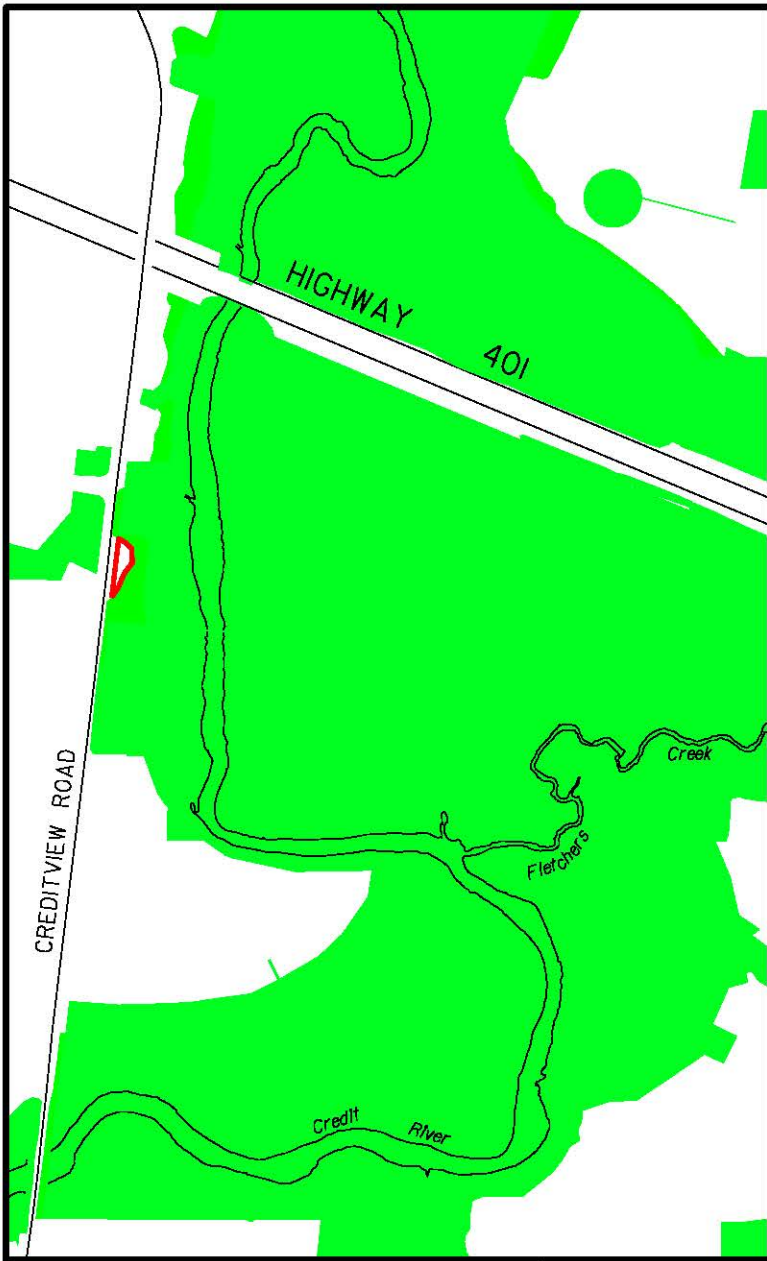
- Corridor
- Intensification Corridor
- AREA OF AMENDMENT

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

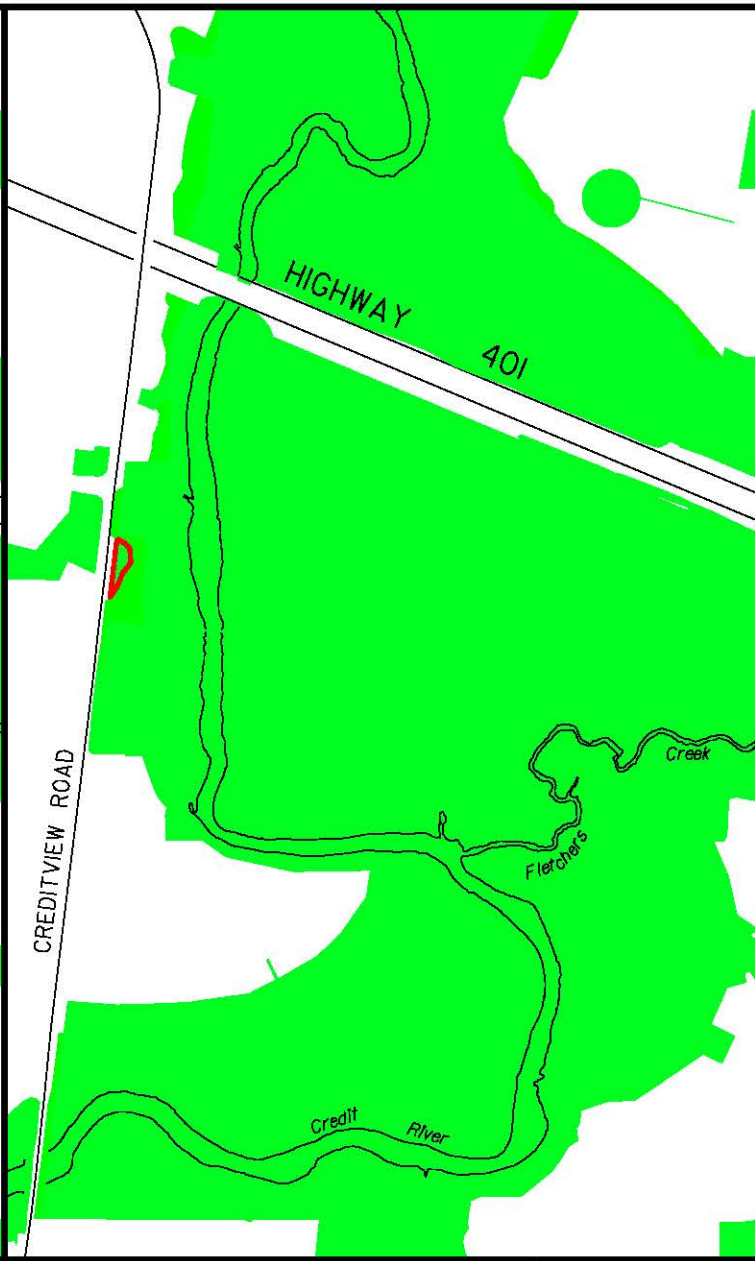


MAP 'A3'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan







EXISTING

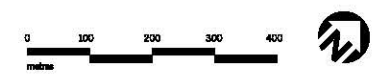


AMENDED

LEGEND GREEN SYSTEM

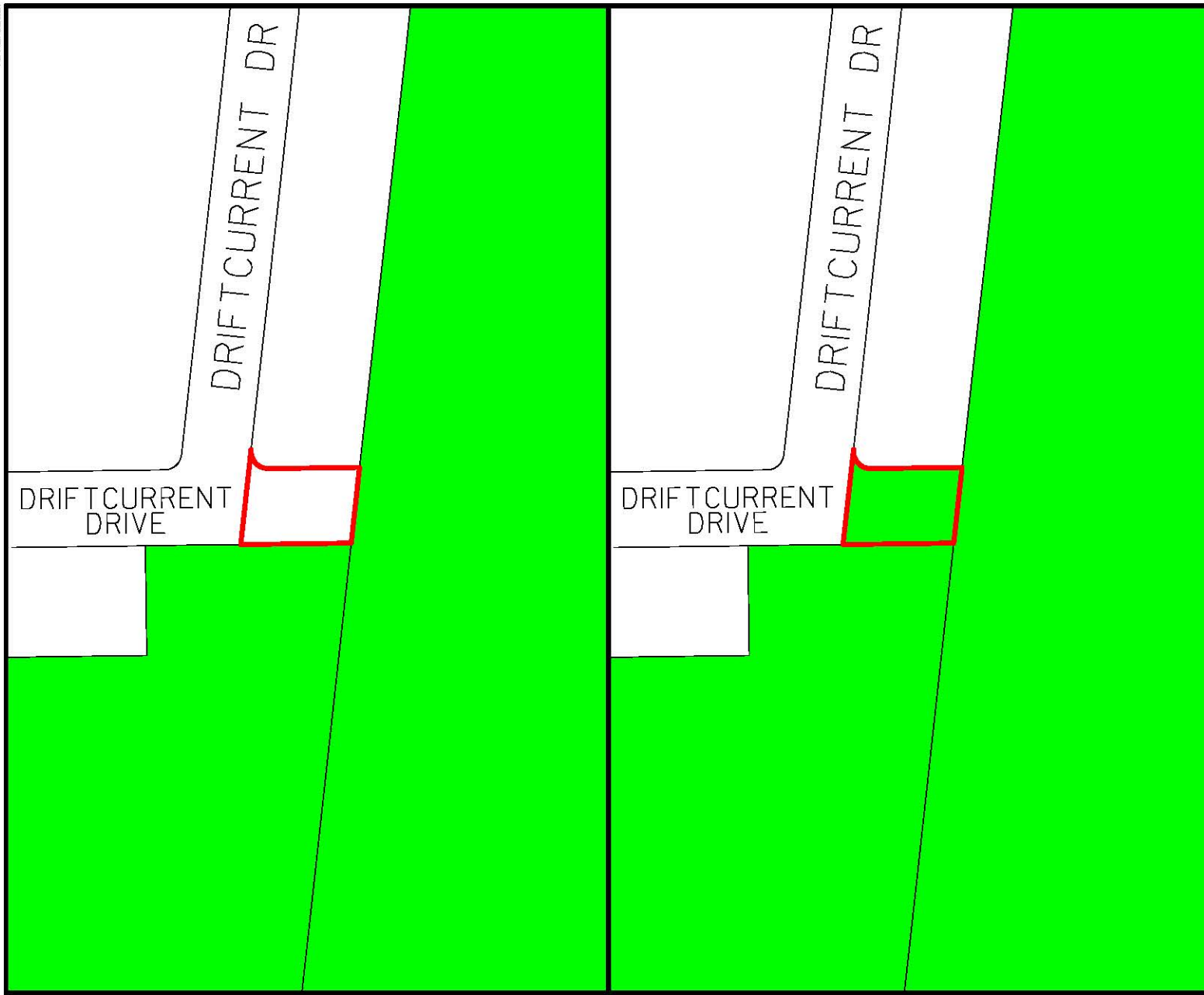
-  Green System
-  AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B1'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan







EXISTING

AMENDED

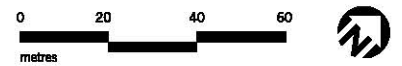
LEGEND

GREEN SYSTEM

 Green System

 AREA OF AMENDMENT

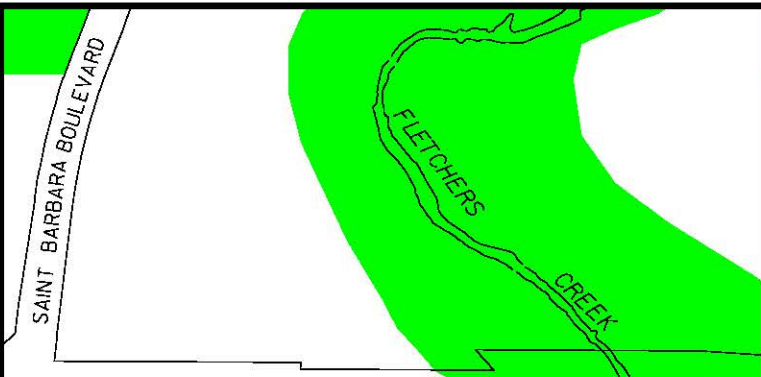
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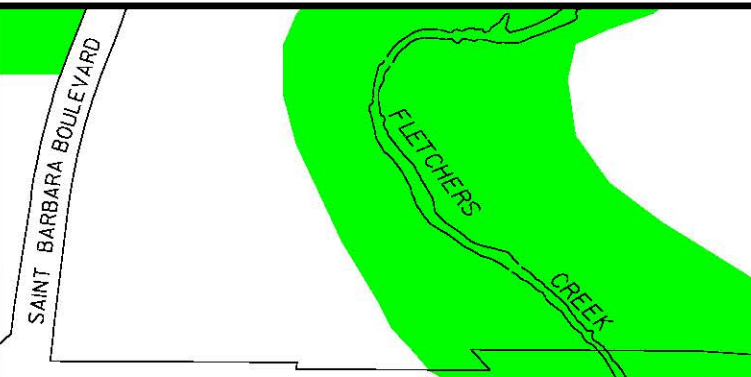
MAP 'B2'
 Part of Schedule 1a
 Urban System - Green System
 of Mississauga Official Plan



PB-1-11-11-11-11-11





DERRY ROAD WEST

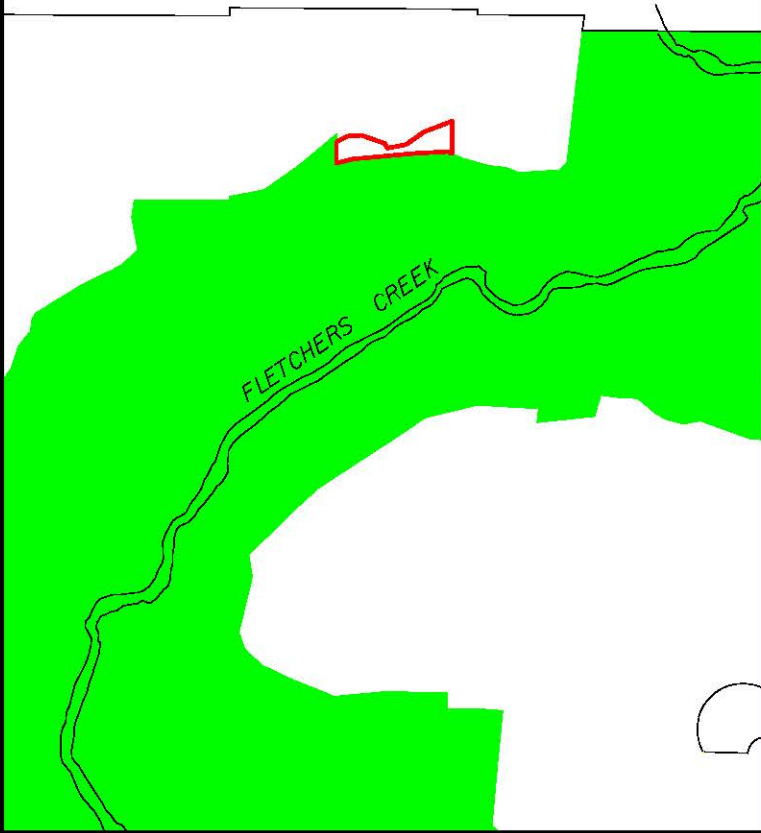


DERRY ROAD WEST

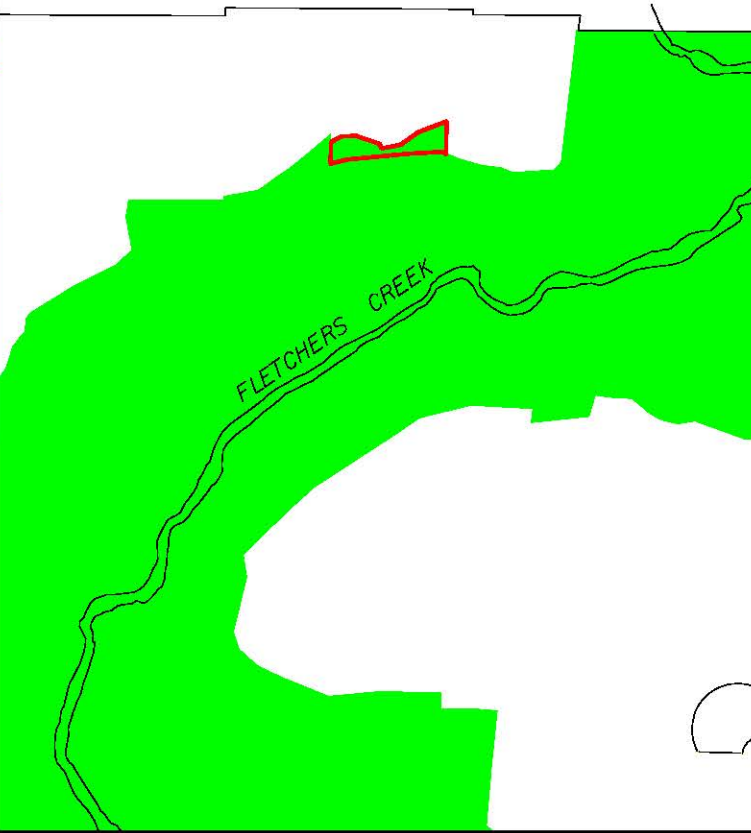
LEGEND

GREEN SYSTEM

-  Green System
-  AREA OF AMENDMENT



EXISTING



AMENDED

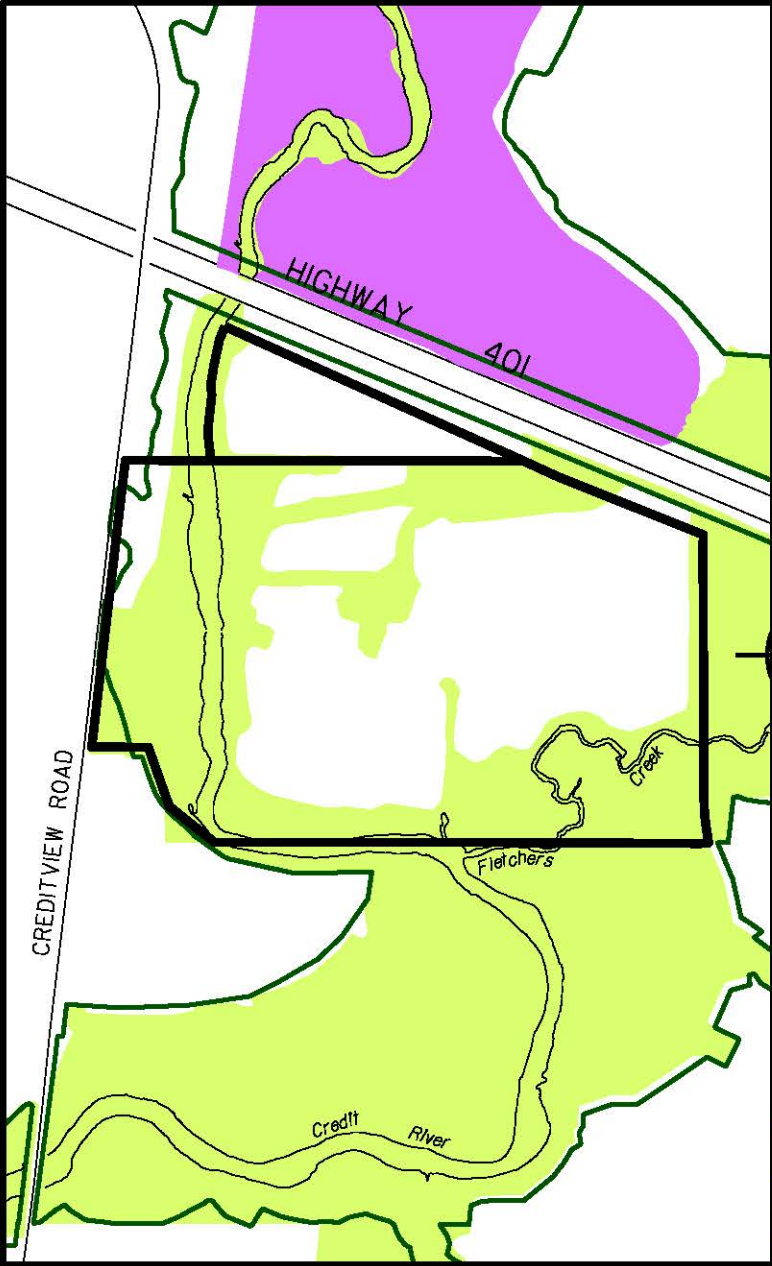
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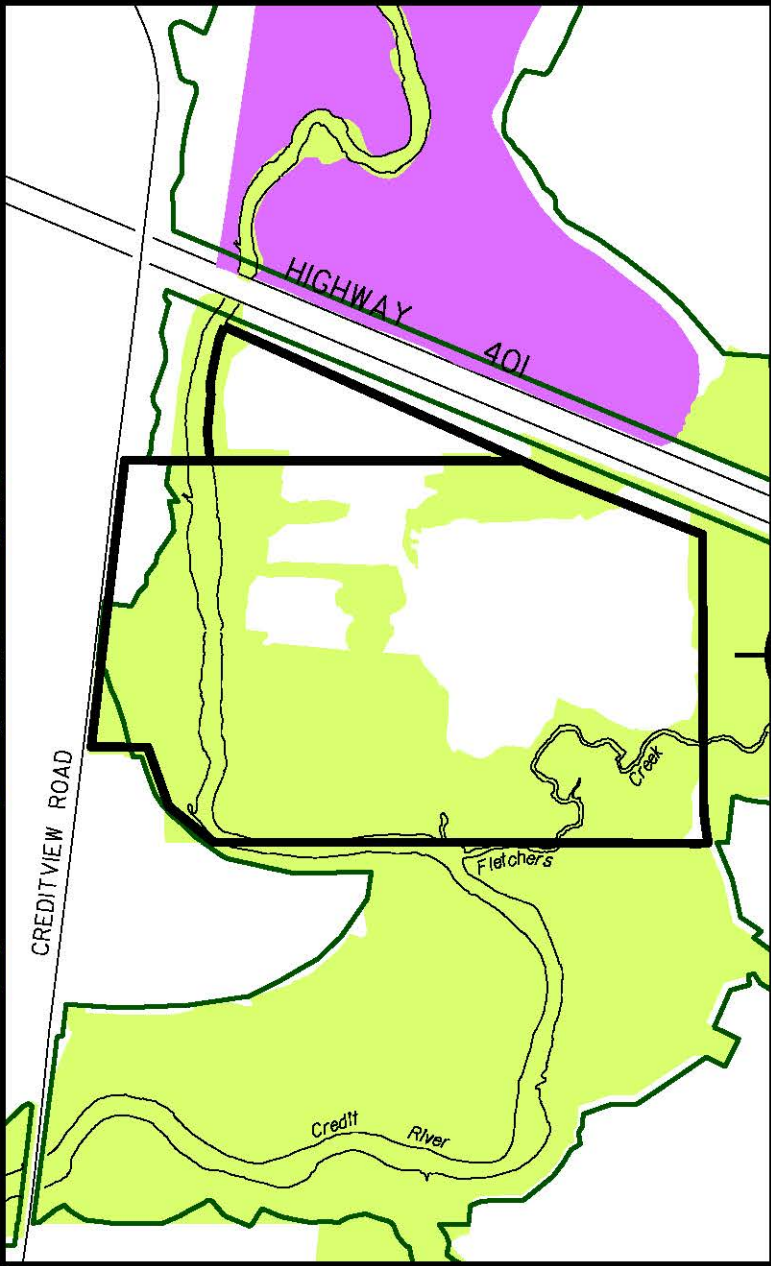
MAP 'B3'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

2020/05/08

mperney



EXISTING



AMENDED

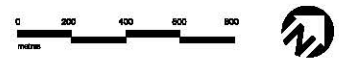
LEGEND

- 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 Property

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

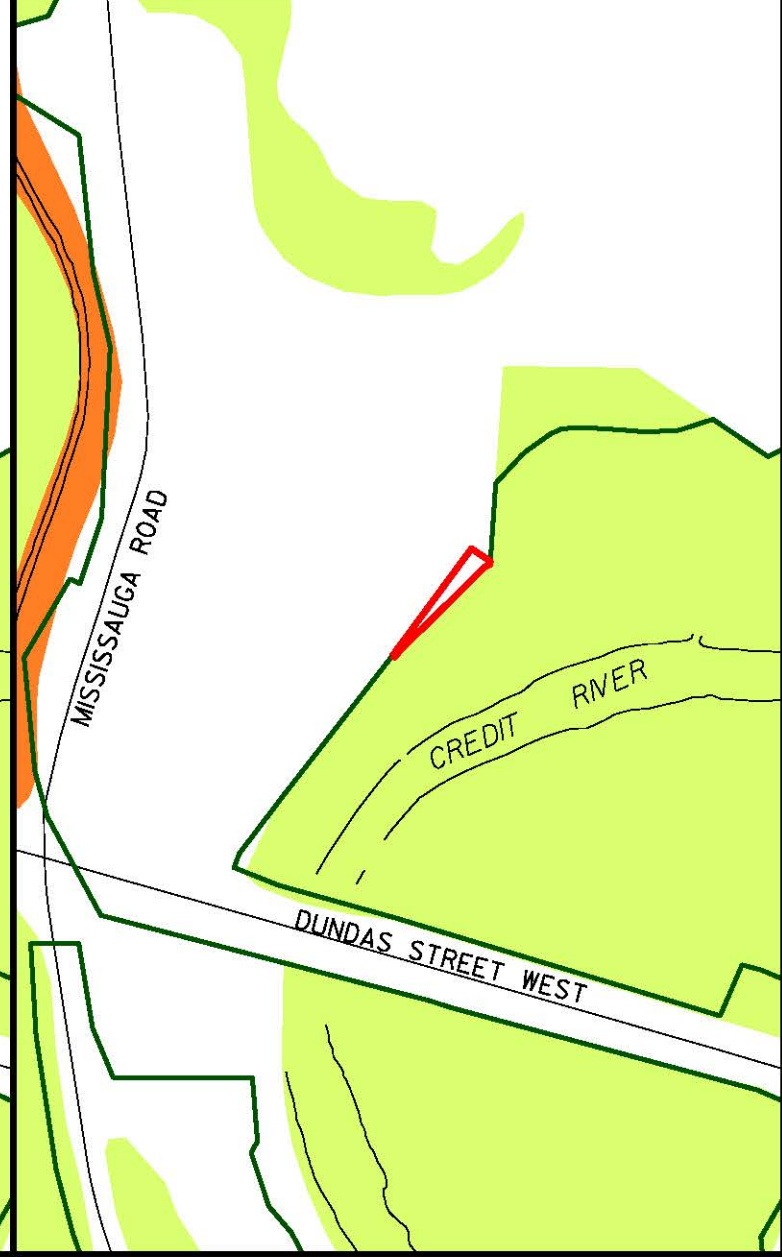


MAP 'C1'
 Part of Schedule 3
 Natural System
 of Mississauga Official Plan





EXISTING



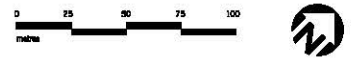
AMENDED

LEGEND

- 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

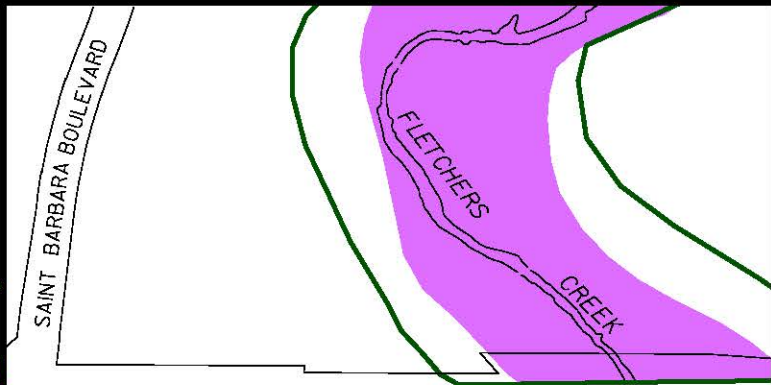
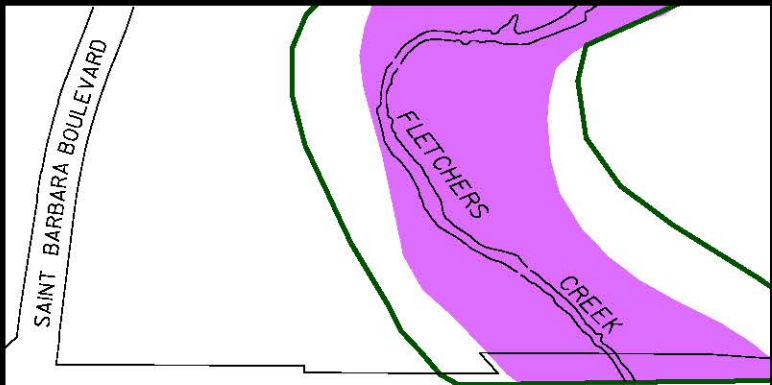
- Natural Hazards:**
- Natural Hazards
 - Two Zone Floodplain Regulations
 - Special Policy Area Floodplain
 - AREA OF AMENDMENT

- Notes:**
1. The entire Green System is shown on Schedule 1a.
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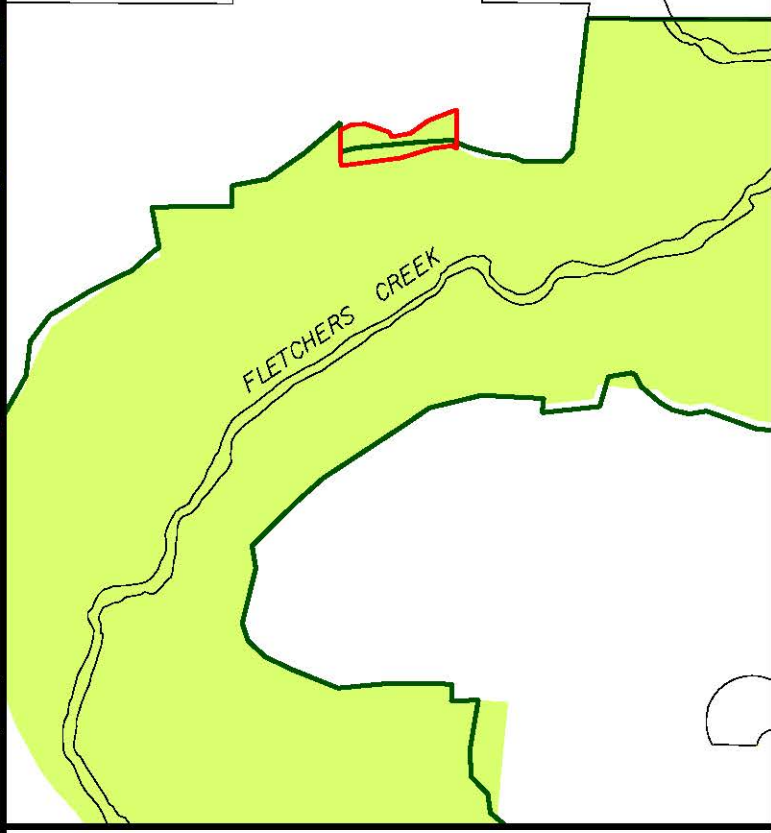
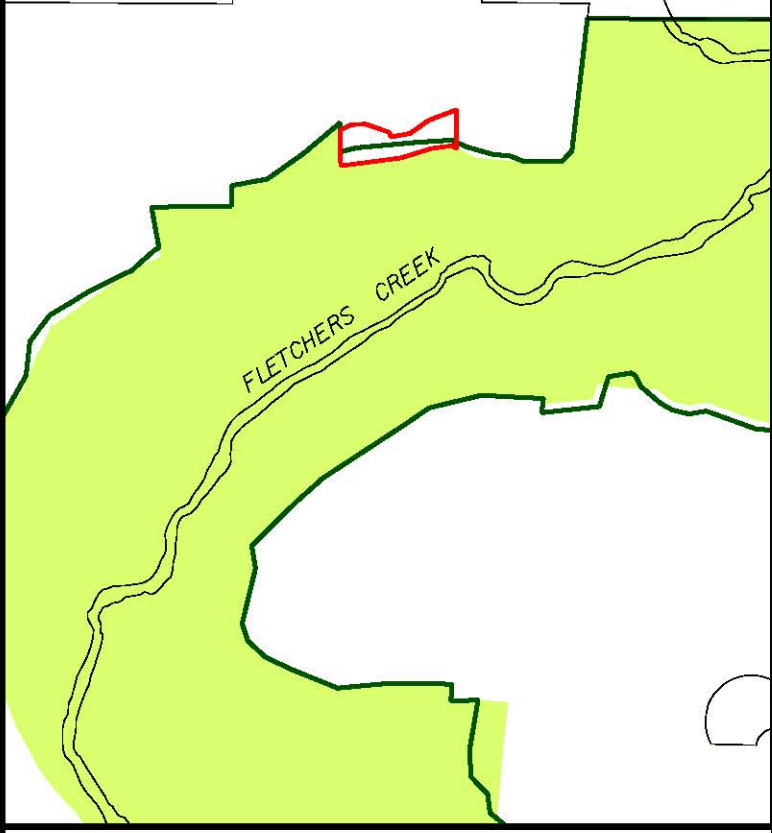
MAP 'C2'
Part of Schedule 3
Natural System
of Mississauga Official Plan





DERRY ROAD WEST

DERRY ROAD WEST



EXISTING

AMENDED

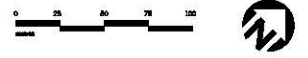
LEGEND

- 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
 - AREA OF AMENDMENT

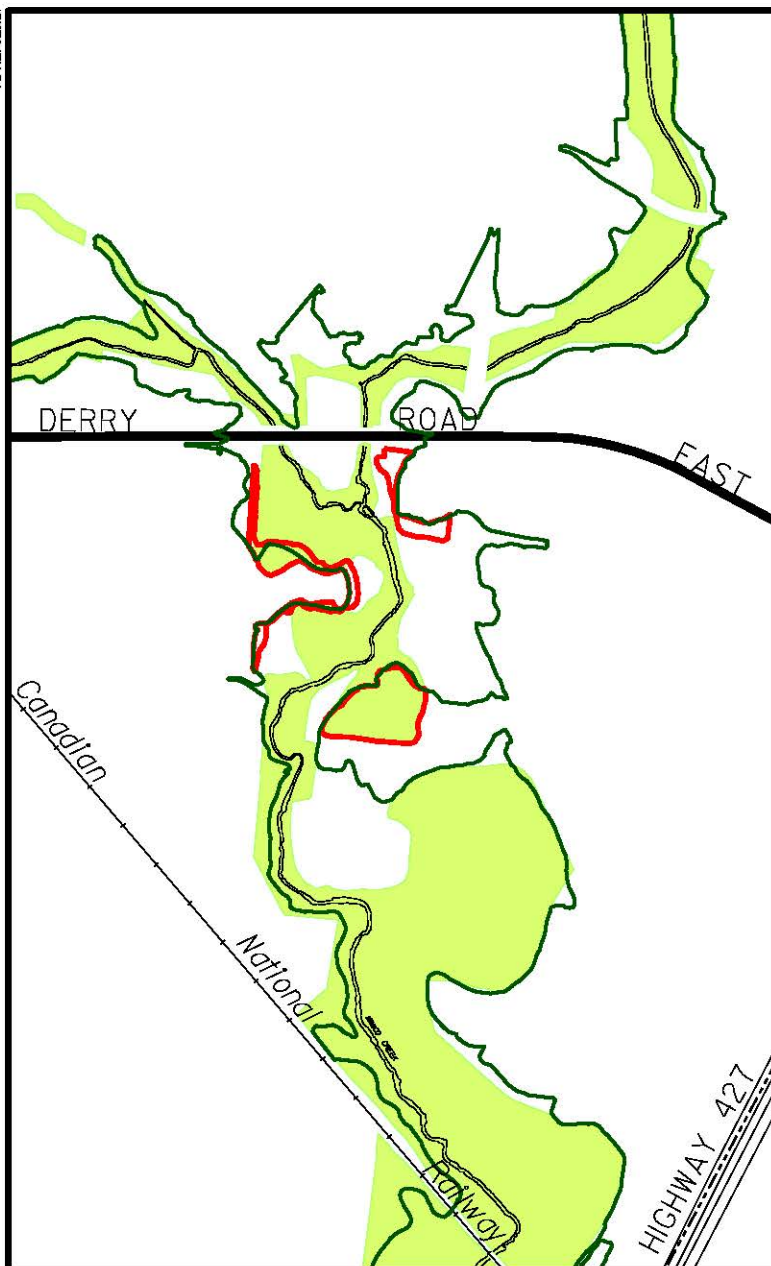
Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

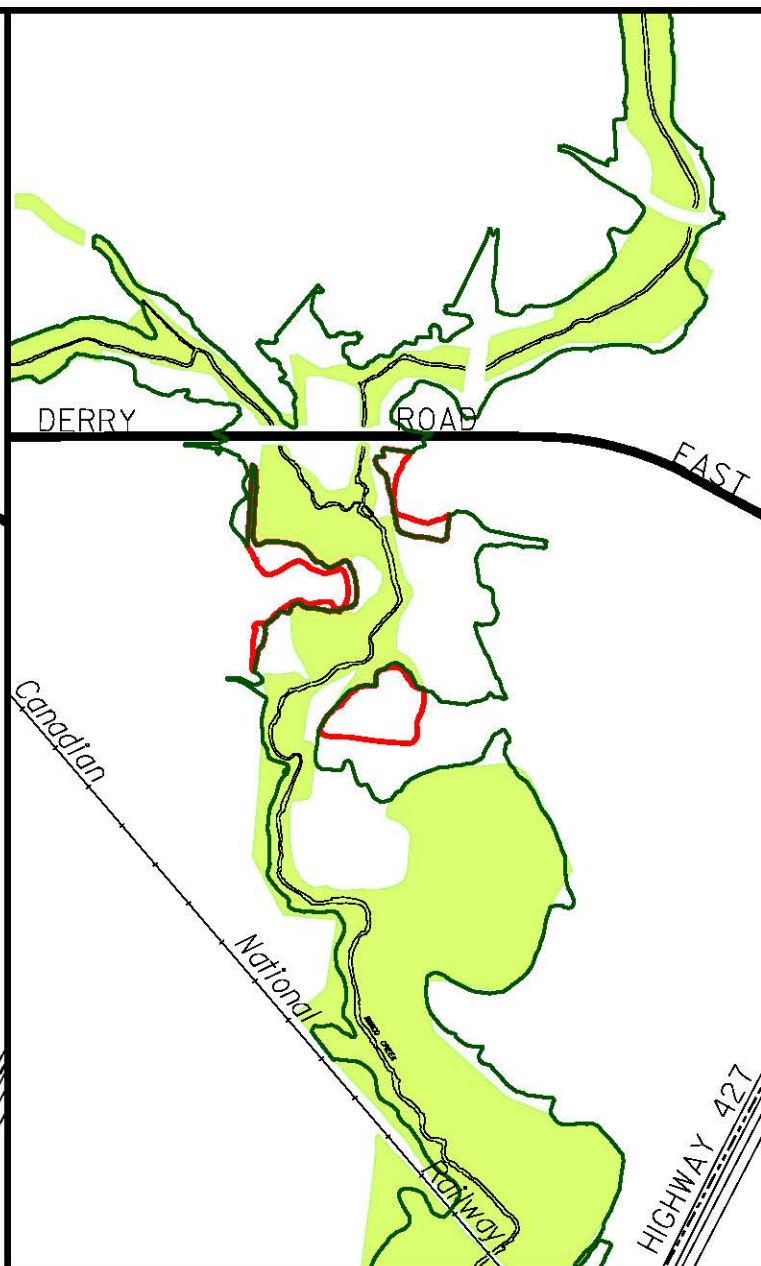


MAP 'C3'
 Part of Schedule 3
 Natural System
 of Mississauga Official Plan





EXISTING



AMENDED

LEGEND

Natural Heritage System:

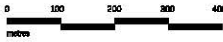

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest Provincial Significance
- Areas of Natural and Scientific Interest Regional Significance

Natural Hazards:


- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain
- AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

MAP 'C4'
Part of Schedule 3
Natural System
of Mississauga Official Plan

 **MISSISSAUGA**

LEGEND

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

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



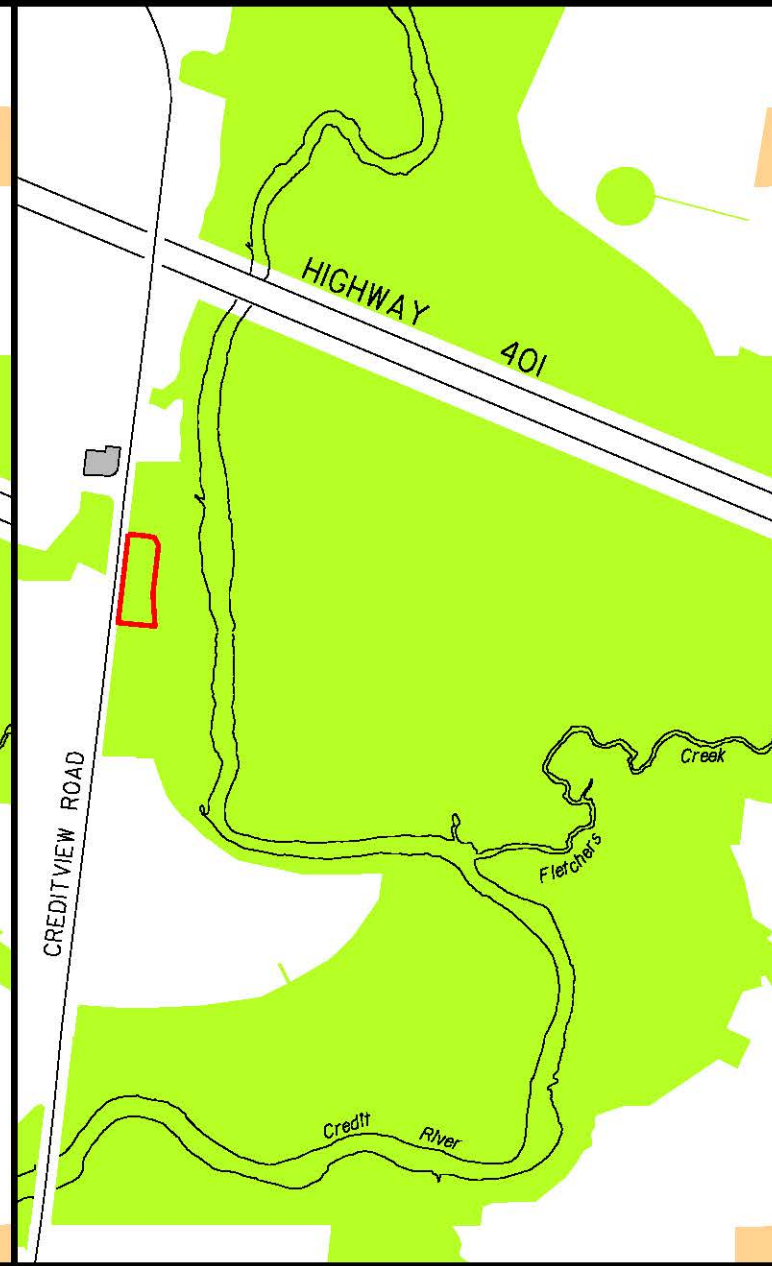
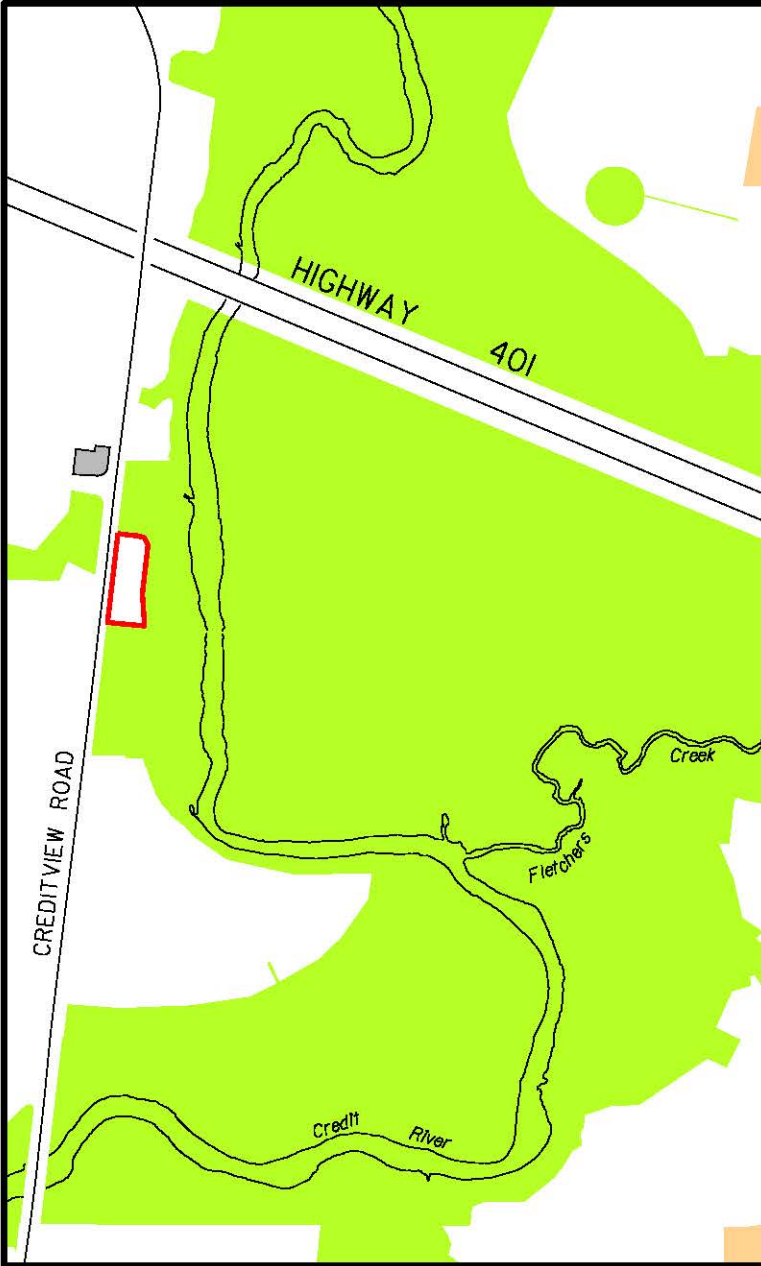
MAP 'D1'

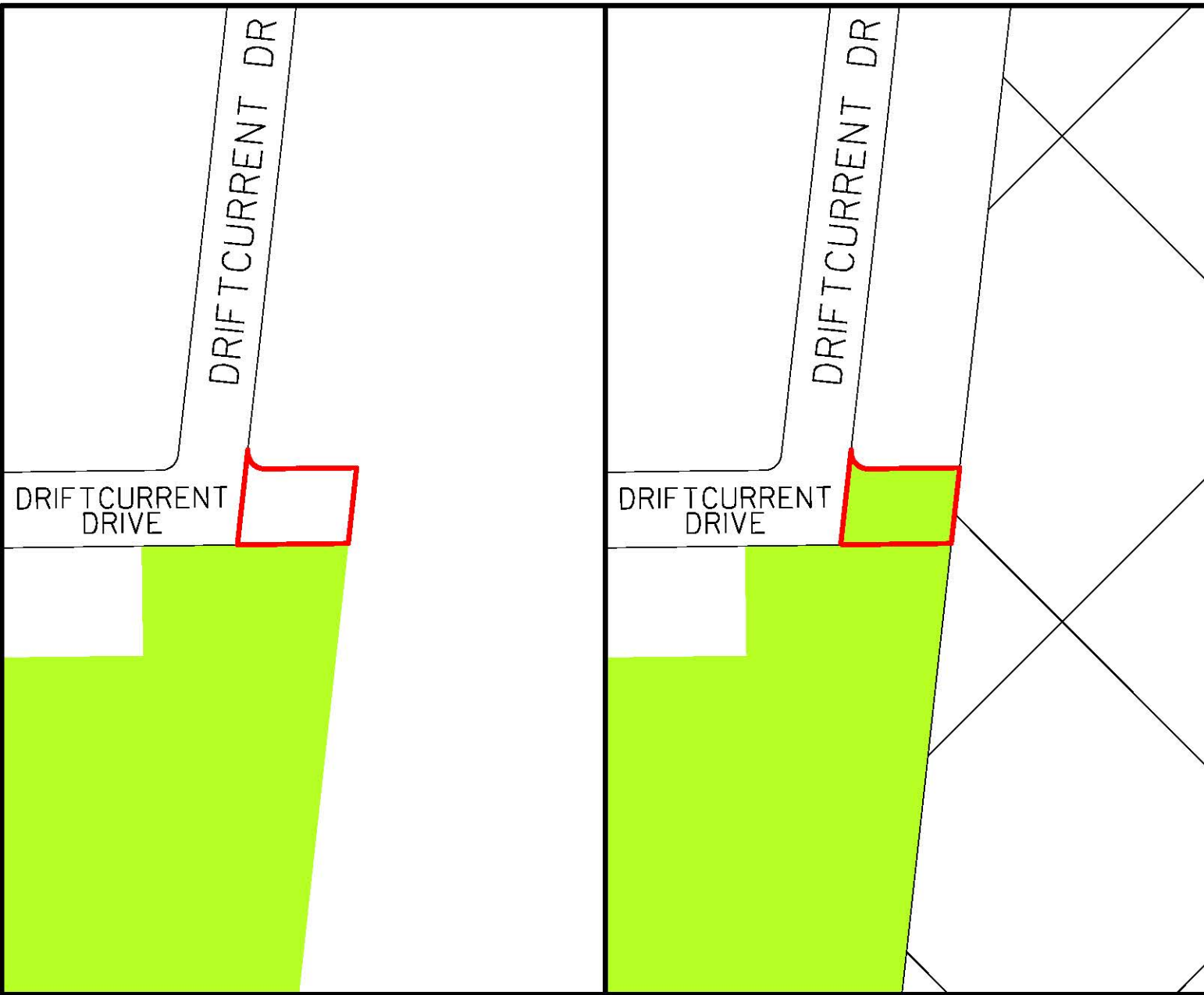
Part of Schedule 4 Parks and Open Spaces of Mississauga Official Plan



EXISTING

AMENDED








EXISTING

AMENDED

LEGEND

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

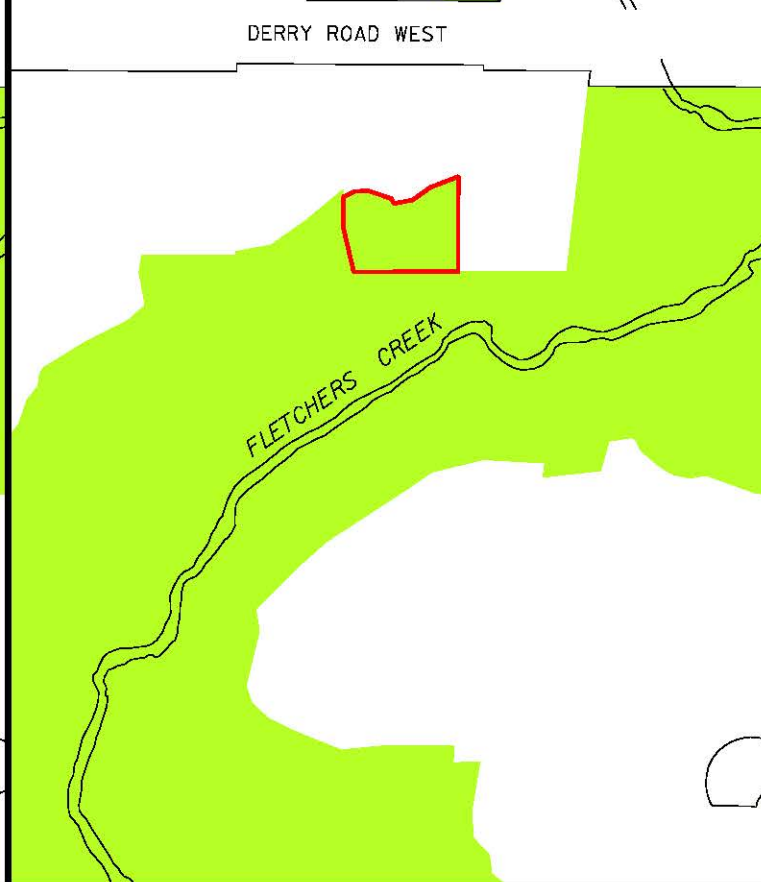
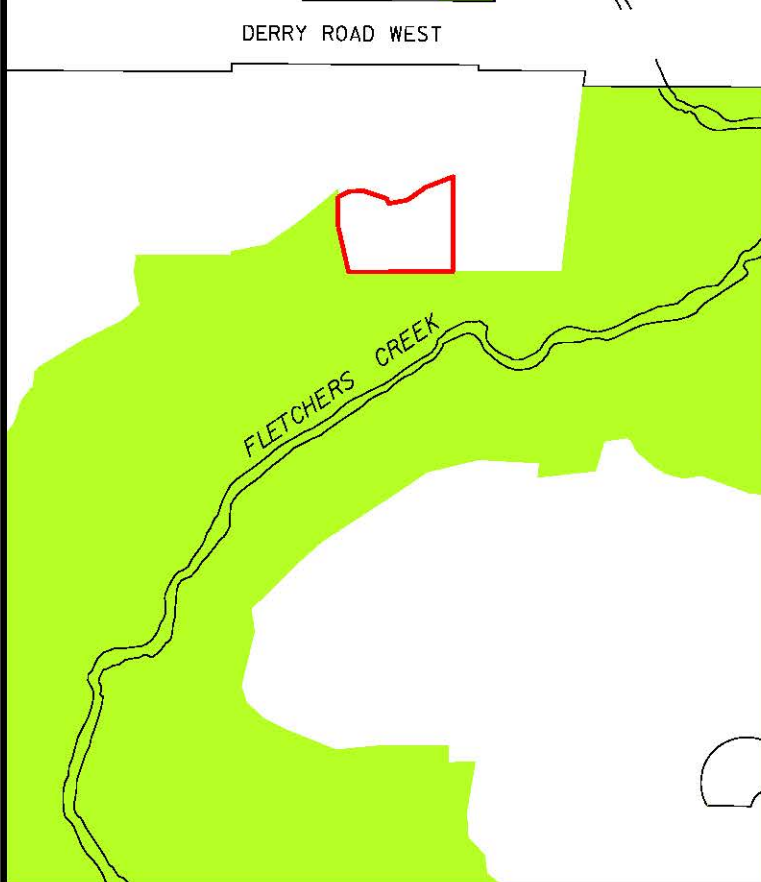
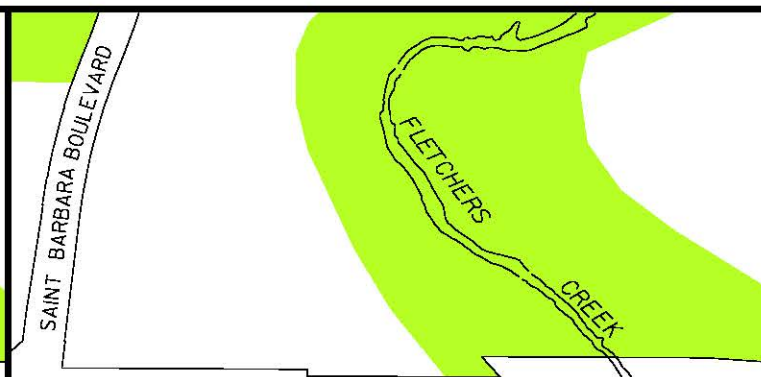
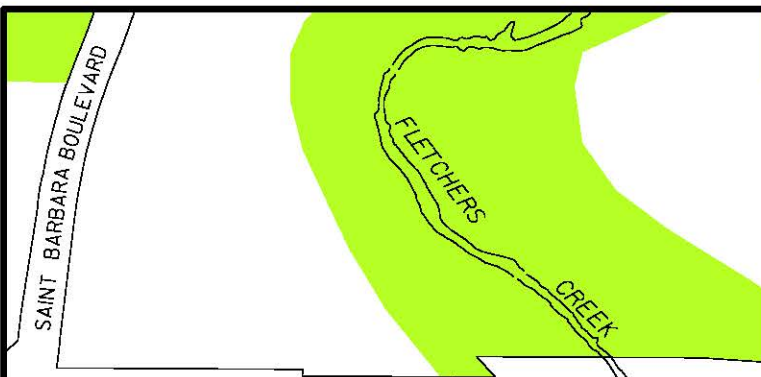
Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



MAP 'D2'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan





LEGEND

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

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

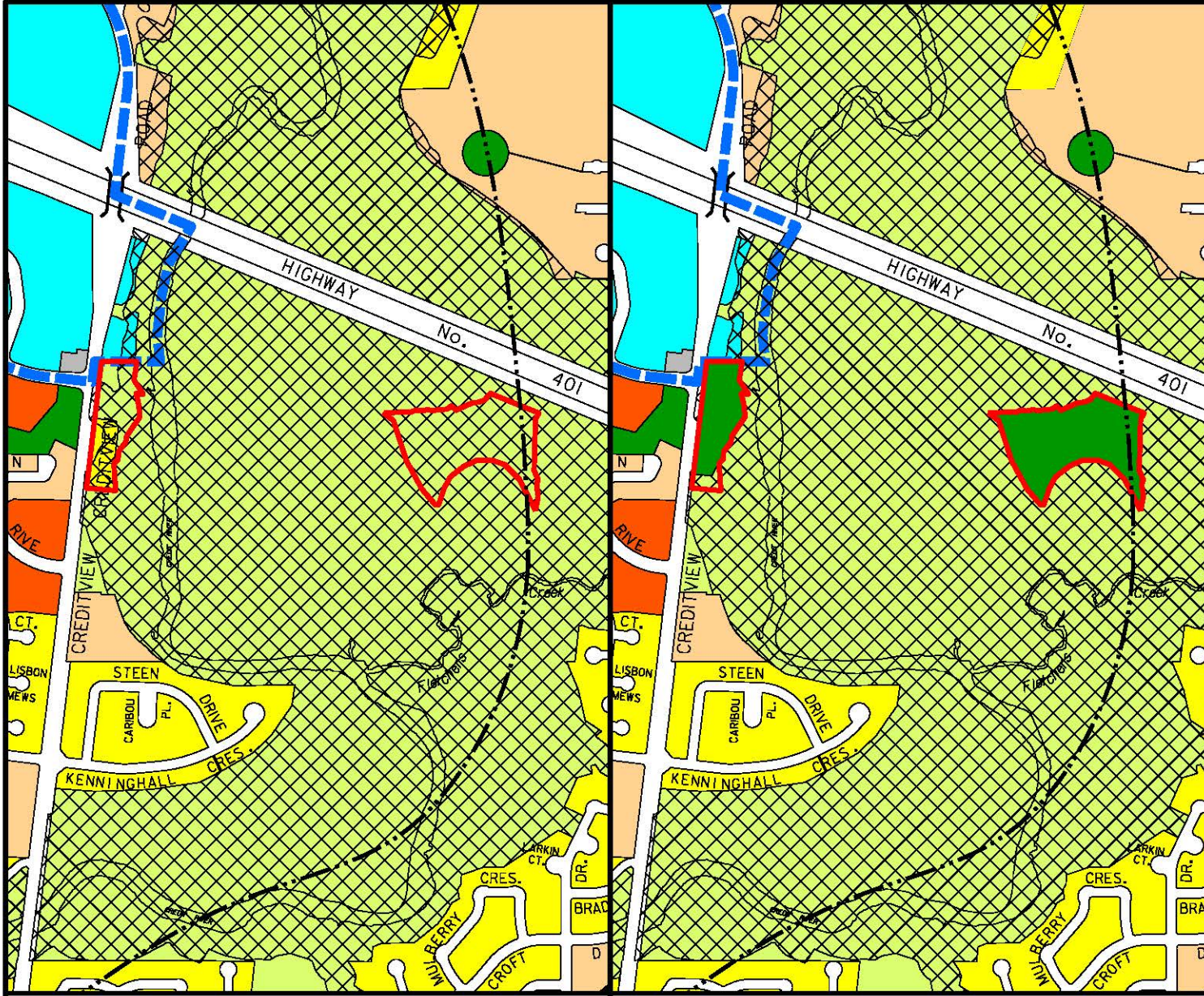


MAP 'D3'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED



EXISTING LAND USE DESIGNATION

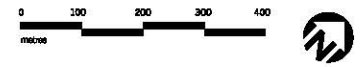
AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall) City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

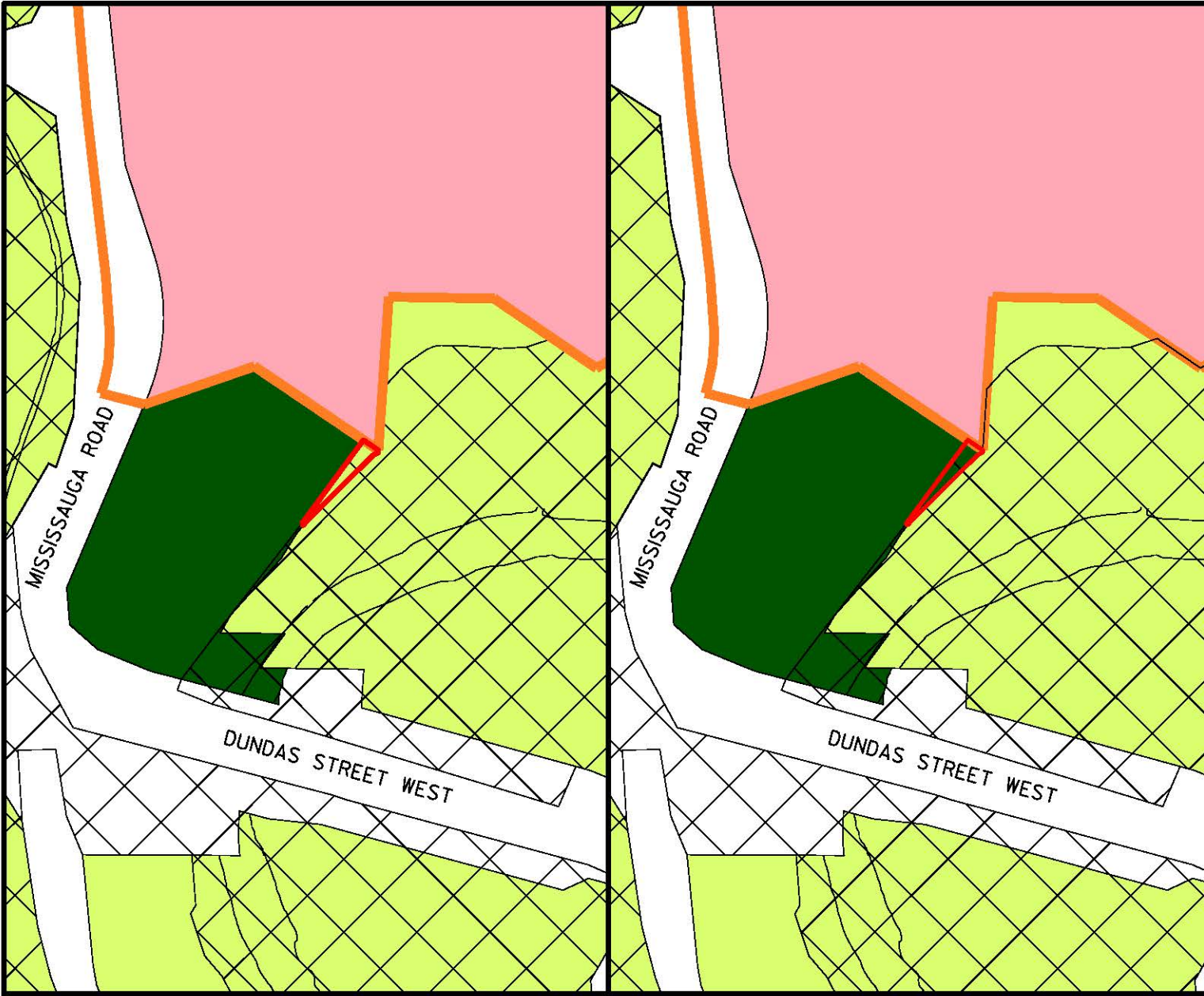
- ### City Structure
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT**
- FROM:
- GREENLANDS
 - RESIDENTIAL LOW DENSITY I
- TO:
- PUBLIC OPEN SPACE
 - GREENLANDS



MAP 'E1'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

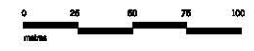
AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

- ### BASE MAP INFORMATION
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1998 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

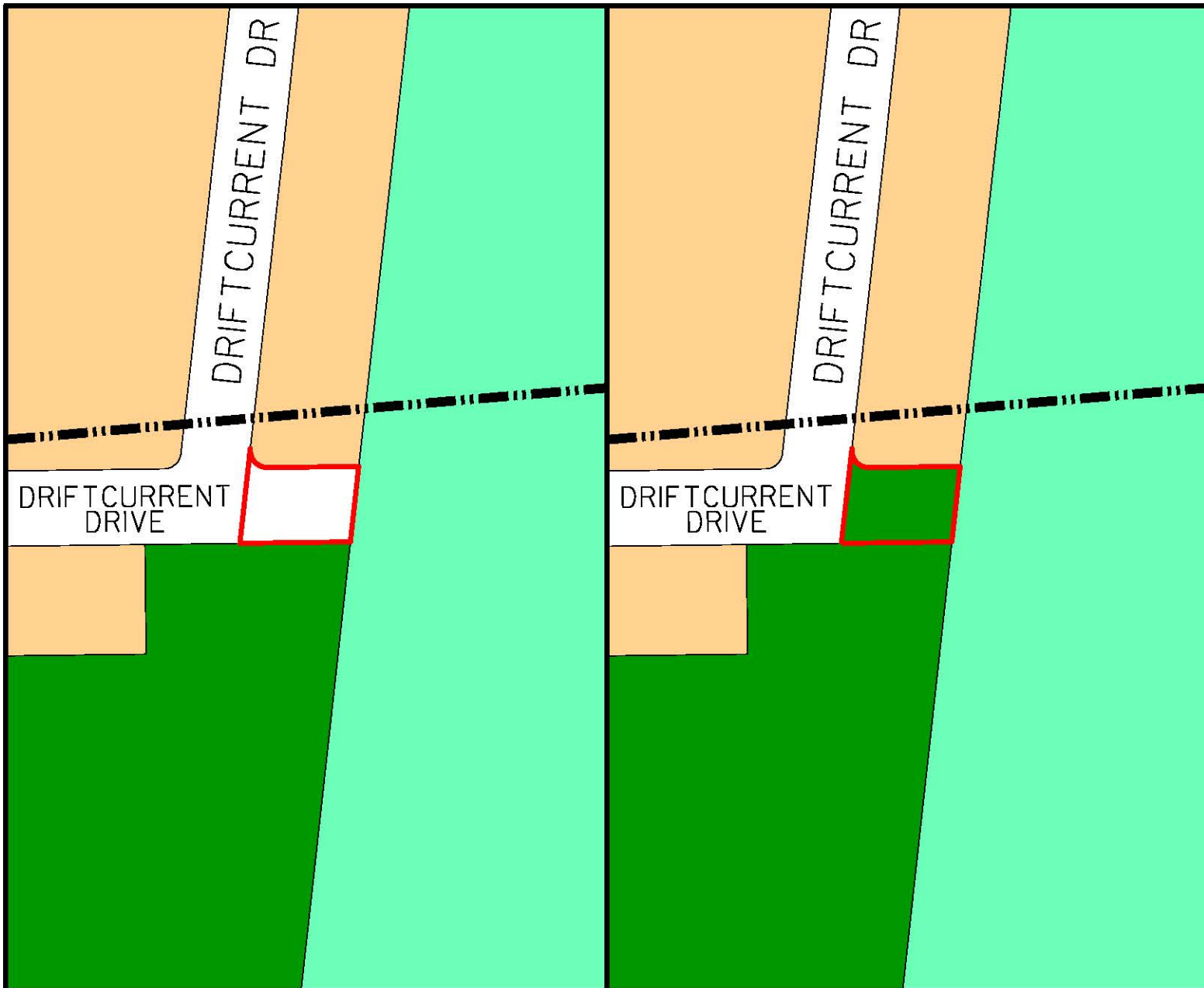
- ### City Structure
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

- AREA OF AMENDMENT
- FROM:
- GREENLANDS
- TO:
- PRIVATE OPEN SPACE



MAP 'E2'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

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

AREA OF AMENDMENT

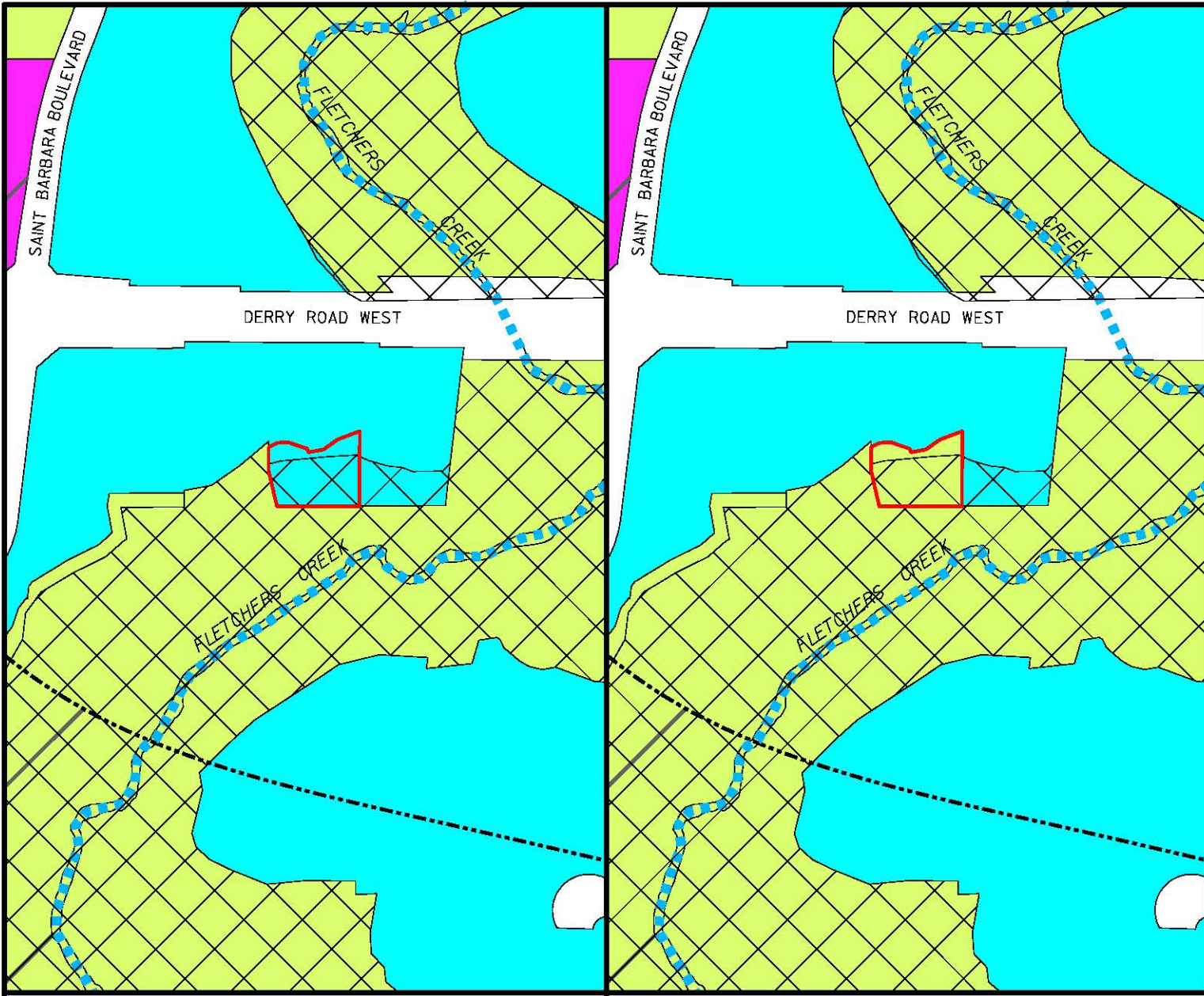
FROM:
 NOT DESIGNATED

TO:
 PUBLIC OPEN SPACE



MAP 'E3'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

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

AREA OF AMENDMENT

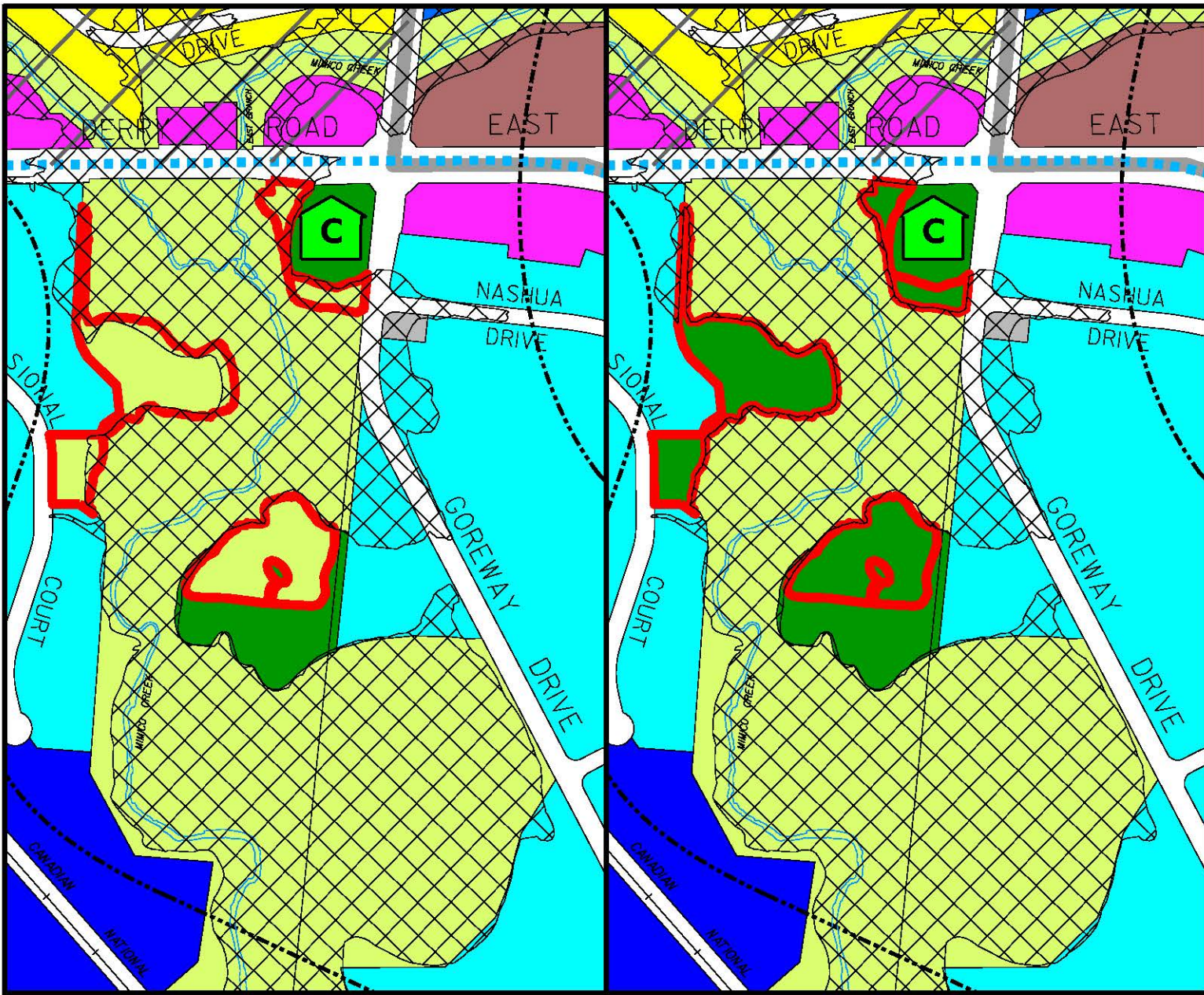
FROM:
 BUSINESS EMPLOYMENT

TO:
 GREENLANDS



MAP 'E4'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall) City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

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

- AREA OF AMENDMENT
- FROM:
 GREENLANDS
- TO:
 PUBLIC OPEN SPACE



MAP 'E5'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on December 2, 2019 in connection with this proposed Amendment.

There were no deputations at the Public Meeting and no written submissions were received.

Date: June 1, 2020	Originator's file: CD.21-CON
To: Mayor and Members of Council	Meeting date: June 24, 2020
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	

Subject

RECOMMENDATION REPORT (WARDS 5, 8 and 11)
Proposal to rezone and redesignate six City owned properties
File: CD.21-CON

Recommendation

That the report dated June 1, 2020 from the Commissioner of Planning and Building recommending approval of the proposed amendments to Mississauga Official Plan and/or the Zoning By-law to redesignate and rezone six City owned properties be adopted in accordance with the following:

1. That notwithstanding that the application was not granted the Notwithstanding Planning Protocol clause at the public meeting on December 2, 2019, that the application be brought forward directly to Council given the cancellation of the scheduled Planning and Development Committee meeting of March 30, 2020, and that there was no public opposition received in writing or at the public meeting.
2. That notwithstanding that subsequent to the public meeting, changes to add the "H" holding provision to one parcel on the former Harris Farm, and to permit outdoor markets on the tableland at Paul Coffey Park have been proposed, Council considers that the change does not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed change is hereby waived.
3. That the proposal to amend Mississauga Official Plan and/or Zoning By-law 0225-2007, in conformity with the chart included in the Information Report attached as Appendix 1 to this report, and the updated charts attached as Appendices 2 and 3 to this report, be approved.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the proposed amendments, the City of Mississauga can apply for a minor variance application.

Background

A public meeting was held by the Planning and Development Committee on December 2, 2019, at which time an Information Report

https://www7.mississauga.ca/documents/committees/pdc/2019/2019_12_02_PDC_Afternoon_Agenda.pdf was received for information.

Recommendation PDC-0084-2019 was then adopted by Council on December 11, 2019.

1. That the report dated November 8, 2019 from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan and/or Zoning By-law 0225-2007 to redesignate and rezone six City owned properties, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

This Recommendation Report was initially scheduled for Planning and Development Committee on March 30, 2020, however this meeting was cancelled as a result of the COVID-19 situation. The report is now proceeding directly to Council, despite not receiving the Notwithstanding Planning Protocol clause, given timing concerns and the fact that there was no public opposition received in writing or at the public meeting.

Comments

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING COMMENTS

Official Plan

The proposal requires amendments to Mississauga Official Plan policies for the Northeast Employment Area Character Area and the East Credit and Streetsville Neighbourhood Character Areas to add Special Sites to allow additional open space uses (outdoor markets) in Paul Coffey Park and on the former Harris Farm site.

Mapping amendments are also required for the Erin Mills Neighbourhood, Hurontario Neighbourhood and Meadowvale Village Neighbourhood Character Areas. The amendment in the Sheridan Neighbourhood Character Area has been deleted and will be addressed in a future City initiated report. As noted in the Information Report, upon adoption of these amendments, the subject properties will have land use designations that are consistent with the current or intended uses of the subject sites.

Zoning

The proposed zoning amendments for all the sites not only ensure that each subject property is zoned for its current or intended use, but also that the zoning is in conformity with the land use designation in Mississauga Official Plan, either existing or amended in accordance with the recommendations of this report.

Details of the proposed zoning amendments to expand the list of permitted uses at Paul Coffey Park and the former Harris Farm are found in Appendix 2. Two changes have been made since the Public Meeting. The first is to add the "H" holding symbol to one of the parcels to be zoned **OS2** (Open Space – City Park) on the Harris Farm property. The condition to remove the "H" is a satisfactory slope stability analysis and erosion assessment, which will delineate the area suitable for parkland development. The second is to allow outdoor markets on the tableland (**OS2**) portions of Paul Coffey Park, which implements one of the Enhancing Park Experiences recommendations of the Master Plan for the park.

An additional zoning amendment is required as a result of the changes to Harris Farm, which is to repeal the remaining regulations of Zoning By-law 5500 as they apply to these subject lands.

Financial Impact

Not applicable.

Conclusion

The proposed Official Plan and Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to the land use designations and zone categories ensure that the planning documents reflect the actual and desired use of the subject sites.
2. The zoning provisions for each property in the City must be consistent with the corresponding Mississauga Official Plan policies. The proposed changes to the Zoning By-law address this requirement.

Should the proposed amendments be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Proposed City Initiated Amendments (#14) to Zoning By-law 0225-2007

Appendix 3: Proposed Mississauga Official Plan Amendments (#14)



Andrew Whittlemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Lisa Christie, Special Projects Planner

City of Mississauga
Corporate Report



<p>Date: 2019/11/08</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Originator's file: CD.21-CON</p>
	<p>Meeting date: 2019/12/02</p>

Subject

PUBLIC MEETING INFORMATION REPORT (Wards 5, 8 and 11)

Proposal to rezone and redesignate six City owned properties

File: CD.21-CON

Recommendation

1. That the report dated November 8, 2019 from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan and/or Zoning By-law 0225-2007 to redesignate and rezone six City owned properties, be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

Background

The purpose of this report is to recommend appropriate land use designations and/or zone categories for six City owned properties. Of note are two large properties that are part of this proposal, those being Paul Coffey Park in Ward 5 and the former Harris Farm property in Ward 11. The remainder of the properties were acquired by dedication through the development application process or were already owned by the City but require a policy (use) and zoning regulation update. Upon completion, the properties identified in this report will be in conformity with their intended open space and greenlands uses.

Of significance with respect to the rezoning of the former Harris Farm property is that it is the last property in the City that is still regulated under former Zoning By-law 5500. Through this proposed amendment, staff will be able to repeal the former by-law and all properties in the City will be under the regulations of Zoning By-law 0225-2007.

Comments

DETAILS OF THE PROPERTIES AND PROPOSED AMENDMENTS

The proposed amendments affect sites in Wards 5, 8 and 11. The properties are identified on the Location Map in Appendix 1. Appendix 2 contains a detailed chart which summarizes the proposed Mississauga Official Plan (MOP) and zoning by-law amendments.

The Provincial *Greenbelt Plan* works together with the *Growth Plan* to build upon the policy of the *Provincial Policy Statement* to protect the natural environment and determine where and how growth should be accommodated. The City of Mississauga is not located within the *Greenbelt Plan* area and, as such, the *Greenbelt Act* generally does not apply except for lands that are publicly owned in Urban River Valleys. The Credit River and Etobicoke Creek are identified as Urban River Valleys, which provide opportunities to connect natural heritage systems within the Greenbelt to Lake Ontario. The *Greenbelt Plan* provides direction to municipalities for the long term protection and enhancement of these external connections. The Credit River runs through the former Harris Farm property, and the proposed Greenlands and Open Space designations and zones will serve to protect this valuable natural resource.

PAUL COFFEY PARK

Community Services staff completed a master planning exercise for Paul Coffey Park (Appendix 1, Map No. 3) to determine how this land can best serve current and future residents. Through this assessment, and in conjunction with the Toronto and Region Conservation Authority (TRCA), new land use designations and zone boundaries have been identified to utilize tableland for open space (parks) uses, while also capturing the flood prone hazard lands under updated Greenlands designation and zone lines. The property will be redesignated to **Greenlands** and **Open Space** and rezoned to **G1** and **G2** (Greenlands) and **OS2** (Open Space – City Park).

New athletic fields are being built in an area south of the Paul Coffey Arena to ensure that new facilities are not located in the most flood prone part of the park. Existing athletic fields in the valleyland will be permitted to remain. Further, for safety purposes, any new buildings (washrooms, change rooms, etc.) will only be permitted in areas zoned and designated open space (parkland), and not in the areas zoned and designated for greenlands (hazard land).

HARRIS FARM PROPERTY

Council Resolution No. 0144-2007 directed that the Harris Farm property remain under former Zoning By-law 5500, with Rural Residential, Agricultural and Greenbelt zones. In 2009, the City acquired Harris Farm. It was determined by staff from Planning and Building and Community Services that the By-law 5500 zones remain in place until the Credit River Parks Strategy was completed. The Strategy was completed in 2013, and is the guiding document for Community Services to evaluate potential uses for the Harris Farm property.

Using the results of the Strategy, Community Services continues to actively discuss future tenants and uses for the property. It is now appropriate to bring the zoning under current Zoning By-law 0225-2007. In conjunction with Credit Valley Conservation (CVC), the delineation of

hazard lands, natural features and tablelands has been determined. The property can be redesignated to **Greenlands** and **Open Space** and rezoned to **G1** and **G2** (Greenlands) and **OS2 - Exception** (Open Space – City Park - Exception) to delineate the hazard lands and to permit uses related to outdoor education, greenhouses, community gardens and outdoor markets. Once the new zoning comes into effect, the former zoning by-law will finally be repealed in its entirety.

In 2016, the 18 ha (44 ac) triangular piece of land to the north of Harris Farm, with frontage on Creditview Road, was also acquired by the City. The first 70 – 80 m (230 – 260 ft.) of the parcel has both **Business Employment** and **Greenlands** designations, and a **D** (Development) zone with a greenlands overlay. At this time, the extent of environmental constraints is not known for this portion of the land. Until the City completes the appropriate studies, it cannot be redesignated or rezoned for other land uses.

However, the majority of the site is comprised of the Credit River Valley and lands that have been extensively replanted by the CVC and the City. This (easterly) part of the triangular parcel is designated **Greenlands**, and zoned **G1** and **D**. With the flood work that has been completed by the CVC, staff is able to determine the boundaries of the **G1** and **G2** zones and bring the zoning into conformity with the existing **Greenlands** designation.

GREENLANDS

Two properties, one in Ward 5 and one in Ward 8 (Appendix 1, Map Nos. 2 and 5), require amendments to redesignate lands to **Greenlands** to reflect their location in or near valleylands. The site in Ward 8 will also be rezoned to **G1** (Greenlands). The site in Ward 5 is already zoned **G1** as it was part of a development application approval.

OTHER

The remaining two properties (Appendix 1, Map Nos. 1 and 4) are parcels that the City already owns, but do not have the correct land use designation and/or zone for their use. The first instance is a sliver of land that is part of the City-owned Cosmopolitan Erindale Cemetery at St. Peter's Anglican Church, and the second is an access point from Driftcurrent Drive to Red Brush Park.

Financial Impact

There is no financial impact associated with the proposed amendments.

Conclusion

After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

Planning and Development Committee

2019/11/08

4

Originator's file: CD.21-CON

Attachments

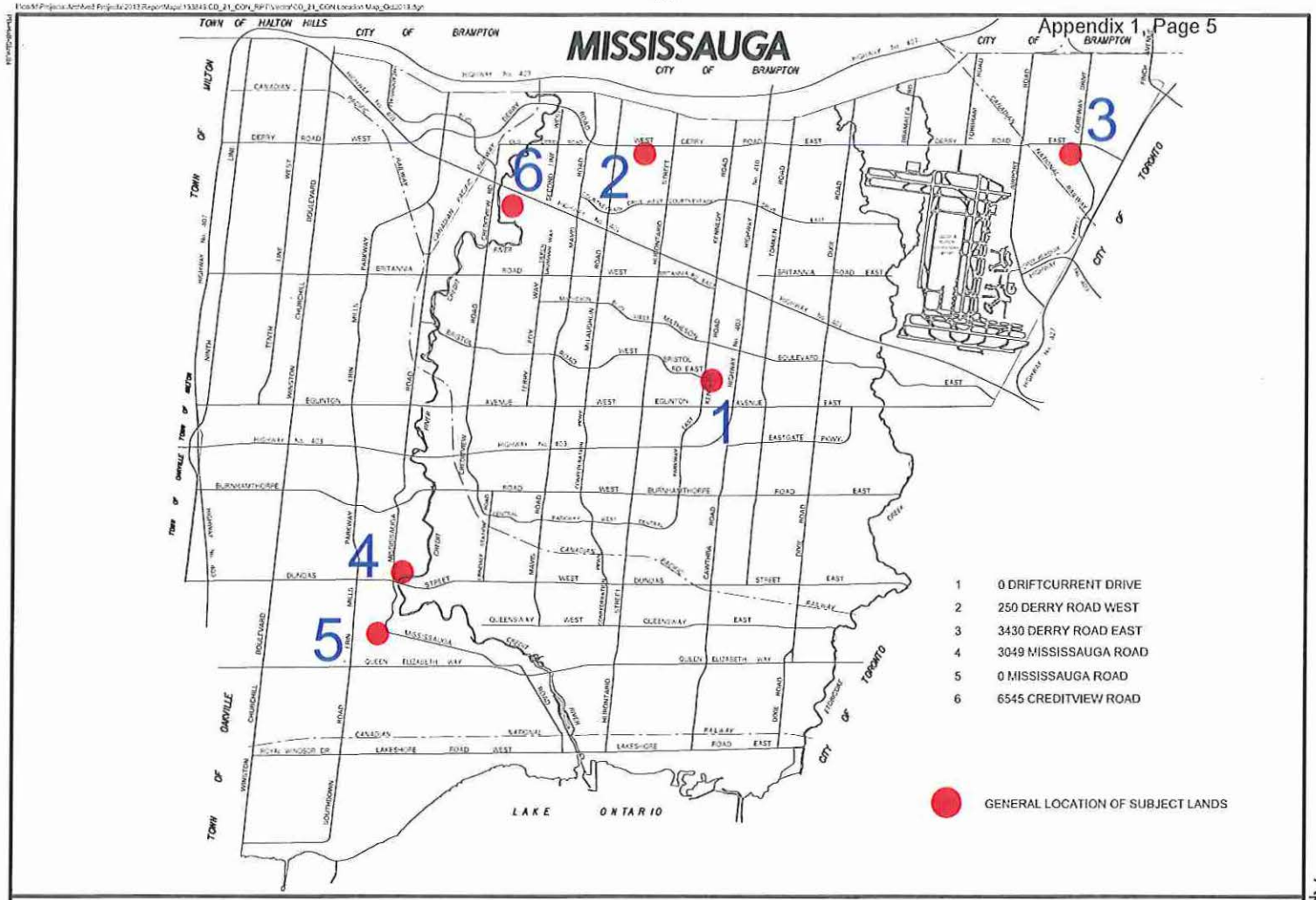
Appendix 1: Location of Properties for Proposed Official Plan and/or Rezoning Amendments

Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law for City Owned Properties



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Lisa Christie, Special Projects Planner



- 1 0 DRIFTCURRENT DRIVE
- 2 250 DERRY ROAD WEST
- 3 3430 DERRY ROAD EAST
- 4 3049 MISSISSAUGA ROAD
- 5 0 MISSISSAUGA ROAD
- 6 6545 CREDITVIEW ROAD

 GENERAL LOCATION OF SUBJECT LANDS

LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL
PLAN AND/OR REZONING AMENDMENTS



Produced by
CPS, Geospatial Solutions

Proposed City Initiated Amendments (#14) to Mississauga Official Plan and/or Zoning By-law for City Owned Properties								
Ward	Map No.	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5	1.	0 Driftcurrent Drive	Access from Driftcurrent Drive to Red Brush Park	No designation	Public Open Space	No zone (north portion)	OS1 (Open Space – Community Park)	Rezone and redesignate access to Red Brush Park
5	2.	250 Derry Road West (south portion)	Valleyland	Business Employment	Greenlands	G1 (Greenlands – Natural Hazards)	n/a	Redesignate valleyland that was rezoned through a development application
5	3.	3430 Derry Road East	Paul Coffey Park	Greenlands	Public Open Space and Northeast Special Site 1	OS2 (Open Space – City Park), G1-14 (Greenlands Natural Hazards – Exception), G2 (Greenlands – Natural Features) and G2-5 (Greenlands – Natural Features – Exception)	OS2-15 (Open Space – City Park – Exception) G1-17 (Greenlands Natural Hazards – Exception) and G1-18 (Greenlands – Natural Hazards – Exception)	Rezone and redesignate Paul Coffey Park to recognize existing uses and to allow new athletic fields and in the vicinity of the arena

Proposed City Initiated Amendments (#14) to Mississauga Official Plan and/or Zoning By-law for City Owned Properties								
Ward	Map No.	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
8	4.	3049 Mississauga Road	Cemetery (St. Peter's Anglican Church)	Greenlands	Private Open Space	G1-14 (Greenlands Natural Hazards – Exception)	OS3-6 (Private Open Space – Exception)	Small parcel of land added to the existing City owned cemetery
8	5.	0 Mississauga Road	Valleyland	Residential Low Density II	Greenlands	R3 (Detached Dwellings – Typical Lots)	G1 (Greenlands)	Redesignate valleyland that was rezoned through a development application
11	6.	6545 Creditview Road	Valleyland, vacant tableland, heritage dwelling	Greenlands and Residential Low Density I	Greenlands and Public Open Space	By-law 5500 – Agricultural, Greenbelt and Rural Residential	By-law 0225-2007 – OS2 (Open Space – City Park - Exception), G1 and G2 (Greenlands)	Rezone and redesignate Harris Farm to recognize hazard lands, natural features and park areas/uses, and repeal the former zoning by-law
11	6a.	0 Creditview Road	Valleyland, vacant tableland	Greenlands	n/a	G1 (Greenlands) and D (Development)	G1 and G2 (Greenlands)	Rezone and redesignate lands immediately north of Harris Farm (excluding Creditview Road frontage) to recognize the new boundary between the Credit River valley hazard lands and new natural features

Proposed City Initiated Amendments (#14) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 9: Open Space Zones			
1.	Subsection 9.2.3	Table 9.2.3.15 - Exception OS2-15	Add outdoor market as a permitted use in the open space (park) areas in Paul Coffey Park.
		In an OS2-15 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone except that the following uses/regulations shall apply:	
		Additional Permitted Use	
		9.2.3.15.1 (1) Outdoor Market	
2.	Subsection 9.2.3	Table 9.2.3.16 - Exception OS2-16	Add uses to the open space (park) areas to allow clients as approved by the City to offer educational programs and agricultural uses in a greenhouse.
		In an OS2-16 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone except that the following uses/regulations shall apply:	
		Additional Permitted Uses	
		9.2.3.16.1 (1) Greenhouse including accessory sales (2) Outdoor Market (3) Training and Development Centre	

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION						
3.	Subsection 9.2.3	<p>Table 9.2.3.17 - Exception OS2-17</p> <p>In an OS2-17 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone:</p> <p>Holding Provision</p> <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-OS2-17 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) submission of a slope stability analysis and erosion control assessment _____to the satisfaction of the City of Mississauga and Credit Valley _____Conservation.</p>	<p>Add an "H" holding provision to prohibit parkland development until a stability analysis and erosion control assessment is complete.</p>						
Part 10: Greenlands Zones									
4.	Subsection 10.2.2	<p>Table 10.2.2.17 - Exception G1-17</p> <p>In a G1-17 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:</p> <p>Additional Permitted Uses</p> <table border="0" data-bbox="436 1045 1184 1166"> <tr> <td data-bbox="436 1045 632 1084">10.2.2.17.1</td> <td data-bbox="632 1045 1184 1084">(1) Temporary Tent and/or Stage</td> </tr> <tr> <td></td> <td data-bbox="632 1084 1184 1123">(2) Shade Structure</td> </tr> <tr> <td></td> <td data-bbox="632 1123 1184 1166">(3) Existing Athletic Fields</td> </tr> </table>	10.2.2.17.1	(1) Temporary Tent and/or Stage		(2) Shade Structure		(3) Existing Athletic Fields	<p>Create an exception zone to allow uses currently permitted in the G1-14 zone as well as existing athletic fields in Paul Coffey Park.</p>
10.2.2.17.1	(1) Temporary Tent and/or Stage								
	(2) Shade Structure								
	(3) Existing Athletic Fields								

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5.	Subsection 10.2.2	Table 10.2.2.18 - Exception G1-18	Create an exception zone to allow uses currently permitted in the G1-14 zone as well as new athletic fields, but no buildings or structures in Paul Coffey Park.
		In a G1-18 zone the permitted uses and applicable regulations shall be as specified for a G1 zone except that the following uses/regulations shall apply:	
		Additional Permitted Uses	
		10.2.2.18.1 (1) Temporary Tent and/or Stage (2) Shade Structure (3) Athletic Fields	
		Use Not Permitted	
		10.2.2.18.2 (1) Any buildings or structures not legally existing on the date of the passage of this By-law	
Part 13: Zoning Maps			
6.	Map 17	Change R3 to G1	Rezone valleyland that was acquired through a development application.
7.	Map 24	Change G1-14 to OS3-6	Rezone small parcel of land that was added to the existing cemetery.
8.	Map 36E	Change no zone to OS1	Zone the access to Red Brush Park.
9.	Map 40W	Change OS2, G1-14, G2 and G2-5 to OS2-15, G1-17 and G1-18	Rezone Paul Coffey Park to recognize existing uses and allow new athletic fields in the vicinity of the existing arena.
10.	Map 45E	Change A, G and RR (5500) and G1 and D (0225-2007) to OS2-16, H-OS2-17, G1 and G2	Rezone Harris Farm property to recognize hazard lands, natural features and park areas.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
11.	Map 45E	Change D to G1	Rezone lands immediately north of Harris Farm (excluding Creditview Road frontage) to recognize natural connections and natural features in the Credit River valley.

Proposed Mississauga Official Plan Amendments (#14)

Ward	Character Area	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Comments
5	Hurontario Neighbourhood	0 Driftcurrent Drive	Access from Driftcurrent Drive to Red Brush Park	No designation	Public Open Space	Access to Red Brush Park
5	Meadowvale Village Neighbourhood	250 Derry Road West (south portion)	Valleyland	Business Employment	Greenlands	Redesignate valleyland that was rezoned through a development application
5	Northeast Employment Area	3430 Derry Road East	Paul Coffey Park	Greenlands	Public Open Space and add new Special Site	Redesignate Paul Coffey Park to recognize existing uses and to allow new athletic fields in the vicinity of the arena
8	Erin Mills Neighbourhood	3049 Mississauga Road	Cemetery (St. Peter's Anglican Church)	Greenlands	Private Open Space	Small parcel of land added to the existing City owned cemetery
11	East Credit and Streetsville Neighbourhoods	6545 Creditview Road	Valleyland, vacant tableland, heritage dwelling	Greenlands and Residential Low Density I	Greenlands and Public Open Space and add new Special Site	Redesignate Harris Farm to recognize hazard lands, natural features and park areas and add limited new uses