



MISSISSAUGA

July 22, 2015

Mr. John Hardcastle
Manager
Development Services
Public Works
Region of Peel
10 Peel Centre Drive, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 31
Twenty-one properties located across the City
File: OPA 31 – All Wards

This is further to the Notice of Decision given on July 2, 2015 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan (Mississauga Plan) Amendment Number 31, was enacted by By-law 0173-2015.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on July 22, 2015.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 ext-5421

:mj

cc:

Lisa Christie, Planner
Farah Sharib, Planning & Building (Duplicate Original Amendment & remaining books)
Planning Notification Distribution- Via e-mail

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: City of Mississauga

Municipality City of Mississauga
Our File: OPA 31

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 24, 2015 when By-law Number 0173-2015, was enacted and that notice as required by subsection 17 of the Planning Act was given on July 2, 2015.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

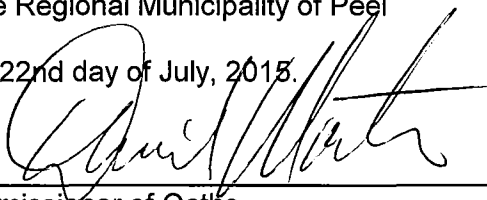
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 22nd day of July, 2015.



Commissioner of Oaths



Declarant

DAVID LESLIE MARTIN, a Commissioner, O.C.
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2017.



July 2, 2015

Mr. John Hardcastle
Manager
Development Services
Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9


Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 31
Twenty-one properties located across the City of Mississauga.
File: BL.09.SPE – OPA 31 – All Wards

Please find enclosed the Notice of Decision for Official Plan Amendment 31 and duplicate original copy of the amendment. This amendment was adopted by Council on June 24, 2015, by By-law 0173-2015. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation Number PDC 0028-2015, adopted by City Council on May 27, 2015.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, PDC minutes dated May 25, 2015.

Yours truly,


Crystal Greer, City Clerk
Legislative Services
Corporate Services Department
905-615-3200 X 5421

:mj

cc:

Lisa Christie, Planning and Building (Working copy of Amendment)
Farah Sharib, Planning and Building (Viewing copy of Amendment)
Applicant – City of Mississauga (Certified working copy of Amendment)
Planning Notification Distribution- Via e-mail



**PLANNING ACT
 NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
 A ZONING BY-LAW BY
 THE CORPORATION OF THE CITY OF MISSISSAUGA
 BILL 51**

DATE OF NOTICE	July 2, 2015	
OPA NUMBER	OPA 31 (By-law 0173-2015)	
ZONING BY-LAW NUMBER	0174-2015	
DATE PASSED BY COUNCIL	June 24, 2015	
LAST DATE TO FILE APPEAL	July 21, 2015	
FILE NUMBER	BL.09.SPE (BL.09.MOP)	All Wards
APPLICANT	City of Mississauga	
PROPERTY LOCATION	Twenty-one properties located across the City	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

The Purpose and Effect: The purpose is to bring the land use designation and Zoning into conformity for twenty-one properties located across the City

To view the Official Plan Amendment and Zoning By-law in their entirety please visit: www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 31 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than July 21, 2015.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. 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 City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Crystal Greer, City Clerk
 Legislative Services,
 Corporate Services Department
 905-615-3200 X 5421

Amendment No. 31

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. 0173-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 31

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*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 ("MMAH") authorized the Regional Municipality of Peel (the "Region") 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 of Peel has advised that, with regard to Amendment No. 31, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

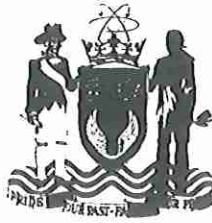
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The following text and Maps "A1", "A2", "A3", "B1", "B2", "B3", "C", "D1", "D2", "D3", "D4", "D5", "E", "F", "G", "H", "I", "J", "K" and "L" attached constitute Amendment No. 31 to Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24th day of JUNE, 2015.

Signed: Original Signed By
Matt Mahoney
Acting Mayor

ORIGINAL SIGNED BY
CRYSTAL GREEN
Signed _____
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0173:2015

A by-law to Adopt Mississauga Official Plan Amendment No. 31

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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

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ENACTED and PASSED this 24 day of June, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA	
hl	
Date	2015 06 17


 ACTING MAYOR


 CLERK

Amendment No. 31

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and Maps "A1", "A2", "A3", "B1", "B2", "B3", "C", "D1", "D2", "D3", "D4", "D5", "E", "F", "G", "H", "I", "J", "K" and "L" attached constitute Amendment No. 31.

Also attached hereto 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 May 5, 2015, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to bring the land use designation into conformity with the Zoning By-law and the current uses for nine properties across the City. Special site policies, mapping discrepancies and current land uses were reviewed for consistency.

LOCATION

The lands affected by this Amendment are located across the City of Mississauga and are specifically in the Downtown Hospital, Port Credit Community Node, Clarkson-Lorne Park Neighbourhood, Cooksville Neighbourhood, Fairview Neighbourhood, Malton Neighbourhood, Mineola Neighbourhood and Churchill Meadows Employment Area Character Areas.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

There are proposed amendments for nine sites. They are numbered in accordance with the chart attached in Appendix II of this Amendment. The amendments are acceptable from a planning standpoint and should be approved for the following reasons:

Site 2 - The subject lands are now part of the Queen Elizabeth Way/Hurontario Street interchange, and are located at the southwest quadrant. The site is designated "Residential Low Density II", which is no longer appropriate. The designation should be deleted as the interchanges across the City do not have a land use.

Site 3 - The subject lands are located at 105 Lakeshore Road West, between Lakeshore Road West and Marina Park. There is no land use designation on this parcel. It is appropriate to extend the "Public Open Space" designation from the adjacent parkland onto the subject property.

Site 5 - The subject lands are City-owned, and located in the Lornewood Creek valley. They are designated "Residential Medium Density", which is not appropriate for land in the City's Green System. The site should be redesignated to "Greenlands".

Site 7 - The subject site is located at 1010 Cristina Court, and is designated "Residential High Density" with Special Site 6 in the Clarkson-Lorne Park Character Area. The site has been developed for 21 townhouse dwellings, however, the Special Site allows 36 units. Therefore, neither the designation nor the Special Site reflect the existing land use. It is appropriate to redesignate the site to "Medium Density Residential", without a special site policy.

Site 9 - The subject site is located at 39 Beverley Street, and is designated "Residential Low Density I" and "Residential Low Density II", which was appropriate for the former use of the site as an elementary school. The City has purchased the property and it is being redeveloped as part of the Malton Village Park. It is appropriate to redesignate the property to "Public Open Space" as this is the land use designation for all public parkland.

Site 13 - The subject site is located at 95 Paisley Boulevard West. The City purchased the site, and it is part of the Cooksville Creek floodplain. Currently the property is designated "Residential Low Density" and Special Site 1 in the Downtown Hospital Character Area. As it is located in hazard lands, the residential designation is no longer appropriate. The property should be redesignated to "Greenlands" and removed from the Special Site boundaries as it is intended that no further development will occur on this property other than flood control works.

Site 14 - The subject site is located at 255 Queensway West. The property is designated "Residential Low Density II" and Special Site 5 in the Cooksville Neighbourhood Character Area. The Special Site is no longer relevant as the Temporary Use By-law for the site has expired and should be deleted. The underlying land use remains appropriate, therefore no mapping changes are required.

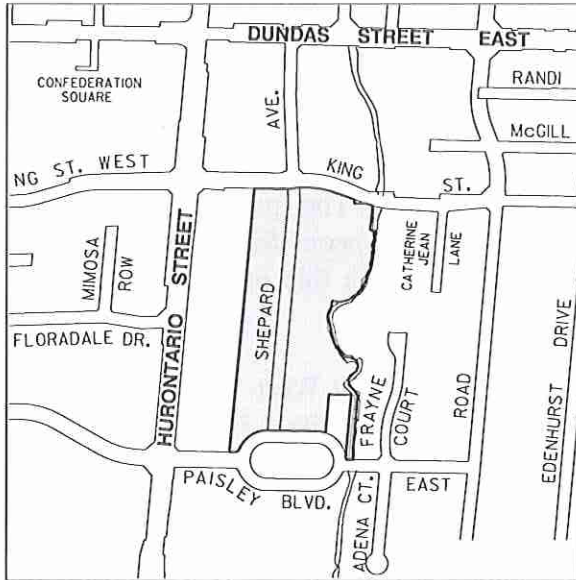
Site 15 - The subject property is located at 465 Fairview Road West, and has been developed for an elementary school. The approval process for this project involved a new top of bank staking and a land exchange between the Peel District School Board and the City. The result is that portions of the lands currently designated "Residential Low Density II" should be redesignated to "Greenlands", as they are now in City ownership and located below the surveyed top of bank line. Other lands should be redesignated from "Greenlands" to "Residential Low Density II", as they are now in Peel District School Board ownership and above the surveyed top of bank line.

Site 16 - The subject property is located at 4525 Ninth Line, is owned by Hydro One and is used for a hydro substation. Therefore, it is appropriate to redesignate the site from "Business Employment" to "Utility".

The proposed Amendment is acceptable from a planning standpoint and should be approved to ensure that the City of Mississauga's Official Plan and Zoning By-law are in conformity, as required under the *Planning Act*.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.5.4, Special Site Policies, Downtown Hospital Character Area of Mississauga Official Plan, is hereby amended by deleting Special Site Map 12.5.4.1 and replacing it with the following:



2. Section 16.5, Clarkson-Lorne Park Neighbourhood Character Area of Mississauga Official Plan is hereby amended by revising the special site numbers on Map 16-5: Clarkson-Lorne Park Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
3. Section 16.5.5.6, Special Site Policies, Clarkson-Lorne Park Neighbourhood Character Area of Mississauga Official Plan, is hereby deleted.
4. Section 16.6, Cooksville Neighbourhood Character Area of Mississauga Official Plan is hereby amended by revising the special site numbers on Map 16-6: Cooksville Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
5. Section 16.6.5.5, Special Site Policies, Cooksville Neighbourhood Character Area of Mississauga Official Plan, is hereby deleted.
6. Schedule 1 - Urban System of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Maps "A1" and "A2" of this Amendment.
7. Schedule 1 - Urban System of Mississauga Official Plan is hereby amended by adding lands to and removing lands from the Green System, as shown on Map "A3" of this Amendment.

8. Schedule 1a - Urban System - Green System of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Maps "B1" and "B2" of this Amendment.
9. Schedule 1a - Urban System - Green System of Mississauga Official Plan is hereby amended by adding lands to and removing lands from the Green System, as shown on Map "B3" of this Amendment.
10. Schedule 3 - Natural System of Mississauga Official Plan is hereby amended by adding lands to the Natural System, as shown on Map "C" of this Amendment.
11. Schedule 4 - Parks and Open Spaces of Mississauga Official Plan is hereby amended by adding lands to the Public and Private Open Spaces, as shown on Maps "D1", "D2", "D3" and "D4" of this Amendment.
12. Schedule 4 - Parks and Open Spaces of Mississauga Official Plan is hereby amended by adding lands to and removing lands from the Public and Private Open Spaces, as shown on Map "D5" of this Amendment.
13. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Residential Low Density II" to no designation, as shown on Map "E" of this Amendment.
14. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from no designation to "Public Open Space", as shown on Map "F" of this Amendment.
15. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Residential Medium Density" to "Greenlands", as shown on Map "G" of this Amendment.
16. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Residential High Density" to "Residential Medium Density", as shown on Map "H" of this Amendment.
17. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Residential Low Density I" and "Residential Low Density II" to "Public Open Space", as shown on Map "I" of this Amendment.
18. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Residential Low Density I" to "Greenlands", as shown on Map "J" of this Amendment.

19. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designations from "Greenlands" and "Residential Low Density II" to "Residential Low Density II" and "Greenlands", as shown on Map "K" of this Amendment.

20. Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from "Business Employment" to "Utility", as shown on Map "L" 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, and thereafter forms part of the Mississauga Official Plan.

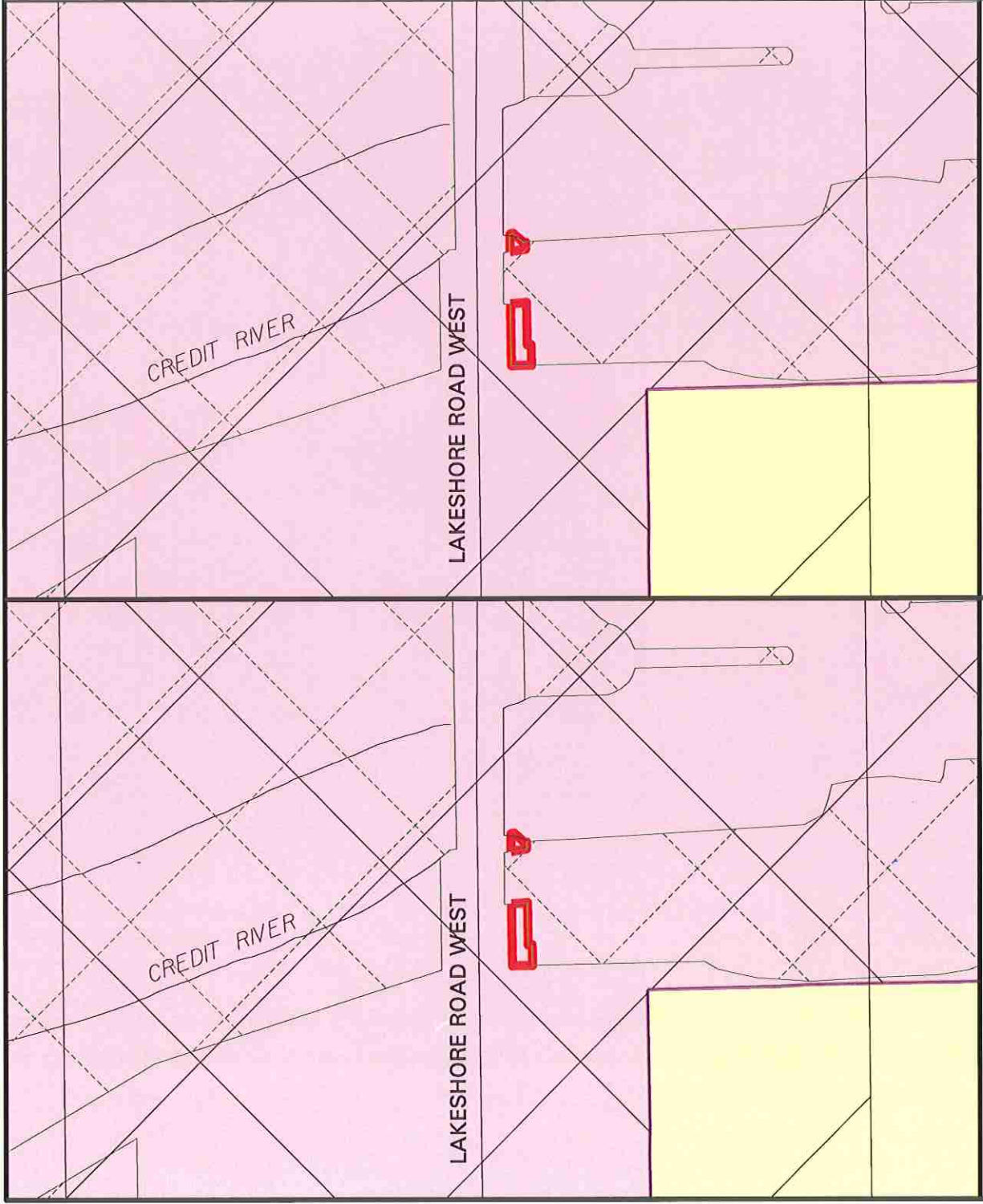
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 30, 2014.

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.

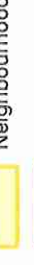
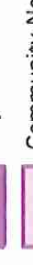
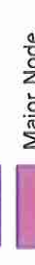


LEGEND

GREEN SYSTEM



CITY STRUCTURE



CORRIDORS



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'

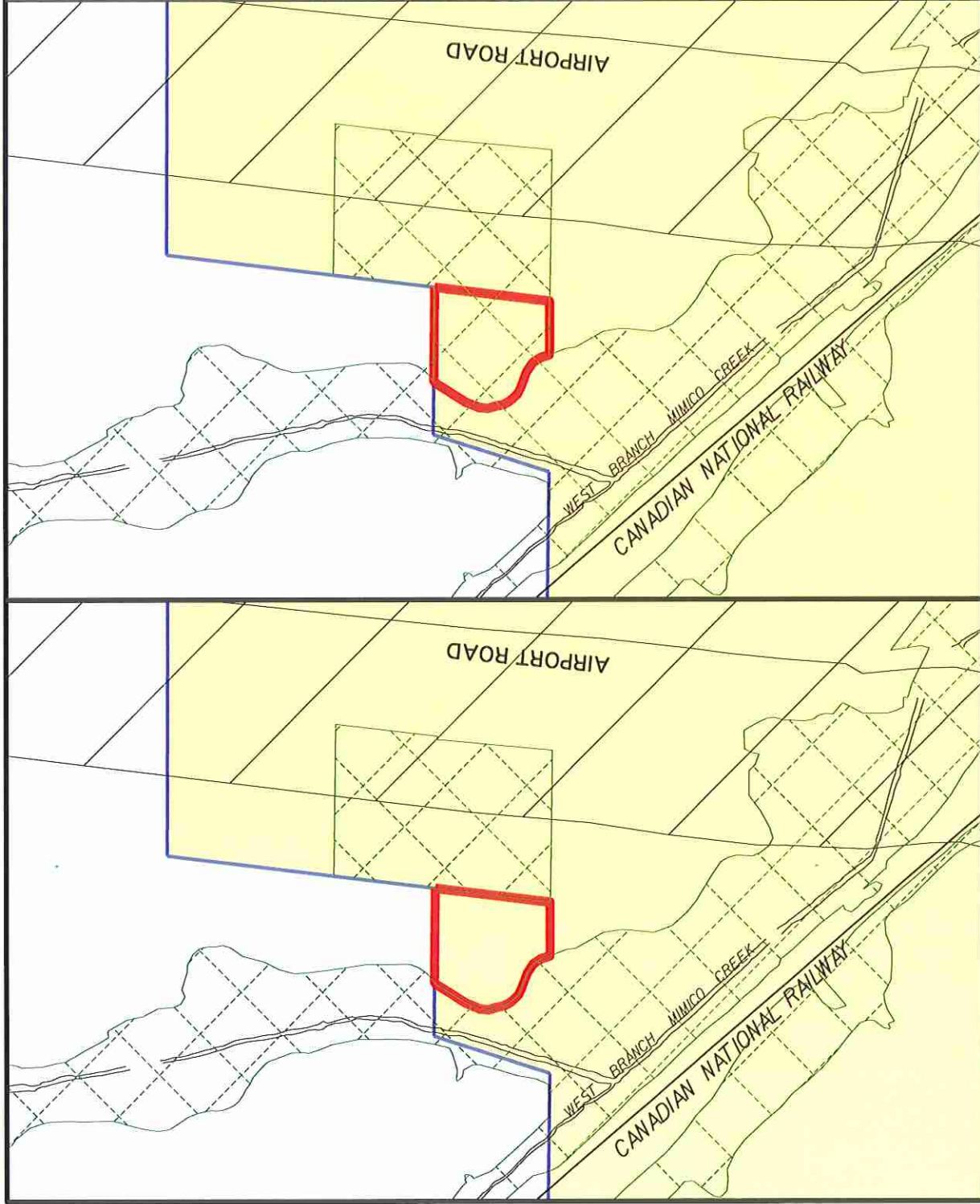
Part of
Schedule 1-Urban System
of Mississauga Official Plan



MISSISSAUGA

AMENDED

EXISTING

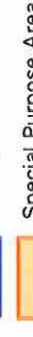
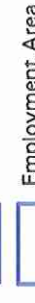


LEGEND

GREEN SYSTEM



CITY STRUCTURE



CORRIDORS



Note:

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MAP 'A2'

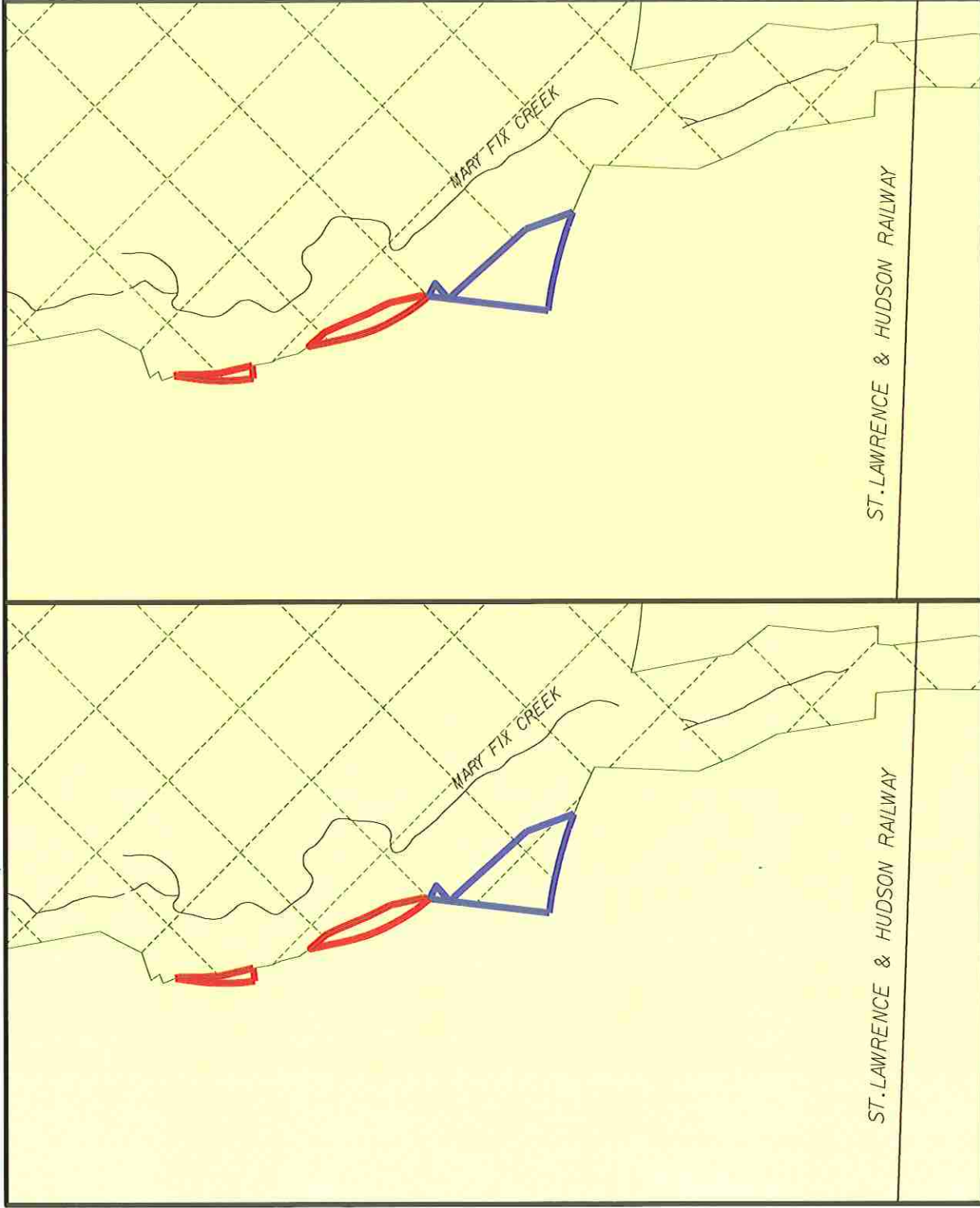
Part of
Schedule 1-Urban System
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MISSISSAUGA

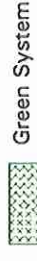
AMENDED

EXISTING

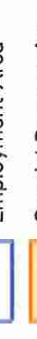
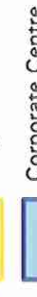
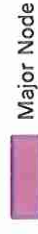


LEGEND

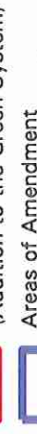
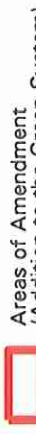
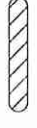
GREEN SYSTEM



CITY STRUCTURE



CORRIDORS



Note:

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MAP 'A3'

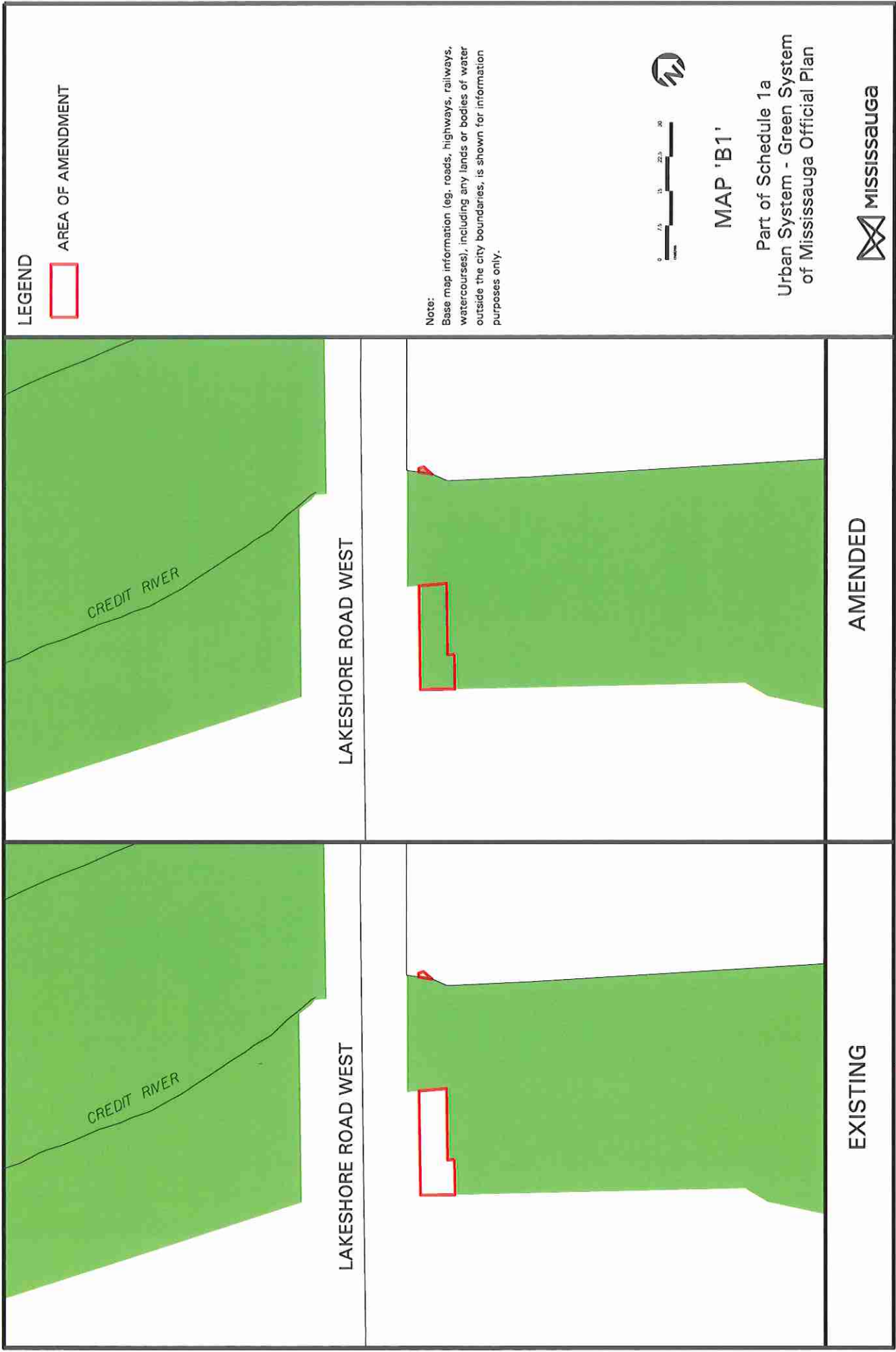
**Part of
Schedule 1-Urban System
of Mississauga Official Plan**

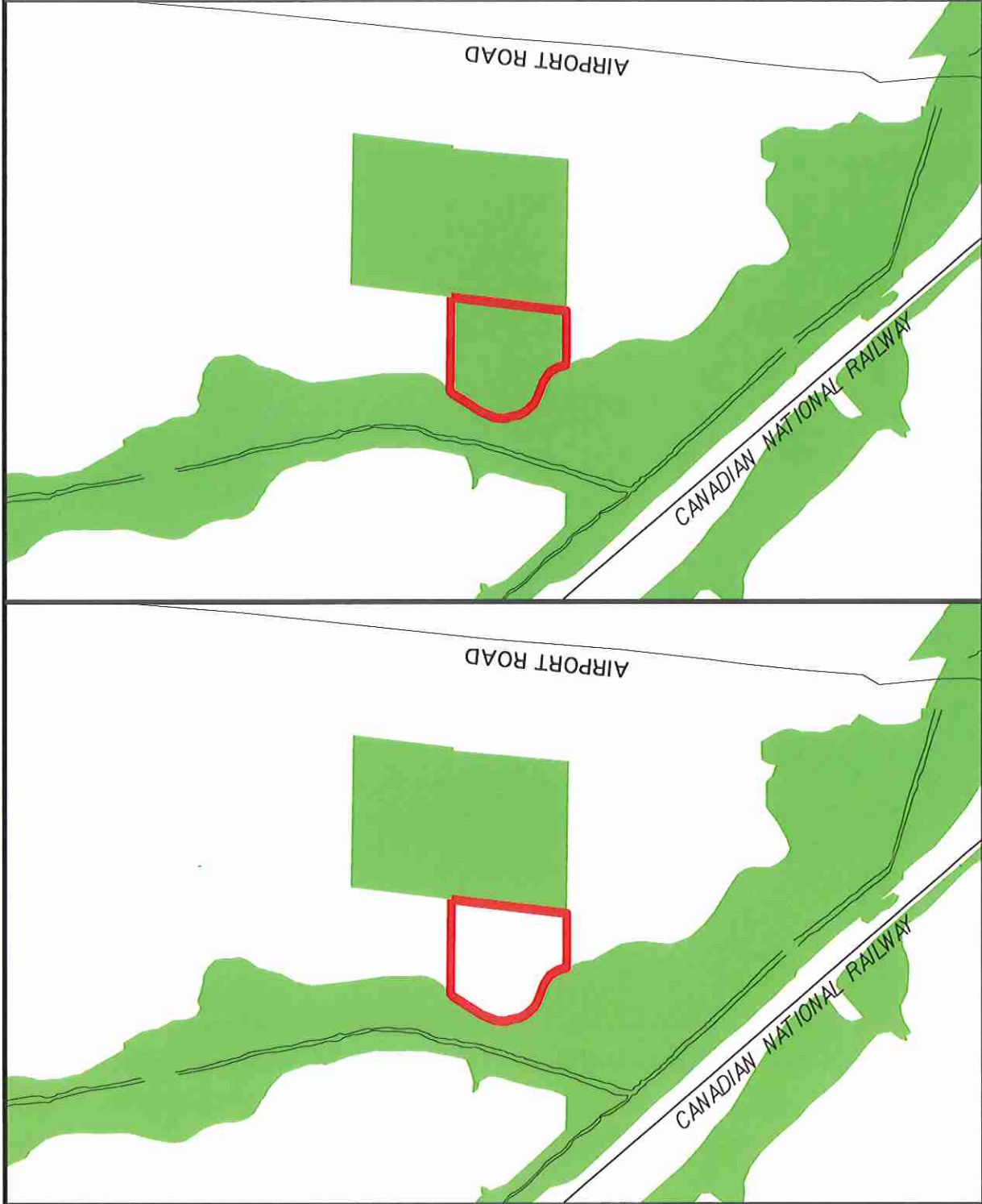


MISSISSAUGA

AMENDED

EXISTING





LEGEND



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 'B2'

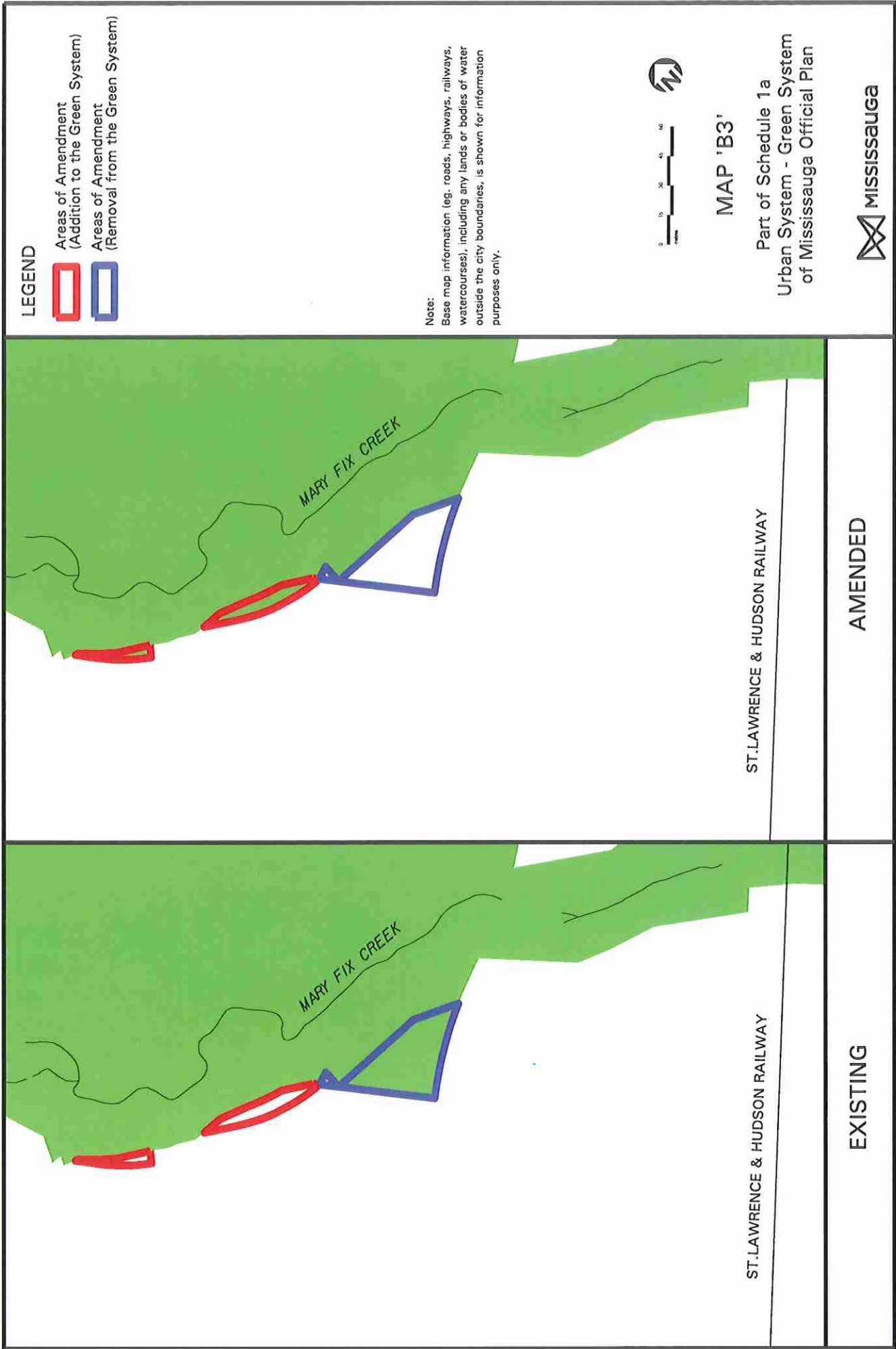
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

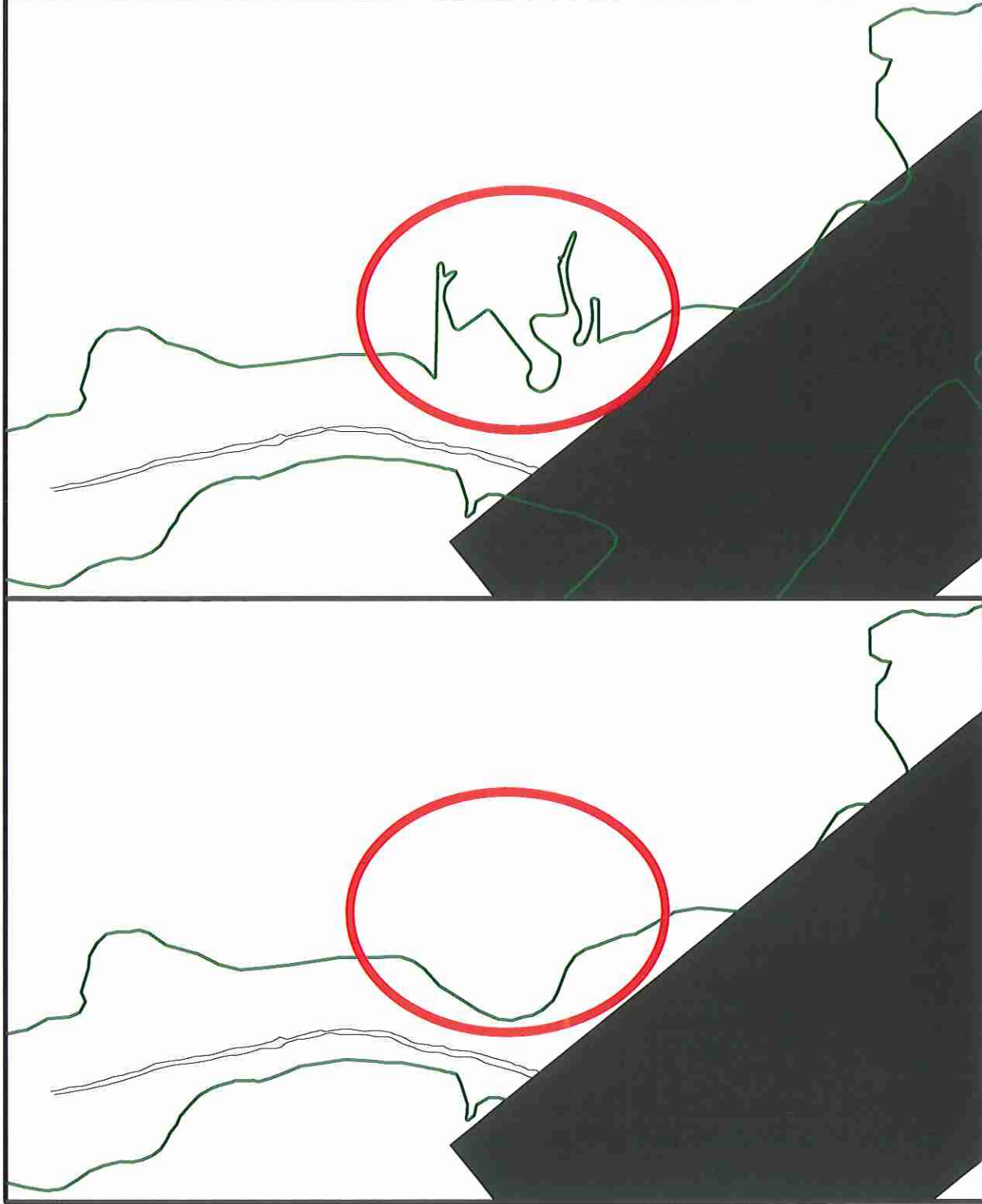


MISSISSAUGA

AMENDED

EXISTING





LEGEND

NATURAL AREAS SYSTEM:

- Natural Areas
- 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 'C'

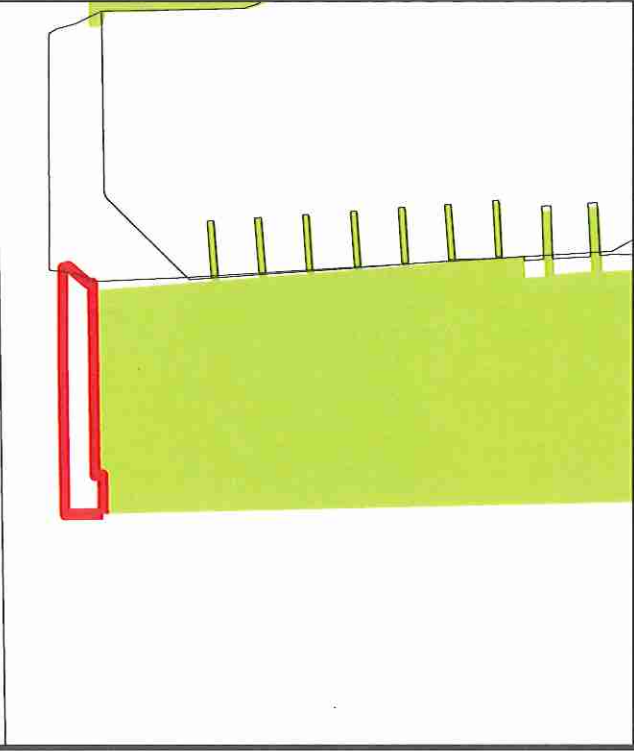
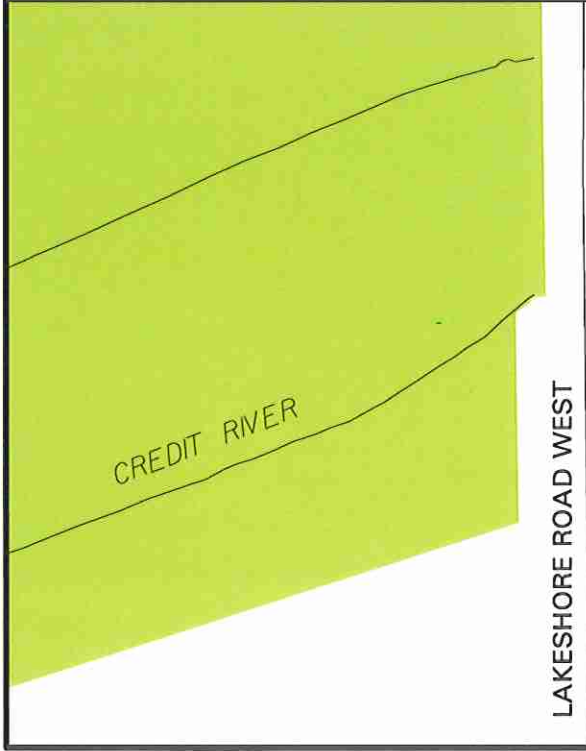
Part of Schedule 3
Natural System
of Mississauga Official Plan



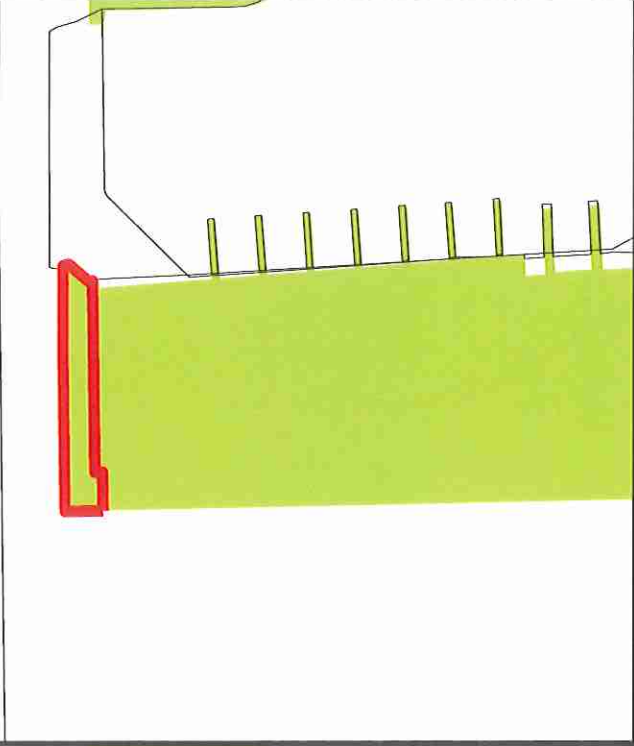
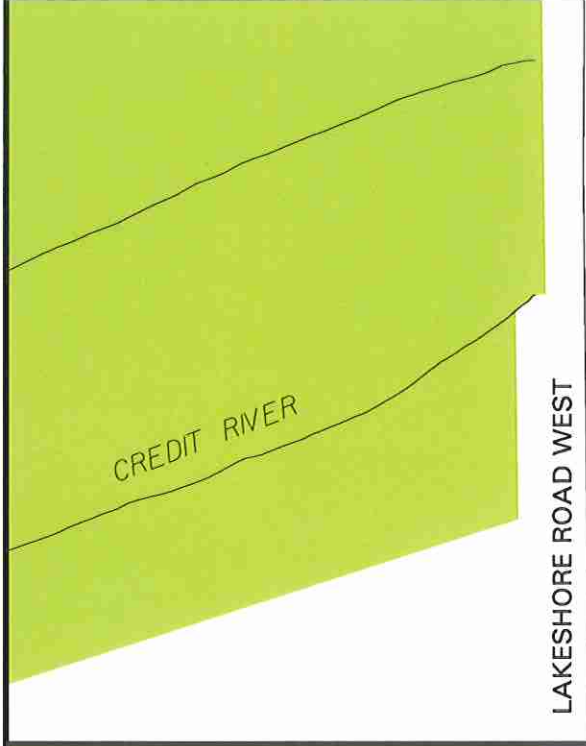
MISSISSAUGA

AMENDED

EXISTING



EXISTING



AMENDED

LEGEND

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

Notes:

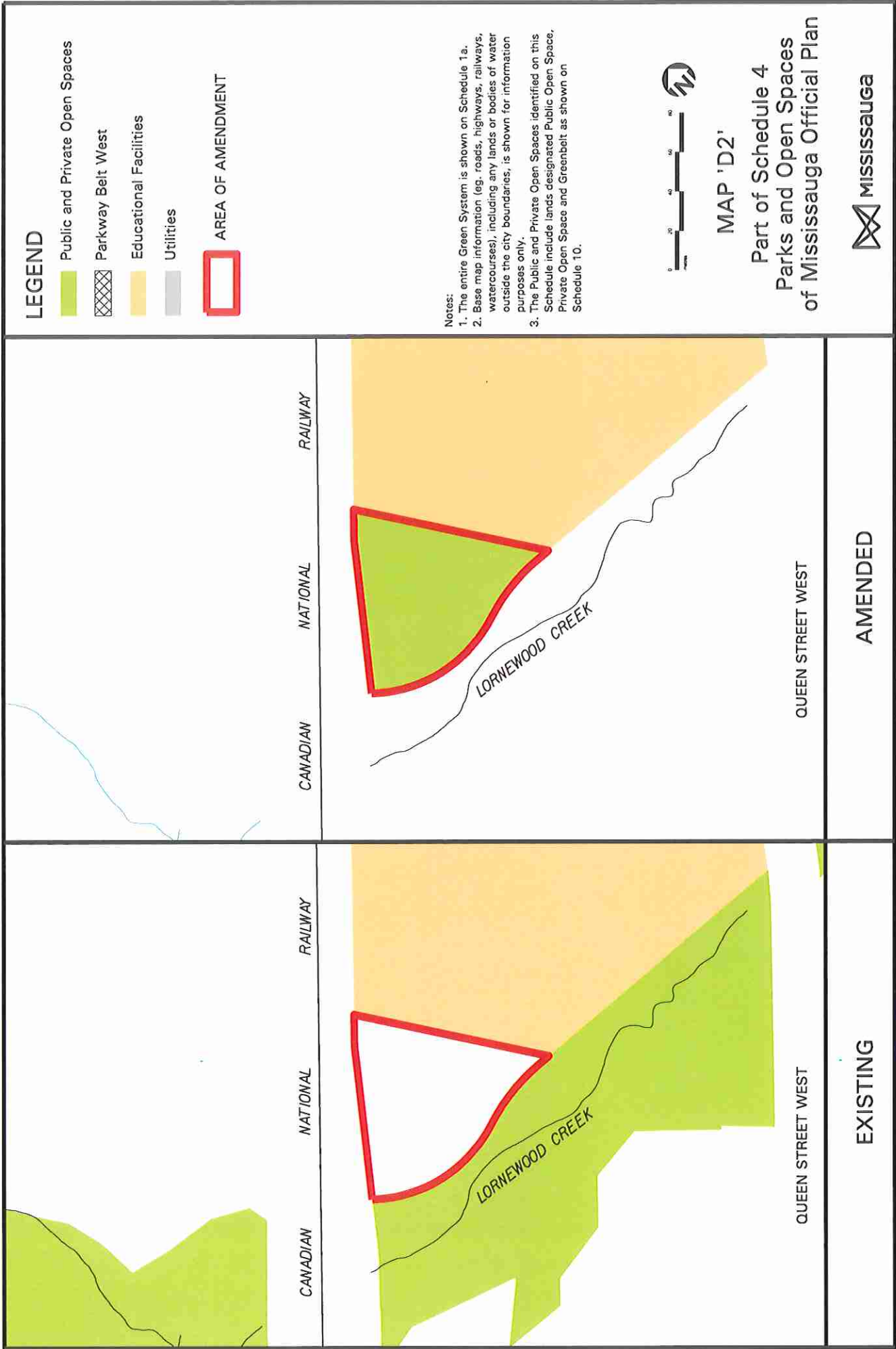
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include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



MAP 'D1'

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:

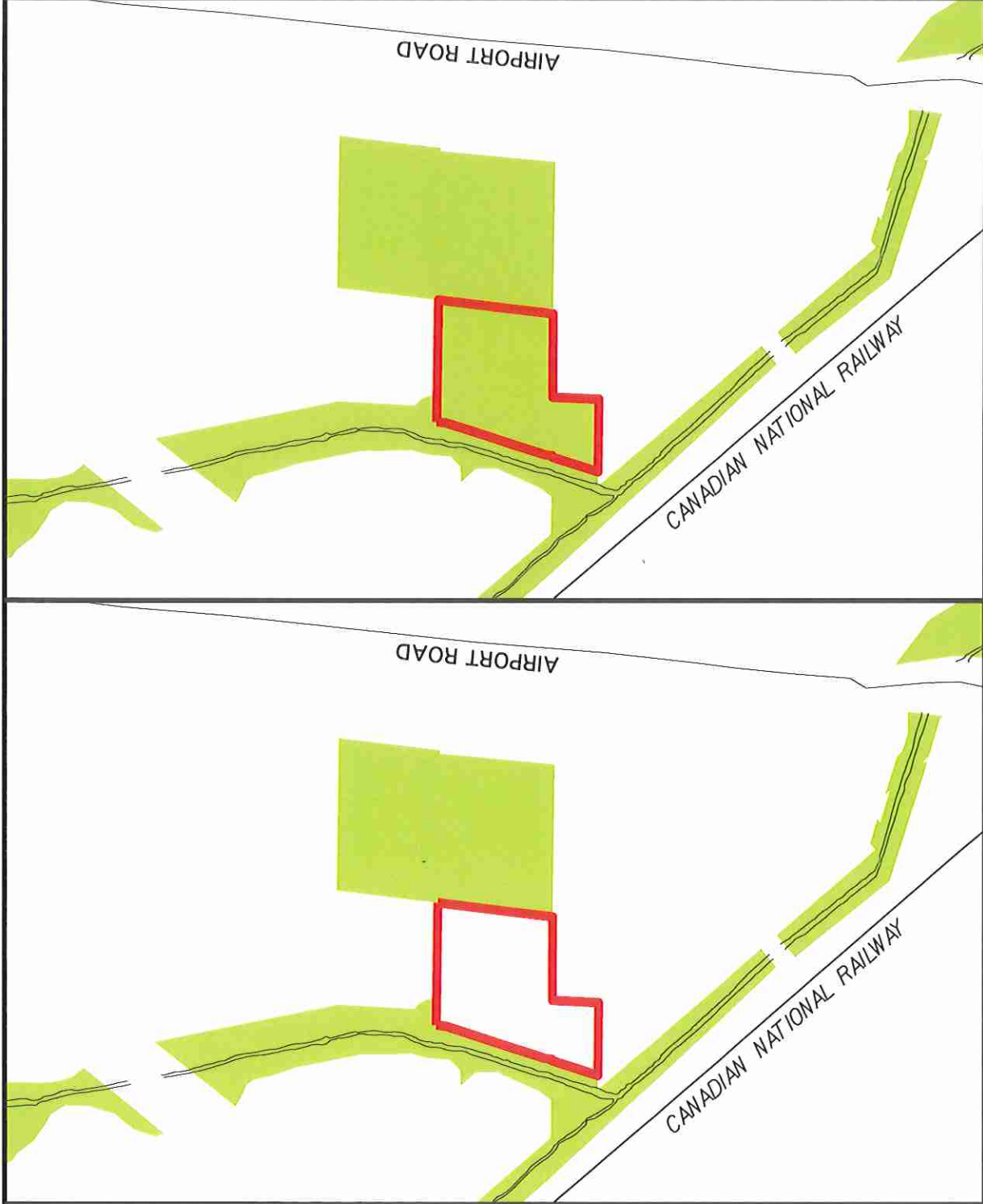
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include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



MAP '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.



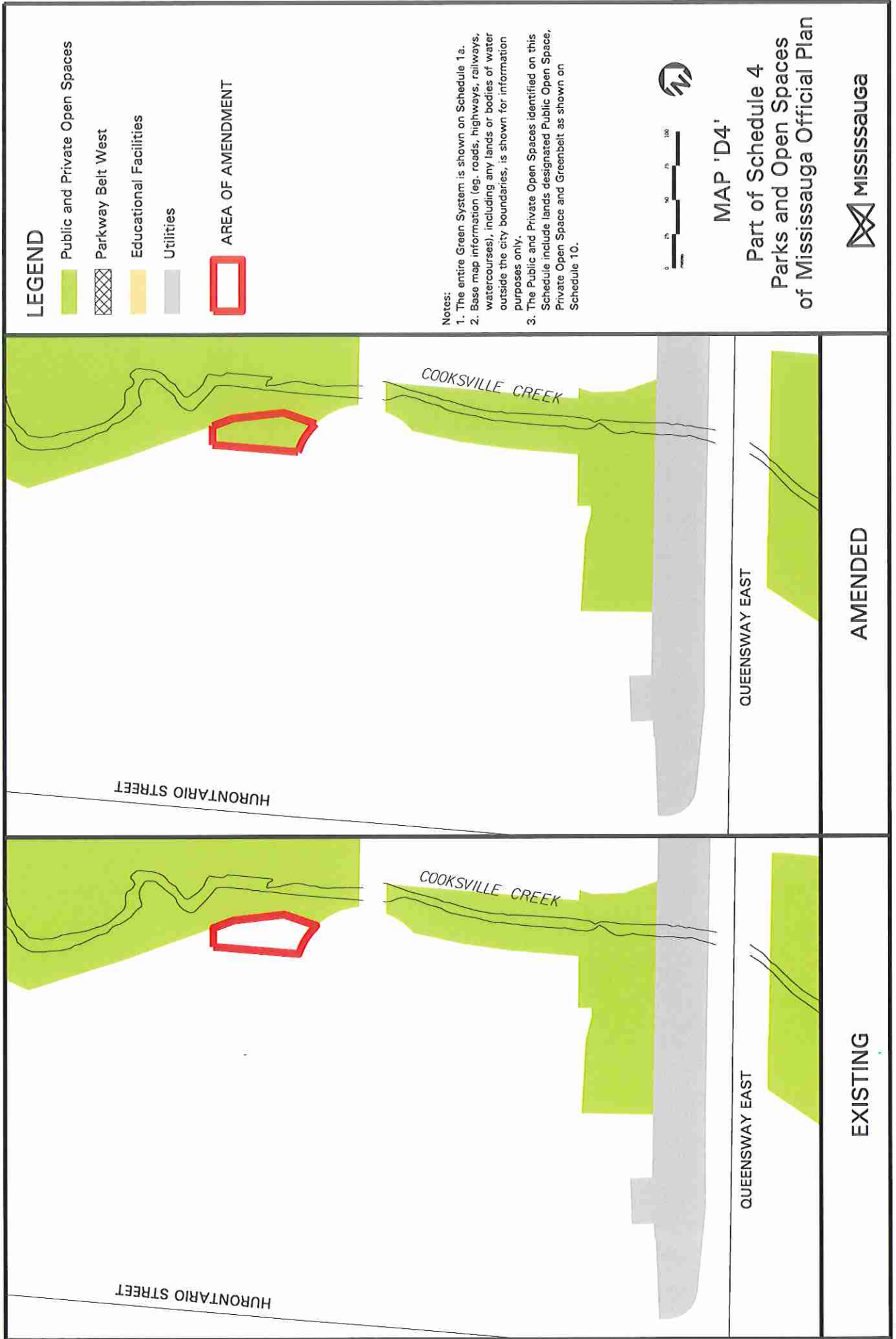
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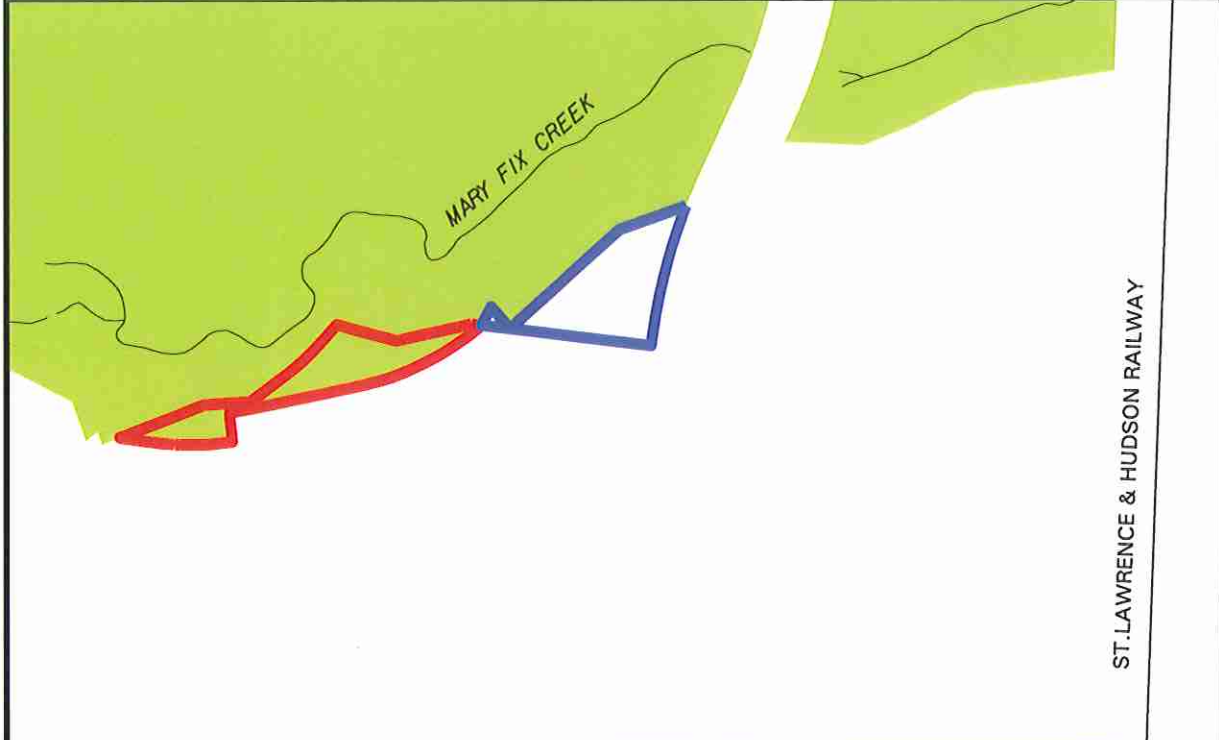
Part of Schedule 4 Parks and Open Spaces of Mississauga Official Plan









AMENDED

EXISTING





LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  Areas Of Amendment (Addition to the Public and Private Open Spaces)
-  Areas of Amendment (Removal from the Public and Private Open Spaces)

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 'D5'

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



MISSISSAUGA

AMENDED

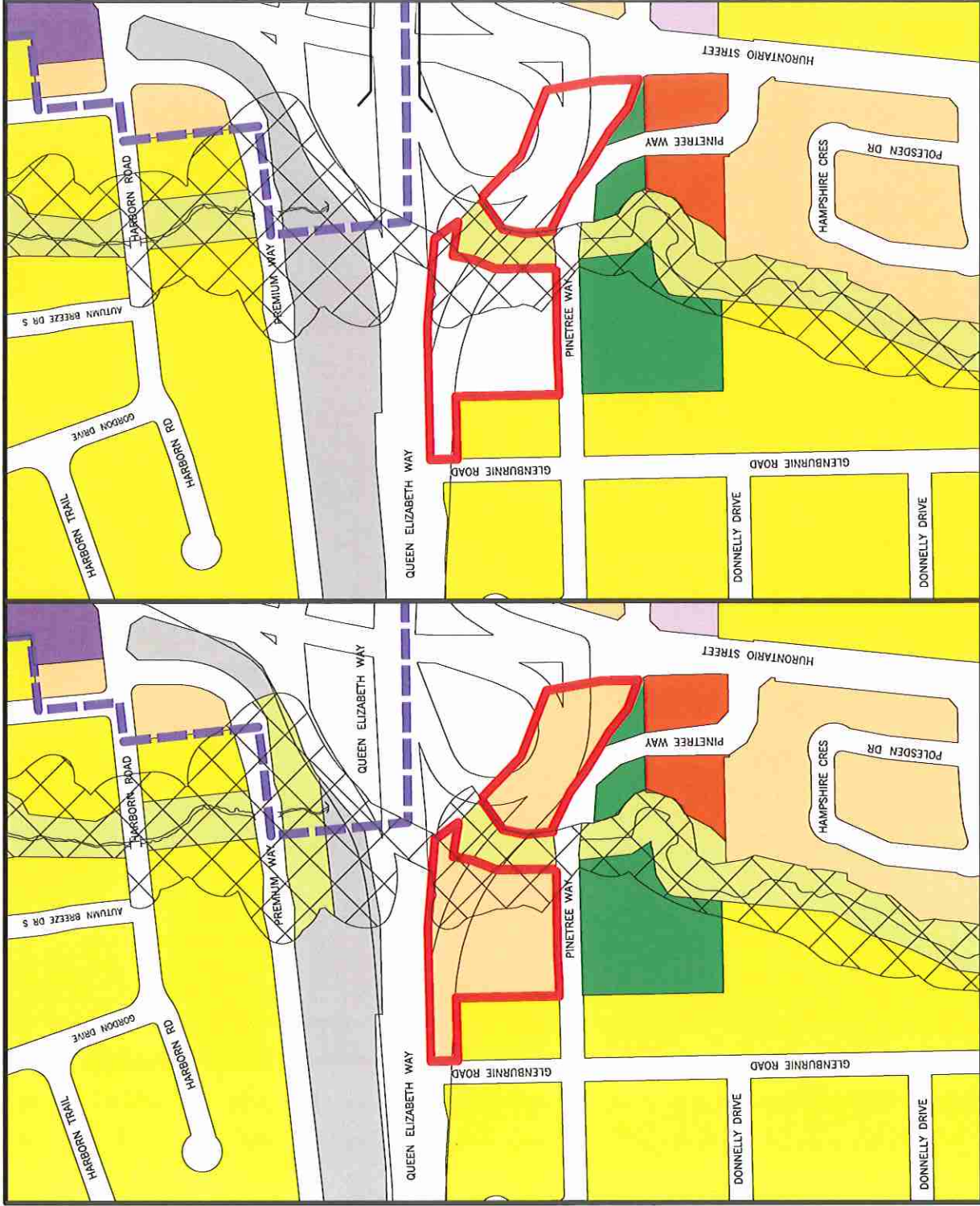
EXISTING

ST. LAWRENCE & HUDSON RAILWAY

ST. LAWRENCE & HUDSON RAILWAY

MARY FIX CREEK

MARY FIX CREEK



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

LAND USE LEGEND

- 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: LOW DENSITY RESIDENTIAL II

TO: REMOVAL OF LOW DENSITY RESIDENTIAL II DESIGNATION



MAP 'E'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



AMENDED LAND USE DESIGNATION

EXISTING 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

LAND USE LEGEND

- Heritage Conservation District
- 1986 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

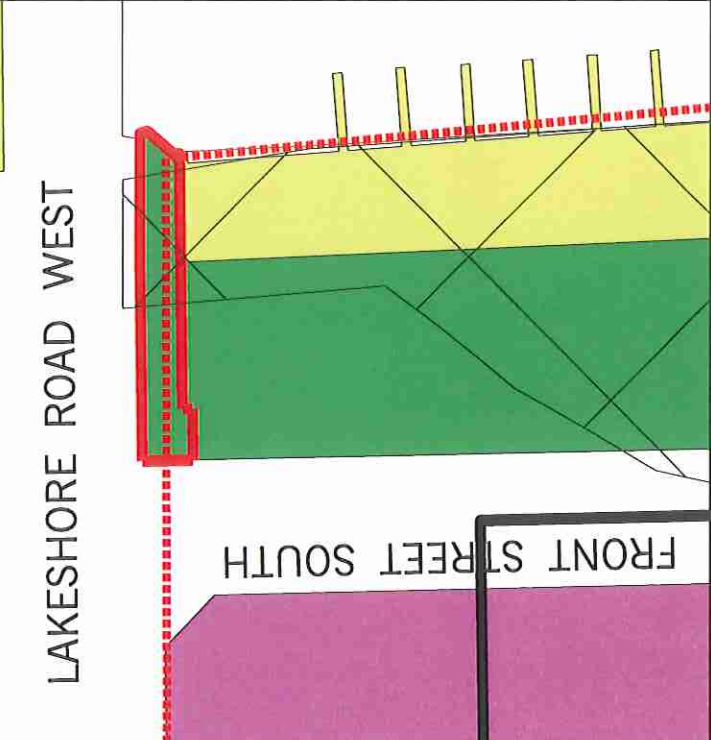
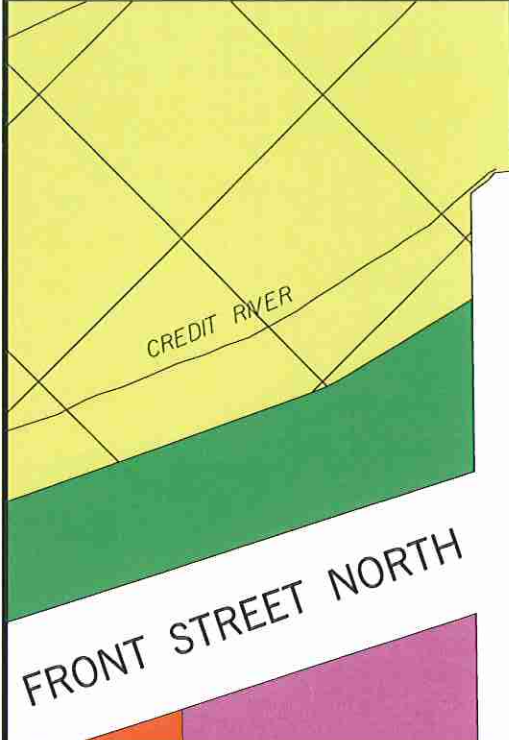
Elements

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

AREA OF AMENDMENT

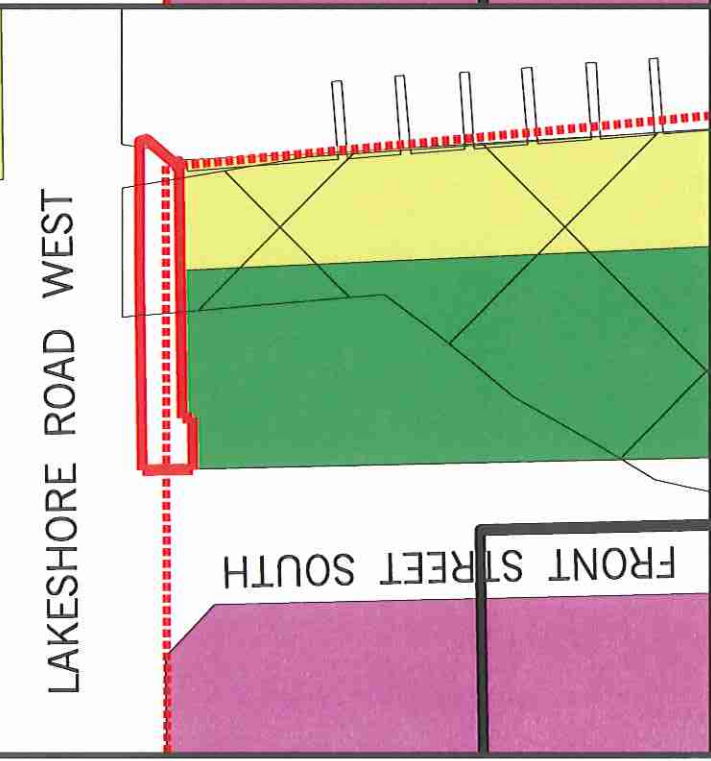
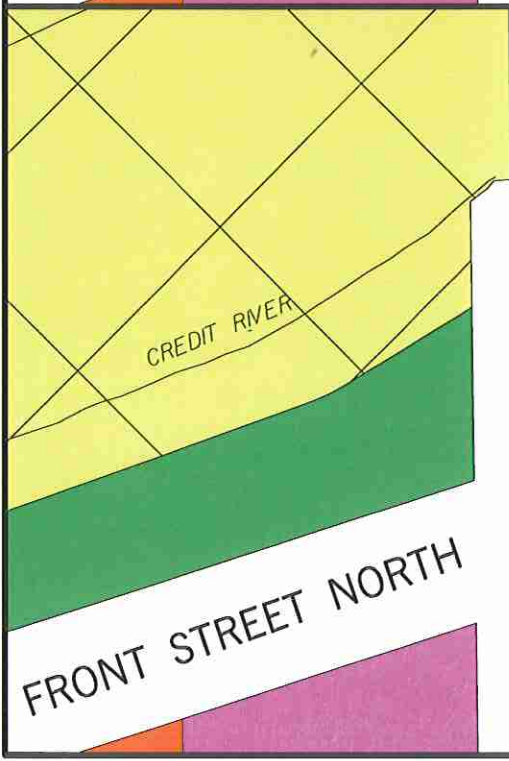
ADDITION TO PUBLIC OPEN SPACE

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



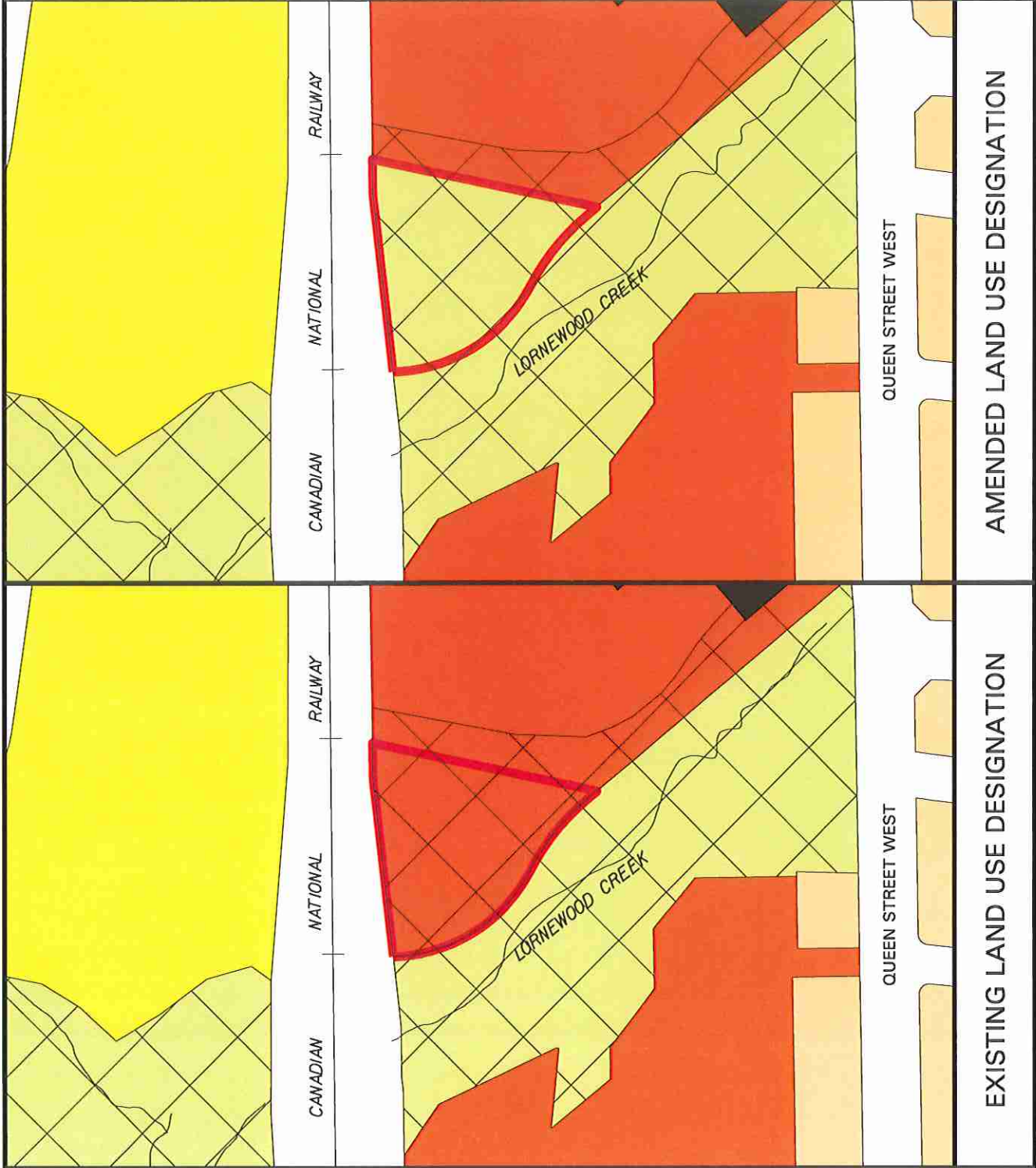
EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



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

LAND USE LEGEND

- 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)
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- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

CITY STRUCTURE

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

- AREA OF AMENDMENT
- FROM: RESIDENTIAL MEDIUM DENSITY
- TO: GREENLANDS



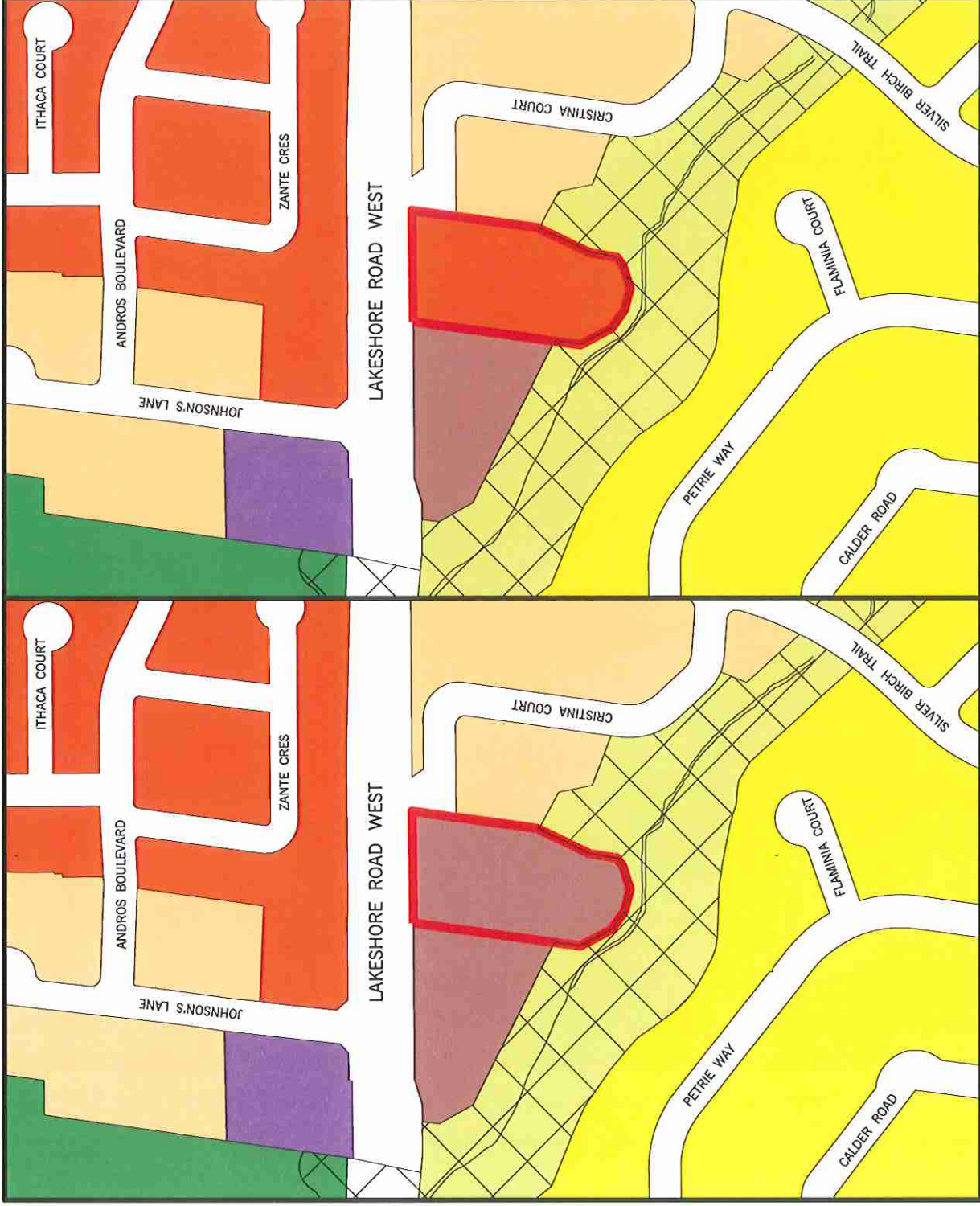
MAP 'G'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

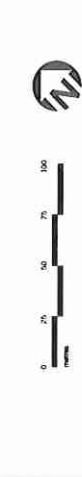


- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space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

- LAND USE LEGEND**
- 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 Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT**
- FROM: RESIDENTIAL HIGH DENSITY
- TO: RESIDENTIAL MEDIUM DENSITY



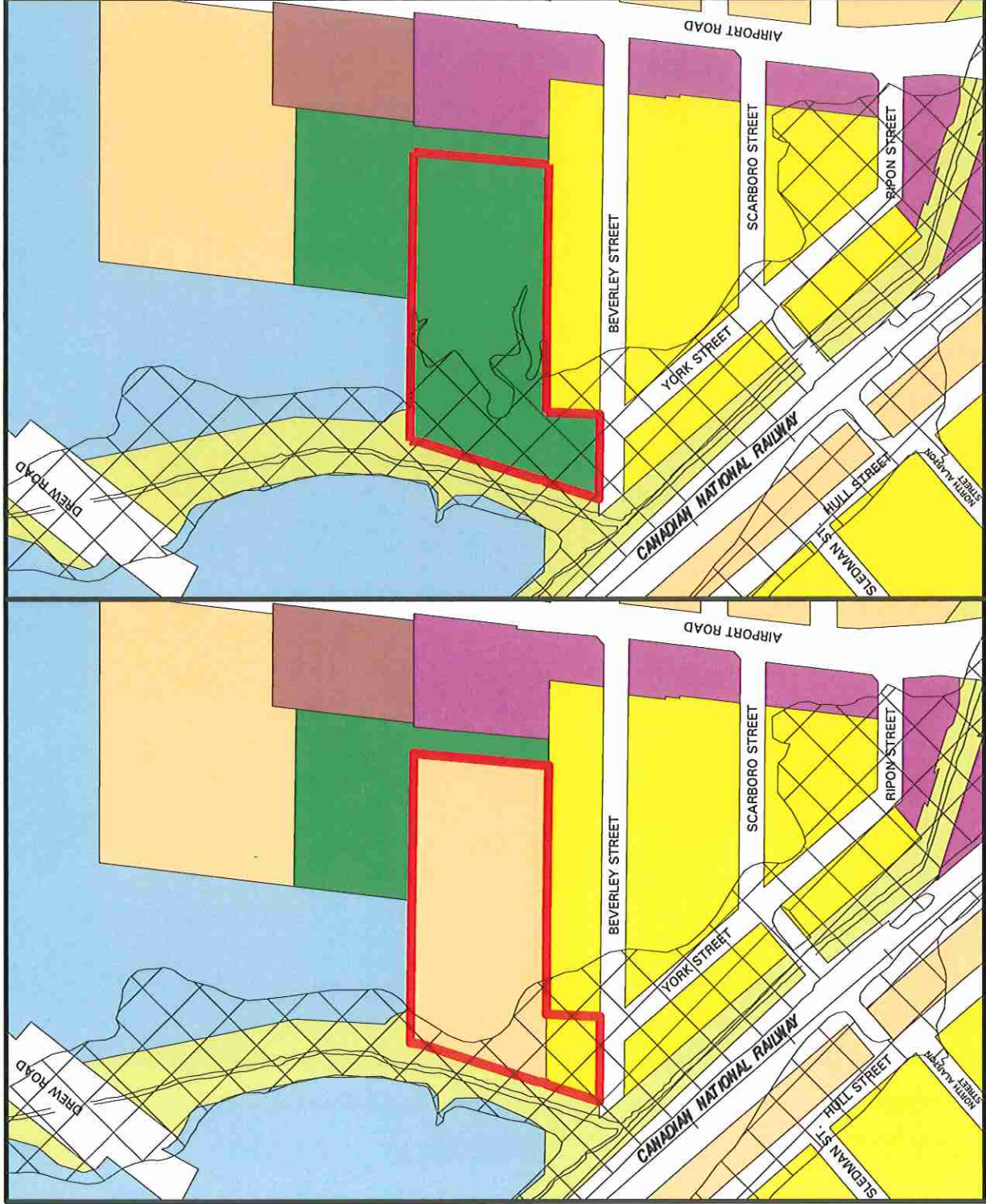
MAP 'H'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



AMENDED LAND USE DESIGNATION

EXISTING 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

LAND USE LEGEND

- 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

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

AREA OF AMENDMENT

FROM: RESIDENTIAL LOW DENSITY II

TO: PUBLIC OPEN SPACE



MAP 'I'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



MISSISSAUGA

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

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

LAND USE LEGEND

- 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

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

AREA OF AMENDMENT

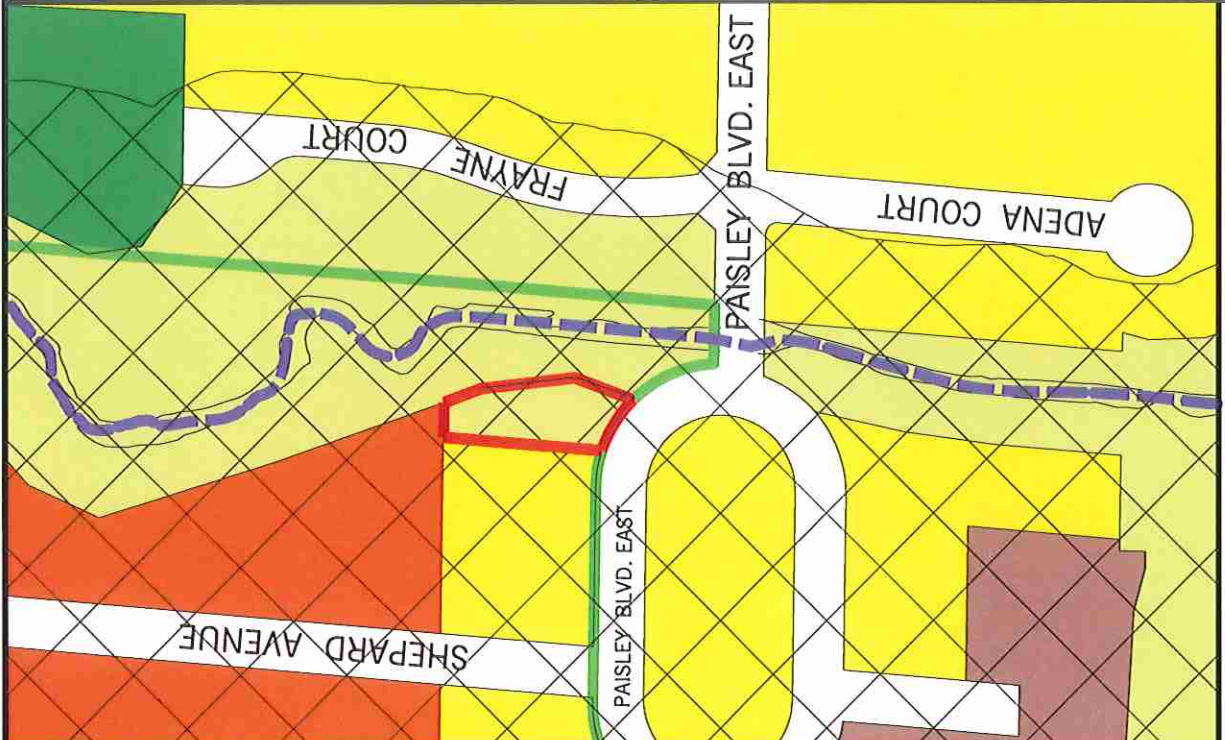
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TO: GREENLANDS

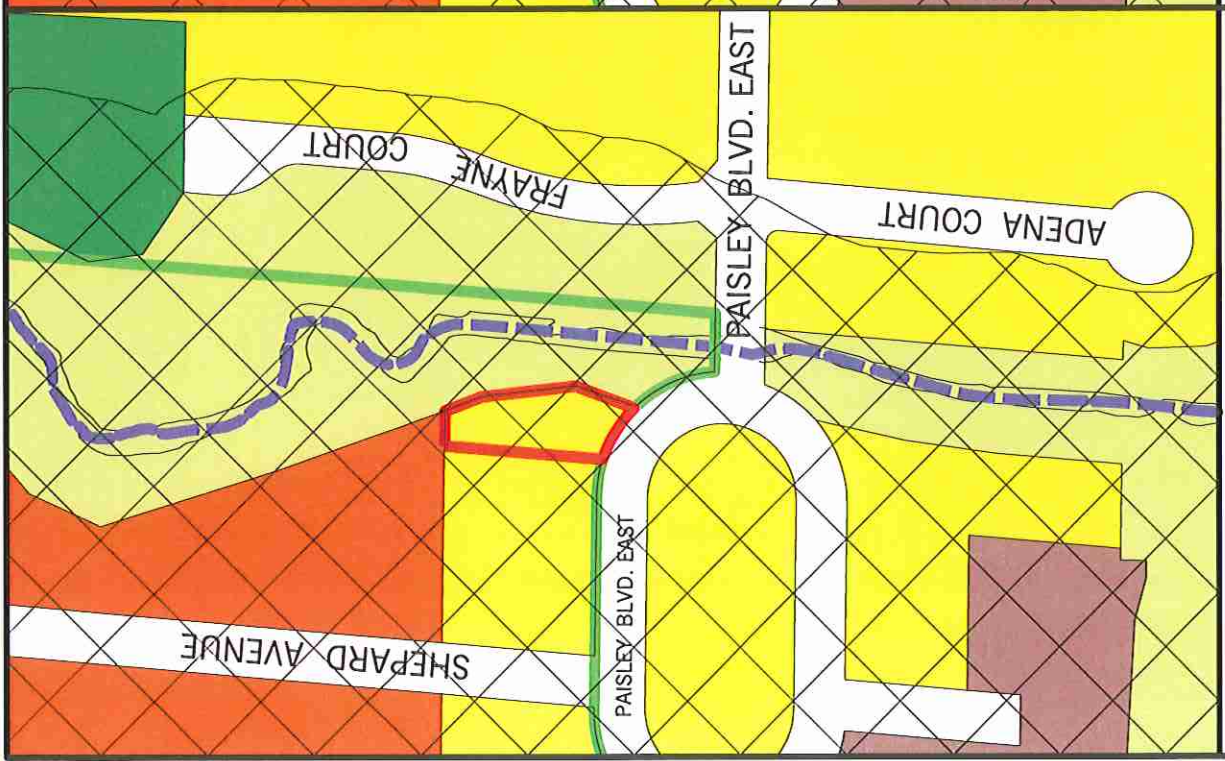
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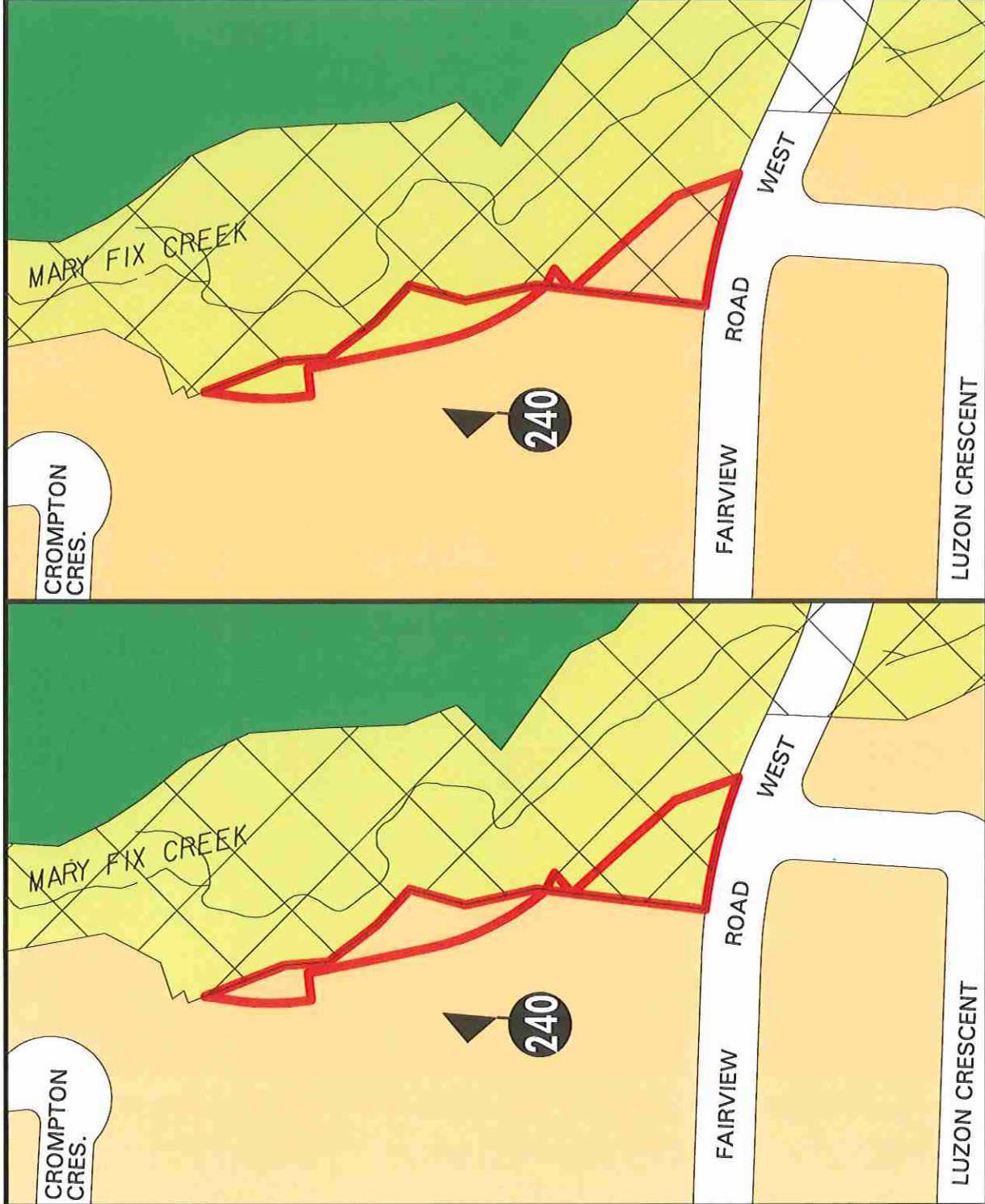
MISSISSAUGA



AMENDED LAND USE DESIGNATION



EXISTING 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

LAND USE LEGEND

- Heritage Conservation District
- 1986 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

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

AREA OF AMENDMENT

- FROM:
- GREENLANDS
 - RESIDENTIAL LOW DENSITY II
- TO:
- RESIDENTIAL LOW DENSITY II
 - GREENLANDS

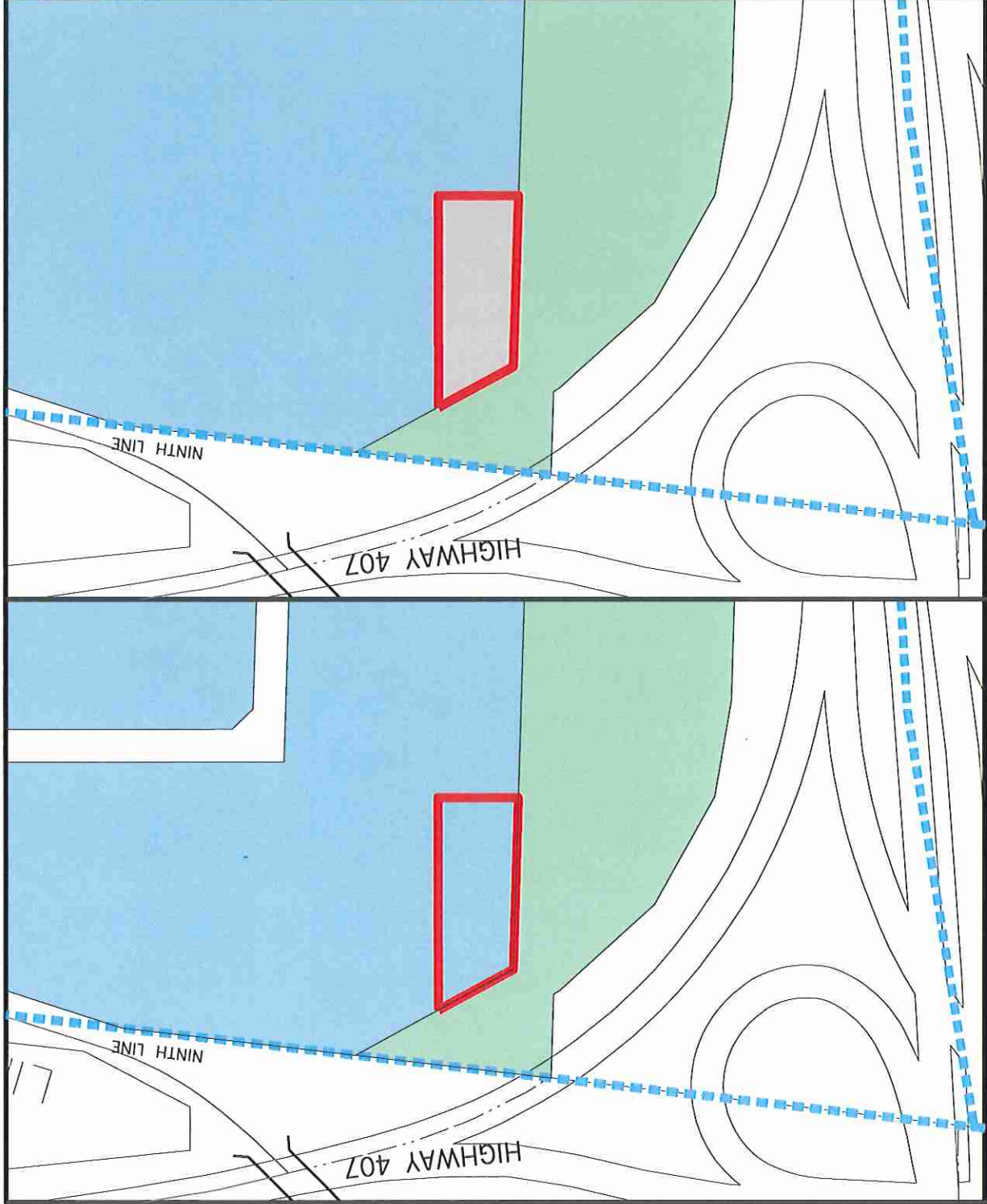


MAP 'K'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



MISSISSAUGA



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

LAND USE LEGEND

- 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

Elements

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

AREA OF AMENDMENT

- FROM: BUSINESS EMPLOYMENT
- TO: UTILITY



MAP 'L'

Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



MISSISSAUGA

AMENDED LAND USE DESIGNATION

EXISTING LAND USE DESIGNATION

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 May 25, 2015 in connection with this proposed Amendment. A letter was also sent to the private property owners directly impacted by the proposed Amendment.

Two owners at 1010 Cristina Court had contacted staff prior to the Public Meeting for clarification as to the nature of the proposed Official Plan and Zoning By-law amendments as they pertain to their property. No one appeared at the Public Meeting with respect to this property.



Corporate Report

Clerk's Files

 Originator's
Files BL.09-MOP

PDC MAY 25 2015

DATE: May 5, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 25, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Proposals
Special Site and Mapping Conformity**

Public Meeting/Information Report Wards 1-11

RECOMMENDATION: That the Report dated May 5, 2015, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law, to bring the zoning and land use designations into conformity for various properties, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

BACKGROUND: The *Planning Act* requires that zoning by-laws be in conformity with the policies of municipal Official Plans within three years of adopting the Official Plan. This is the second of a series of Corporate Reports, zoning by-law revisions and/or official plan amendments that will be brought to Planning and Development Committee to meet this requirement and to ensure the Zoning By-law is kept up to date.

COMMENTS: This Report addresses two issues, namely the need to amend the zoning provisions to be consistent with MOP policies and the need to amend both MOP and the Zoning By-law if neither the land use designation nor the zone category reflect the actual use of the site.

Mississauga Official Plan (MOP) contains a number of Special Sites. These are properties with unique circumstances, but complement and support the long term vision of MOP. They are reviewed during the preparation of Local Area Plans. For this study, each site policy was compared to its zone category in the Zoning By-law and the actual use of the property. For those sites where the zoning or use is not in conformity, new provisions are proposed.

Mapping for the remainder of the City was also reviewed for inconsistencies between zone categories, land use designations and actual uses on the sites. Through this review, sites have been identified which need to be amended to bring the two planning documents into alignment and to reflect the current land uses.

Approximately half of the properties subject to change are City owned lands. Most of these were redesignated as part of Mississauga Official Amendment Number 23, General Amendments (MOPA 23 and 27) and Natural Heritage and Urban Forest Strategy (MOPA 27) and only require a rezoning. Some other properties are owned by other public agencies, and still others are in private ownership. Where a change in the land use designation or zoning is proposed for the non-City owned lands, a letter has been sent to the agency/owner to inform them of the proposed change(s).

Appendix I-1 is a location map that identifies each property, with a corresponding number to the summary chart. Appendix I-2 is a chart that summarizes all of the amendments, sorted by Ward.

COMMUNITY ISSUES

No community meetings were held, and no written comments have been received by the Planning and Building Department. There was community consultation held for MOPA 23 and MOPA 27.

DEVELOPMENT ISSUES

Relevant City Departments were consulted throughout the site review process, and they concur with the proposed amendments.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: After the public meeting has been held, all comments received will be reviewed and addressed. Amendments to Mississauga Official Plan and the Zoning By-law will be brought forward with a recommendation for approval from the Planning and Building Department.

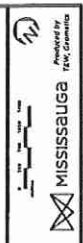
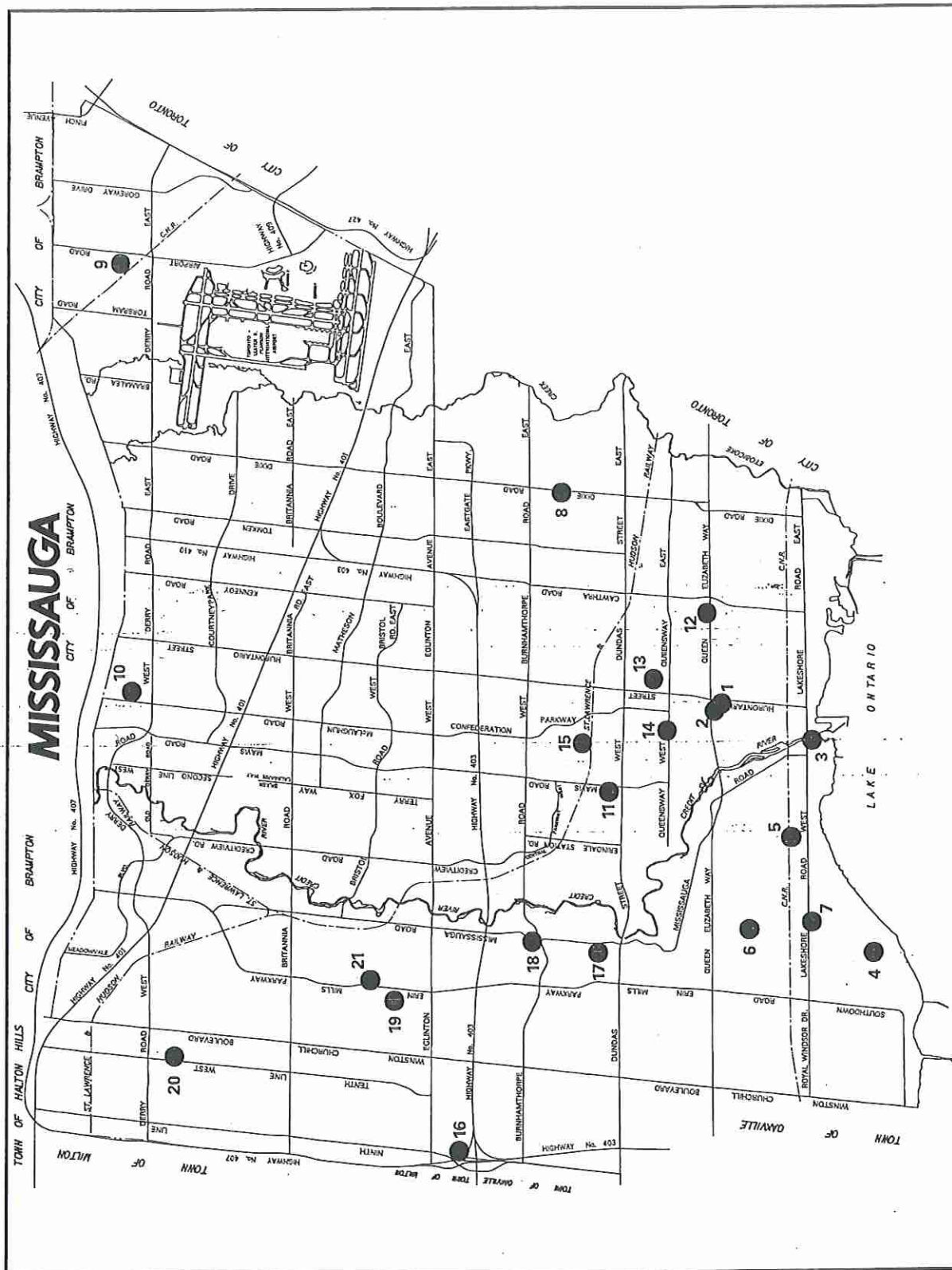
ATTACHMENTS: Appendix I-1: Location Map: Zoning/MOP Amended Sites 2015
Appendix I-2: Summary Chart of Proposed Amendments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Review Planner





LOCATION MAP: ZONING/ MOP AMENDED SITES 2015

Summary Chart of Proposed Amendments

Site Location	Character Area	Current Use	Current MOP Designation	Proposed MOP Amendments	Current Zoning	Proposed Zoning Change	Notes
1) Hurontario Street/Pinetree Way W1	Mineola Neighbourhood	Vacant lot	Residential Medium Density	n/a	"H-RM4-50" (Townhouse dwellings – Exception)	"RM4" (Townhouse dwellings)	Exception zone no longer relevant. Owned by Ministry of Transportation.
2) Pinetree Way/QEW W1	Mineola Neighbourhood	Queen Elizabeth Way Interchange	Residential Low Density II	Remove designation	"R2-4" (Detached dwellings – Typical lots – Exception)	Remove zoning	Interchange lands do not have zones or designations. Owned by Ministry of Transportation.
3) 105 Lakeshore Road West W1	Port Credit Community Node	Lighthouse	n/a	Public Open Space	n/a	"H-OS2-9" (Open Space - City Park-Exception)	Extend adjacent zone and designation to permit uses on-site. City owned.
4) 484 Apple Lane W2	Clarkson-Lorne Park Neighbourhood	Woodlot	Greenlands	n/a	"OS2" (Open Space – City Park)	"G2" (Greenbelt – Natural Features)	Site was re-designated to Greenlands in MOPA 27. City owned.
5) Lornewood Creek/CNR W2	Clarkson-Lorne Park Neighbourhood	Woodlot	Residential Medium Density	Greenlands	"G1" (Greenbelt – Natural Hazards)	"G2" (Greenbelt – Natural Features)	Rezone to recognize existing woodlot. City owned.

Summary Chart of Proposed Amendments

Site Location	Character Area	Current Use	Current MOP Designation	Proposed MOP Amendments	Current Zoning	Proposed Zoning Change	Notes
6) Truscott Drive/Elite Road W2	Clarkson-Lorne Park Neighbourhood	Woodlot	Greenlands	n/a	"OS1" (Open Space – Community Park)	"G2" (Greenbelt – Natural Features)	Site was re-designated to Greenlands in MOPA 27. City owned.
7) 1010 Cristina Court W2	Clarkson-Lorne Park Neighbourhood	Townhouse development	Residential High Density; Special Site 6	Delete Special Site 6, redesignate to Medium Density Residential	"RM4-24" (Townhouse dwellings – Exception)	"RM4-24" (Townhouse dwellings – Exception, as amended)	Remove maximum number of units as the site is built out.
8) 3450 Dixie Road W3	Applewood Neighbourhood	Former fire station, vacant building	Residential Medium Density	n/a	"RM4-59" (Townhouse dwellings – Exception)	"RM4" (Townhouse dwellings)	Delete the provision that the lands can only be used for an essential emergency service. City owned.
9) 39 Beverly Street W5	Malton Neighbourhood	Future park	Residential Low Density II	Public Open Space	"R3" (Detached dwelling – Typical lots)	"OS1" (Open Space – Community Park) and Greenbelt Overlay	Site is being redeveloped into Malton Village Park. City owned.
10) Acumen Court/Derrydale Drive W5	Meadowvale Village Neighbourhood	Park	Open Space	n/a	"G2" (Greenbelt – Natural Features)	"OS1" (Open Space – Community Park)	Part of the site was re-designated in MOPA 27. City owned.

Summary Chart of Proposed Amendments

Site Location	Character Area	Current Use	Current MOP Designation	Proposed MOP Amendments	Current Zoning	Proposed Zoning Change	Notes
11) 3092 Mavis Road W6	Mavis-Erindale Employment Area	Commercial development	Mixed Use; Special Site 1	n/a	"C3-41" (General Commercial – Exception)	"C3-41" (General Commercial – Exception as amended)	Uses not permitted in Mississauga Official Plan include department store and food supermarket.
12) 589 North Service Road W7	Cooksville Neighbourhood	Commercial plaza	Convenience Commercial	n/a	"C1-8" (Convenience Commercial – Exception)	"C1" (Convenience Commercial)	Remove permission for a gas bar.
13) 95 Paisley Boulevard East W7	Downtown Hospital	Undeveloped land/creek	Residential Low Density	Greenlands; Remove lands from Downtown Hospital SS1	"R1" (Detached dwelling – Typical lots)	"G1" (Greenbelt – Natural Hazards)	Site recently purchased by City, in Cooksville Creek hazard lands.
14) 255 Queensway West W7	Cooksville Neighbourhood	Vacant detached dwelling	Residential Low Density II; Special Site 5	Delete Special Site 5	"R3-63" (Detached dwelling – Typical lots – Exception)	Delete the provision of the Exception that permits the temporary use of a dental practice	Approval from Committee of Adjustment for creation of 2 new lots.

Summary Chart of Proposed Amendments

Site Location	Character Area	Current Use	Current MOP Designation	Proposed MOP Amendments	Current Zoning	Proposed Zoning Change	Notes
15) 465 Fairview Road West W7	Fairview Neighbourhood	Elementary school	Residential Low Density II and Greenlands	Greenlands and Residential Low Density II	"R4-22" (Detached dwelling – Typical lots – Exception)	"R4" (Detached dwelling – Typical lots) and "G1" (Greenbelt – Natural Hazards)	Realign zones to match the new top of bank and the new land use. Peel District School Board and City owned.
16) 4525 Ninth Line W8	Churchill Meadows Employment Area	Hydro substation	Business Employment	Utility	"R4" and "R4-22" (Detached dwelling – Typical lots) "E2" (Employment)	"G1" (Greenbelt – Natural Hazards) "U" (Utility)	Reflect current use of the site for a hydro substation. Owned by Hydro One.
17) 1695 The Collegeway W8	Erin Mills Neighbourhood	Glen Erin Inn and high density residential	Mixed Use Special Site 3	n/a	"C3-9" (General Commercial – Exception)	"C3-9" (General Commercial – Exception, as amended)	Remove permission for real estate office.
18) 3669 Mississauga Road W8	Erin Mills Neighbourhood	Tableland near Credit River	Parkway Belt West	n/a	"PB1-10" (Parkway Belt – Exception)	"PB1" (Parkway Belt)	Remove permission for demolished dwelling. City owned.

Summary Chart of Proposed Amendments

Site Location	Character Area	Current Use	Current MOP Designation	Proposed MOP Amendments	Current Zoning	Proposed Zoning Change	Notes
19) Erin Mills Pkwy/Erin Centre Boulevard W9	Central Erin Mills Neighbourhood	Woodlot	Greenlands	n/a	"OS1" (Open Space - Community Park)	"G2" (Greenbelt - Natural Features)	Recognize existing woodlot. City owned.
20) 6855 Tenth Line West W9	Meadowvale Neighbourhood	Plum Tree Public School	Residential Low Density II	n/a	"OS1" (Open Space - Community Park)	"R3" (Detached dwellings - Typical lots)	Recognize land exchange. Owned by Peel District School Board.
21) Erin Mills Pkwy/McFarren Blvd W11	Central Erin Mills Neighbourhood	Park	Public Open Space	n/a	"G2" (Greenbelt - Natural Features)	"OS1" (Open Space - Community Park)	Recognize park use. City owned.

K:\PLANDEV\CONTL\GROUP\WPDATA\PDC1\2015\BL.09-MOP.Appendix Chart for Conformity Report by Ward.ism.lc.docx