

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: May 22, 2018

CASE NO.:

PL131160

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Beverley Homes Holding Corp
Subject:	Request to amend the Official Plan - Failure of City of Mississauga to adopt the requested amendment
Existing Designation:	Parkway Belt West (PB1)
Proposed Designation:	Residential Medium Density
Purpose:	To permit residential development
Property Address/Description:	1715 Audubon Boulevard
Municipality:	City of Mississauga
Approval Authority File No.:	OZ 13/006 W3
OMB Case No.:	PL131160
OMB File No.:	PL131160

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Beverley Homes Holding Corp.
Subject:	Application to amend Zoning By-law No. 0225-2007 – Refusal of application by the City of Mississauga
Existing Zoning:	(PB1) Parkway Belt
Proposed Zoning:	RM6 – Exception
Purpose:	To permit 30 townhouse dwellings on a common element condominium private road
Property Address/Description:	1715 Audubon Blvd
Municipality:	City of Mississauga
Municipal File No.:	OZ 13/006 W3
OMB Case No.:	PL131160
OMB File No.:	PL131161

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Referred by:	Beverley Homes Holding Corp.
Subject:	Site Plan
Property Address/Description:	1715 Audubon Blvd
Municipality:	City of Mississauga
OMB Case No.:	PL131160
OMB File No.:	PL140563

BEFORE:

Blair S. Taylor)	Friday, the 18 th
)	
MEMBER)	day of May, 2018

THIS MATTER having come on for public hearing, and the Tribunal having issued its Decision on February 3, 2015 and withheld its Final Order subject to the filing of the final version of the Official Plan Amendment and Zoning By-law Amendment and the said documents having been provided to the Tribunal;

THE TRIBUNAL ORDERS that the appeal is allowed in part and the Official Plan for the City of Mississauga is modified as set out in Attachment 1 to this order and as modified is approved.

THE TRIBUNAL ORDERS that Zoning By-law 0225-2007 of the City of Mississauga is amended in the manner set out in Attachment 2.

The City is hereby authorized to assign the appropriate numbers to these documents for record-keeping purposes.

This is the Order of the Board.

A handwritten signature in cursive script that reads "Ma Hurwicks".

REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Amendment No. 53
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D" and "E" attached constitutes Amendment No. 53.

PURPOSE

The purpose of this Amendment is to redesignate the subject lands from Parkway Belt West to Residential Low Density I.

LOCATION

The lands affected by this Amendment are located at the northeast corner of Audubon Boulevard and Fieldgate Drive. The subject lands are located in the Rathwood Neighbourhood Character Area, 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 Parkway Belt West which permits uses as governed by the provisions of the provincial Parkway Belt West Plan which does not permit residential uses.

An Official Plan Amendment is required to permit 20 semi-detached dwellings on a private road.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by deleting the subject lands from the Green System, as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by deleting the subject lands from the Green System, as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by deleting the subject lands from the Natural Heritage System, as shown on Map "C" of this Amendment.
3. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by deleting the subject lands from Parkway Belt West, as shown on Map "D" of this Amendment.
4. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use of the subject lands from Parkway Belt West to Residential Low Density I as shown on Map "E" of this Amendment.

IMPLEMENTATION

Upon receipt of the Local Planning Appeal Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

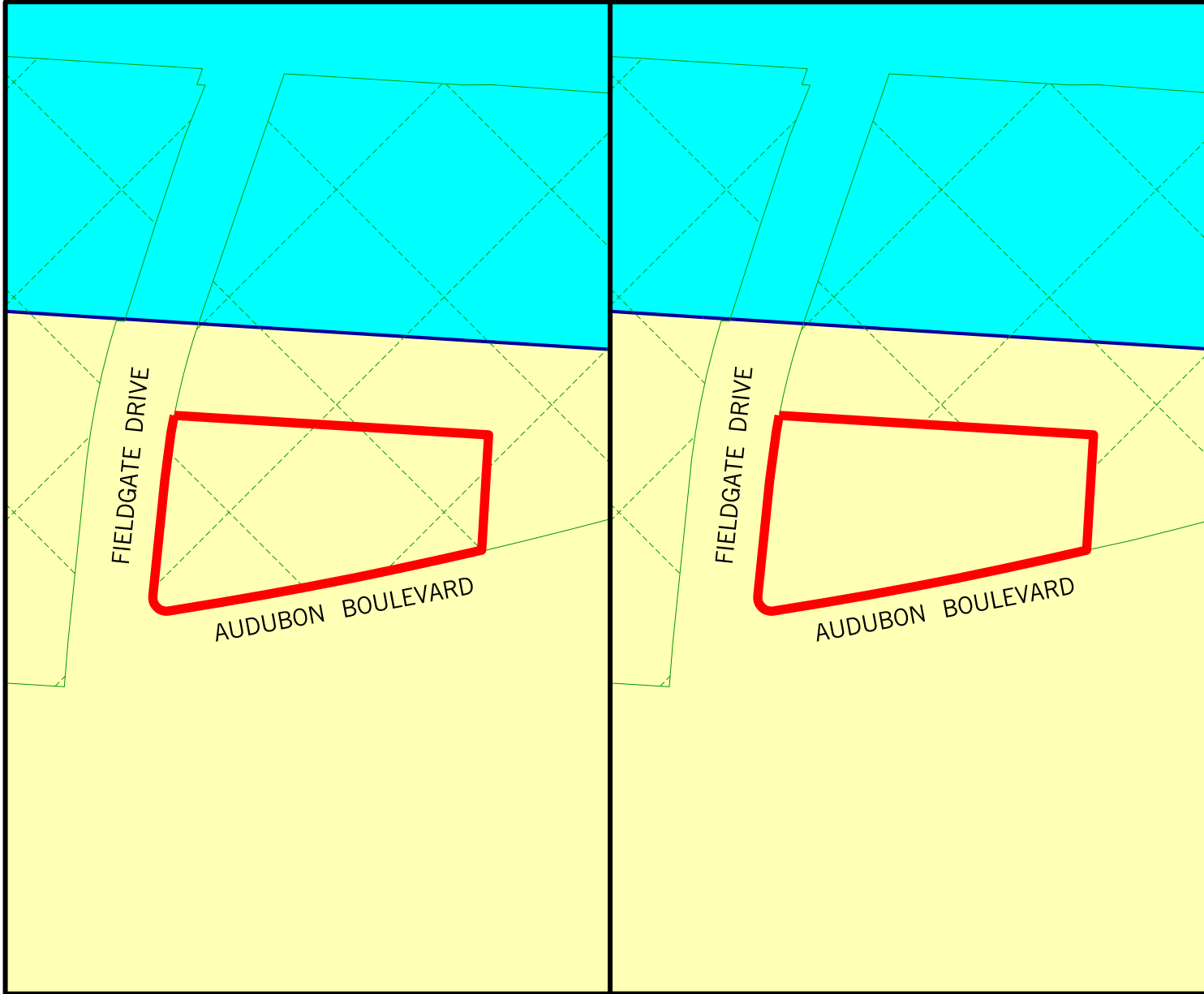
The lands will be rezoned as part of the same Tribunal Order.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated January 10, 2018.

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

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 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan





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



EXISTING

AMENDED

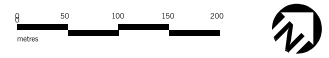


LEGEND

- 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.

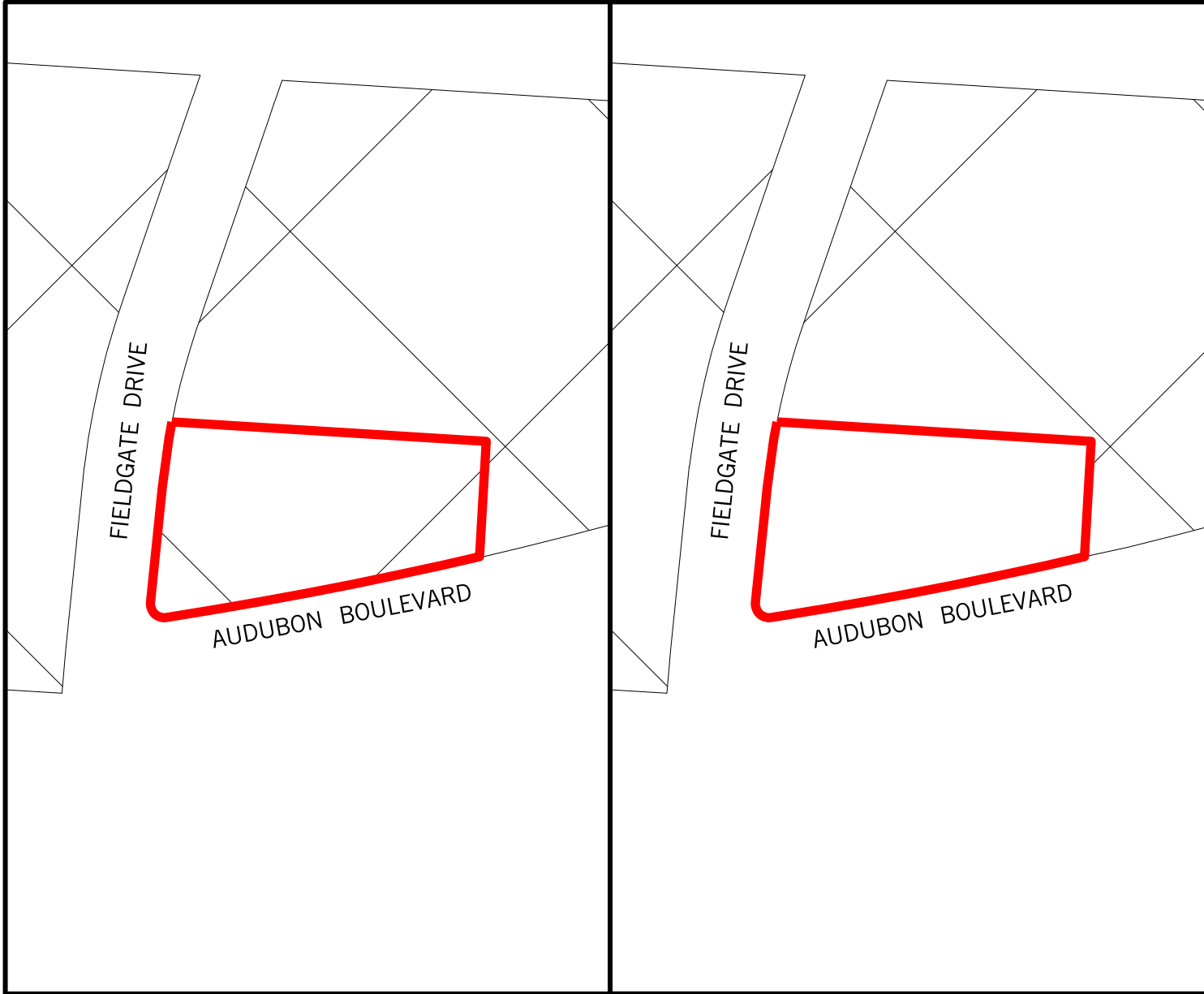


MAP 'C'
 Part of Schedule 3
 Natural System
 of Mississauga Official Plan








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.



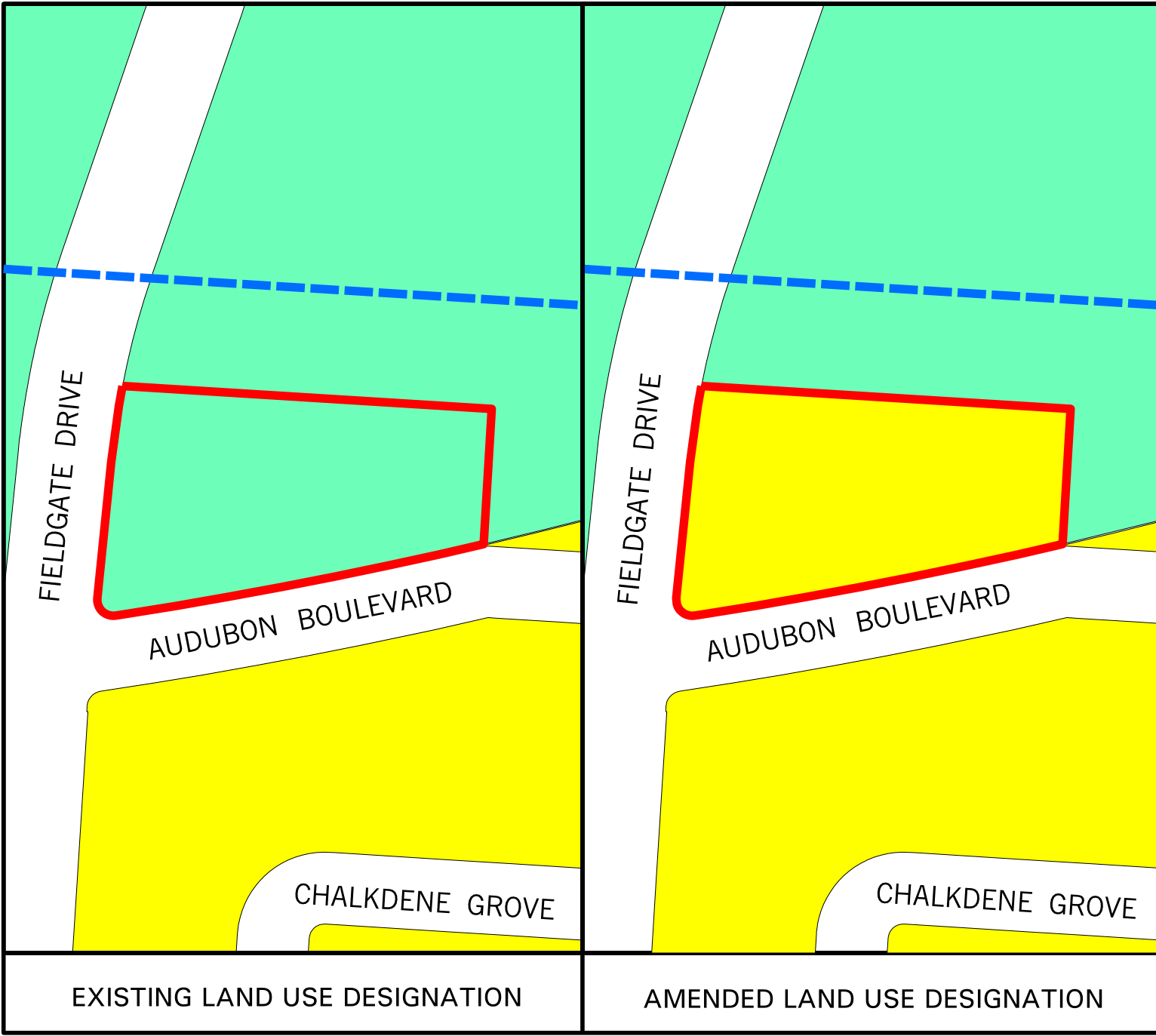
MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED

2017/03/15
PB-HallSite.tbl
scotta



- ### 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) |
| 1996 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:
 PARKWAY BELT WEST
- TO:
 RESIDENTIAL LOW DENSITY I



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



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION