



MISSISSAUGA

DECLARATION

Subsection 17 of the Planning Act

Applicant: **John Rogers & Associates**

Municipality **City of Mississauga**

Our File: **OPA 54**

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 28, 2016 when By-law Number 0194-2016 was enacted and that notice as required by subsection 17 of the Planning Act was given on October 6, 2016.
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 26th day of October, 2016.

Commissioner of Oaths

Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga,
Expires May 3, 2019.



MISSISSAUGA

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

Table with 2 columns: Field Name and Value. Fields include DATE OF NOTICE, OPA NUMBER, ZONING BY-LAW NUMBER, DATE PASSED BY COUNCIL, LAST DATE TO FILE APPEAL, FILE NUMBER, APPLICANT, and PROPERTY LOCATION.

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 of the Official Plan Amendment: The purpose of this Amendment is to change the land use designations of the subject lands from Industrial and Greenlands to Business Employment, Industrial and Greenlands to permit employment and industrial uses and to protect natural features.

The Purpose of the Zoning By-law: The purpose of this By-law is to permit industrial and employment uses, and identify natural areas on a new plan of subdivision, as well as identify an area to be used as a stormwater management facility until such time when the lands can be determined suitable for development.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 54 is in full force and effect.

The Zoning By-law: A description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

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 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 \$300.00 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.

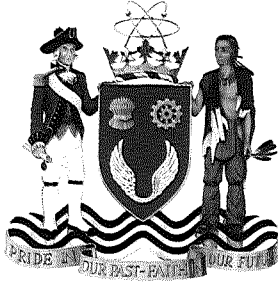
When and How to File an Appeal: Any appeal to the Ontario Municipal Board must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than the October 25, 2016. An appeal form is available from the OMB website at www.omb.gov.on.ca.

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.

Diana Rusnov, Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 5421

Amendment No. 54
to
Mississauga Official Plan



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0194-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 54

WHEREAS in accordance with the provisions of sections 17 or 21 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. 54, 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 and the Southdown Local Area Plan to permit employment and industrial uses and to protect natural areas.

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

1. The document attached hereto, constituting Amendment No. 54 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 28 day of September, 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	19	09	16

Bonnie Crombie

MAYOR

Crystal Green

CLERK

Amendment No. 54
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D", "E" and "F" attached constitutes Amendment No. 54.

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 23, 2016, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designations of the subject lands from Industrial and Greenlands to Business Employment, Industrial and Greenlands to permit employment and industrial uses and to protect natural features.

LOCATION

The lands affected by this Amendment are located on the east side of Winston Churchill Boulevard, south of Royal Windsor Drive. The subject lands are located in the Southdown Employment Area Character Area, as identified in Mississauga Official Plan.

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.

The subject lands are designated Industrial which permits a mix of industrial and commercial uses and Greenlands which serves to protect natural features. This Amendment will allow employment uses along Winston Churchill Boulevard and will expand the protected natural area.

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

1. The proposed redesignation meets the overall intent, goals, objectives and policies of Mississauga Official Plan.
2. The natural features around Clearview Creek will be protected.
3. Employment uses along Winston Churchill Boulevard may create the opportunity for a more urban built form in this part of the Southdown Employment Area.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Southdown Local Area Plan Land Use Map is hereby amended by adding the Business Employment designation and by removing a portion of the Greenlands designation and expanding the Greenlands designation as shown on Map "A" of this Amendment.
2. Schedule 1, Urban System of Mississauga Official Plan, is hereby amended by removing a portion of the Green System and expanding the Green System, as shown on Map "B" of this Amendment.
3. Schedule 1a, Urban System - Green System of Mississauga Official Plan, is hereby amended by removing a portion of the Green System and expanding the Green System, as shown on Map "C" of this Amendment.
4. Schedule 3, Natural System of Mississauga Official Plan, is hereby amended by expanding the Significant Natural Areas and Natural Green Spaces, as shown on Map "D" of this Amendment.
5. Schedule 4, Parks and Open Spaces of Mississauga Official Plan, is hereby amended by removing a portion of the Public and Private Open Spaces and expanding the Public and Private Open Spaces, as shown on Map "E" of this Amendment.
6. Schedule 10, Land Use Designations of Mississauga Official Plan, is hereby amended by adding a Business Employment designation and by removing a portion of the Greenlands designation and expanding the Greenlands designation, as shown on Map "F" 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 dated July 13, 2016.

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.

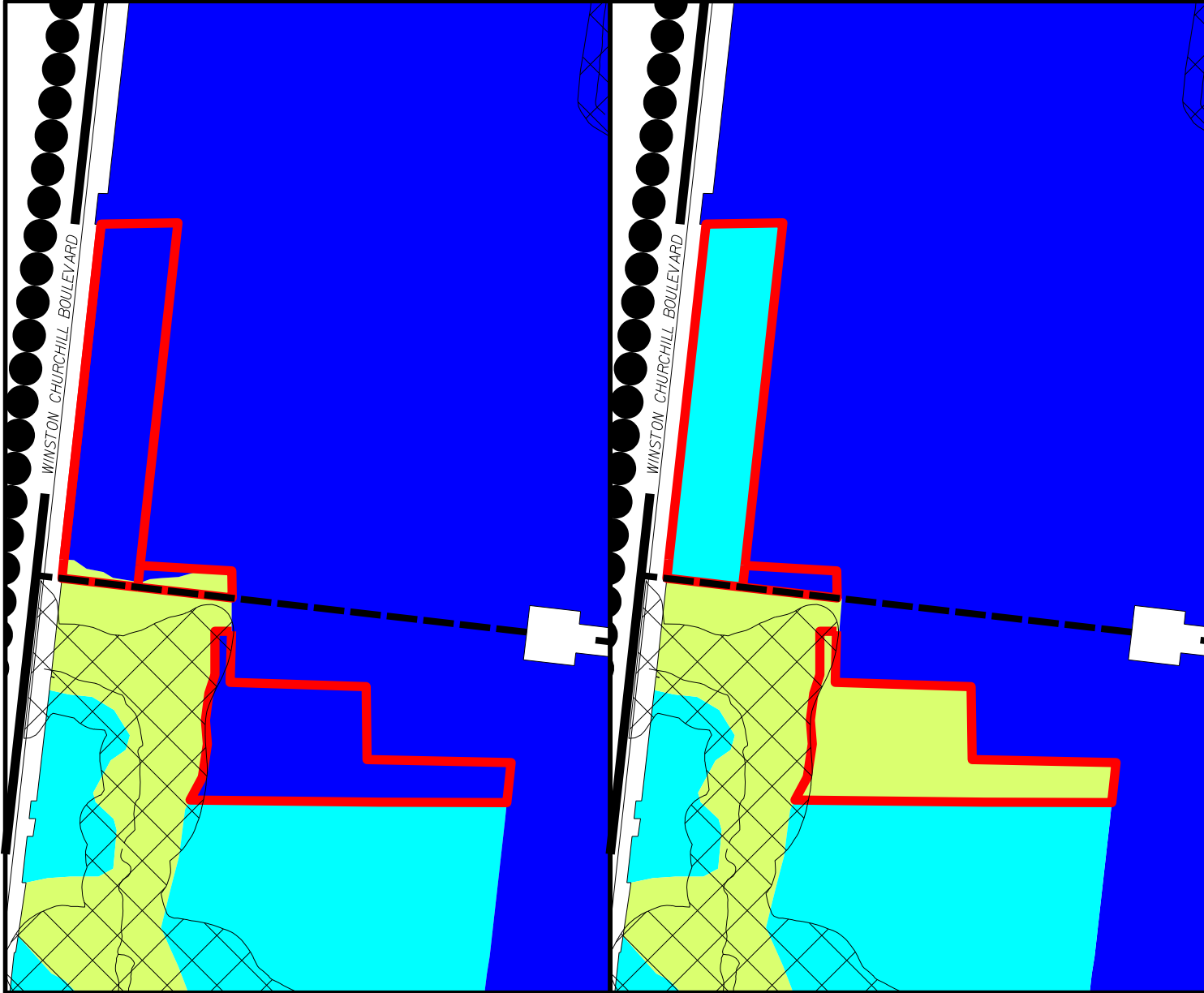
This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on April 11, 2016 in connection with this proposed Amendment.

A resident raised a concern regarding the road network that was addressed in the Planning and Building Department Corporate Report dated June 23, 2016 attached to this Amendment as Appendix II.



LAND USE DESIGNATIONS

- Mixed Use
- Business Employment
- Industrial
- Public Open Space
- Greenlands
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

LAND USE LEGEND

- Natural Hazards
- Community Facilities
- Local Area Plan Boundary

Notes:

1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
2. Refer to Schedule 3, Natural System for the location of the Natural Heritage System and Natural Hazards.
3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

AREA OF AMENDMENT

MAP 'A'

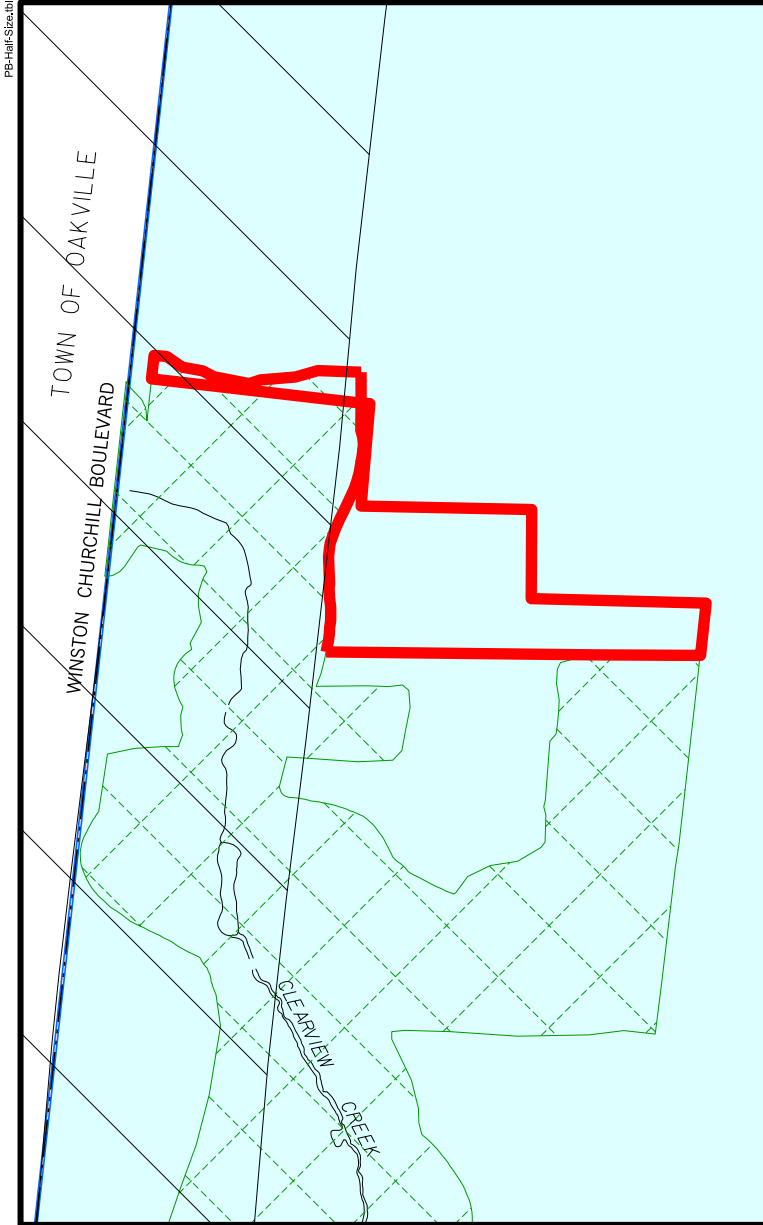
Southdown Local Area Plan Land Use Map



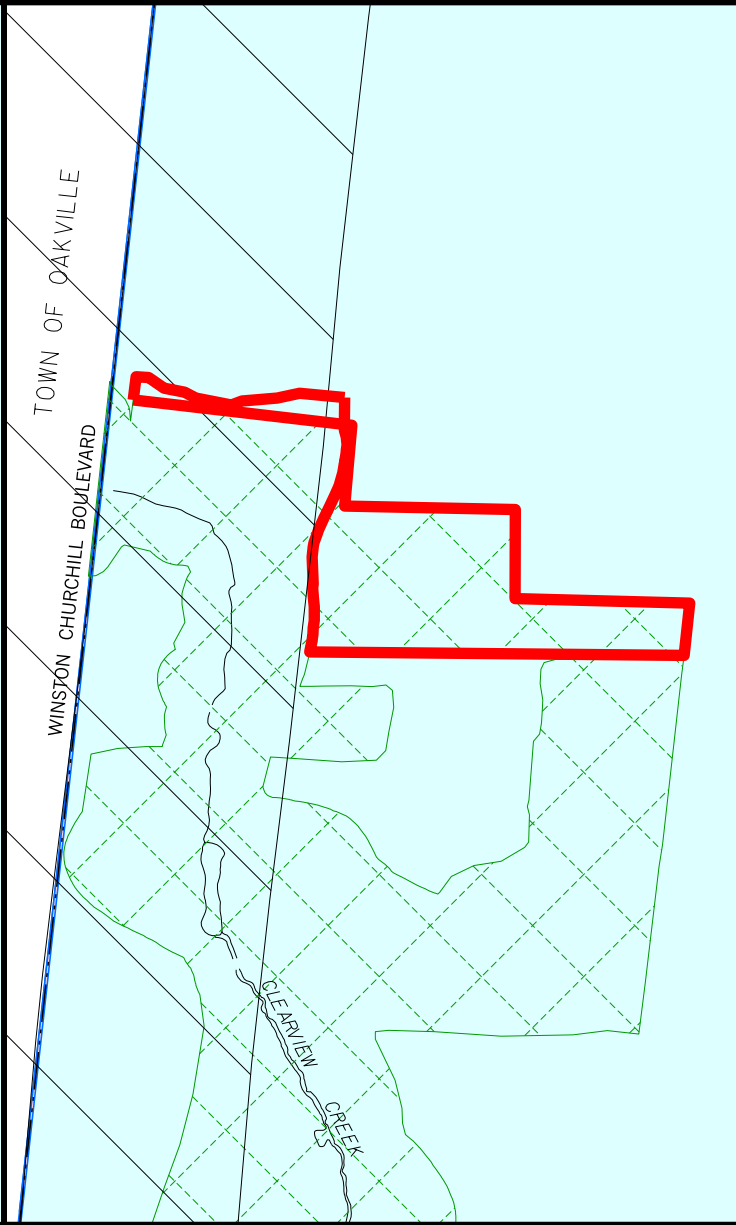
City of Mississauga

EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



EXISTING SCHEDULE 1 - URBAN SYSTEM



AMENDED SCHEDULE 1 - URBAN SYSTEM

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

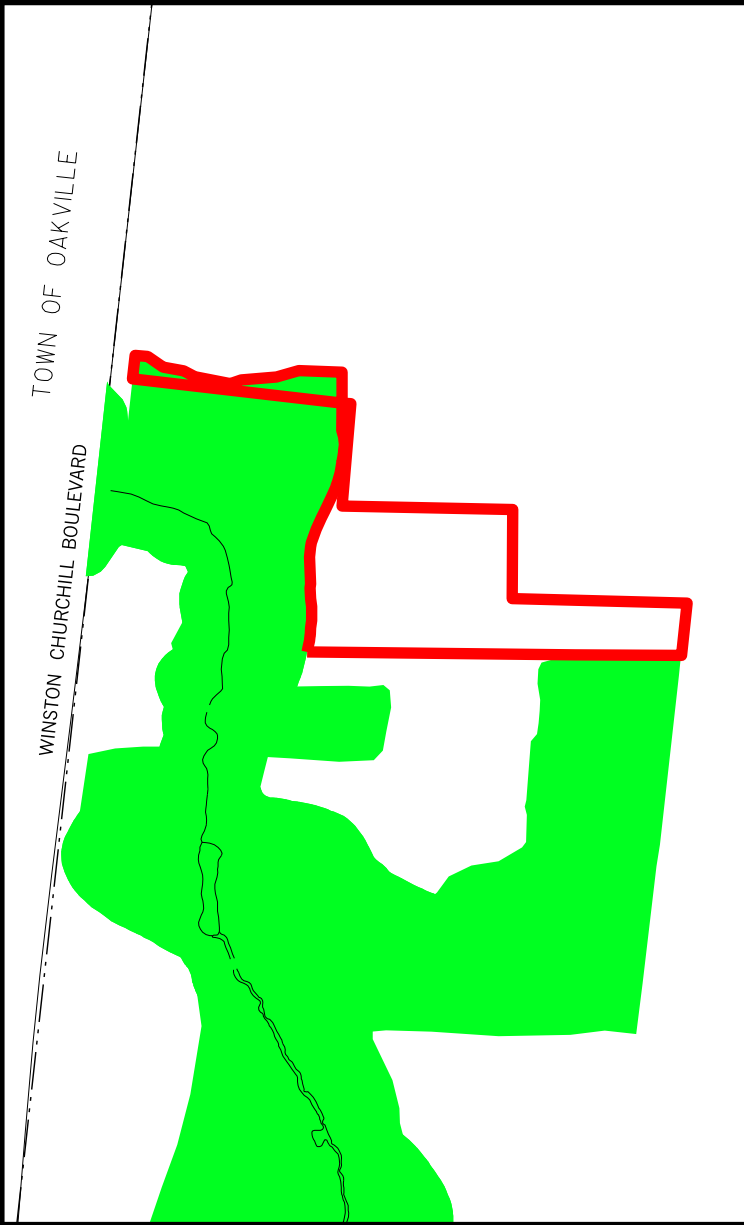
Note:

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 'B'
 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.

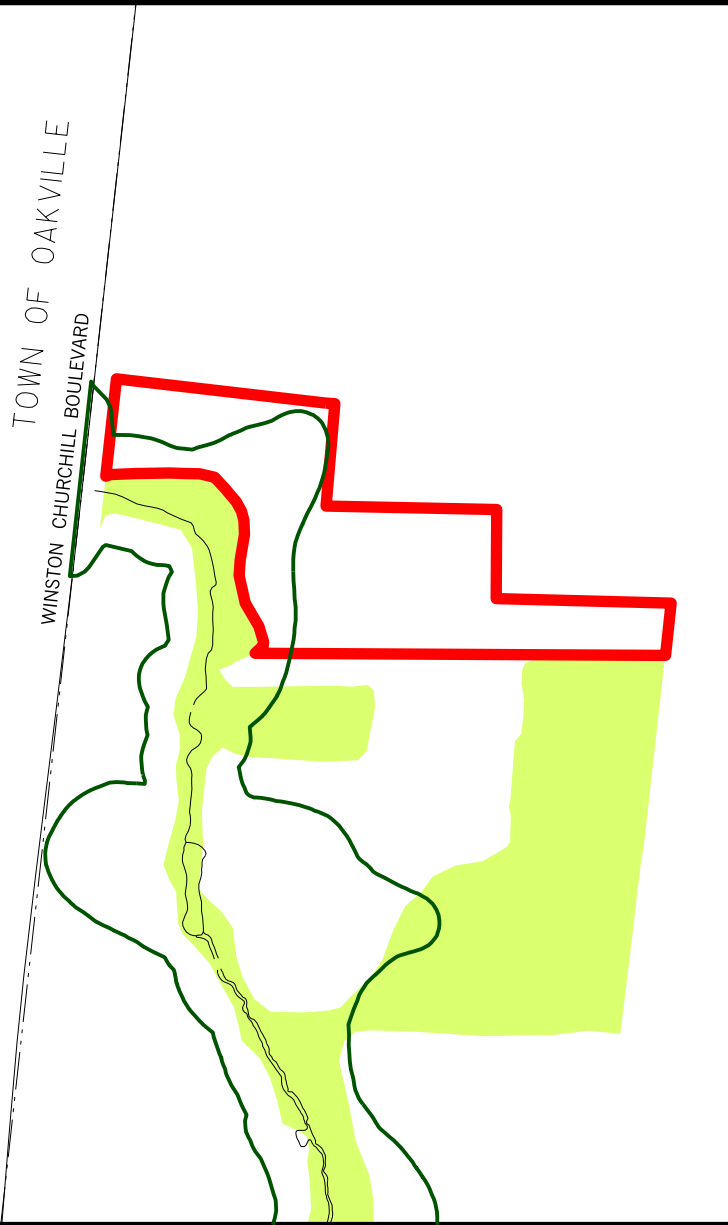


MAP 'C'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

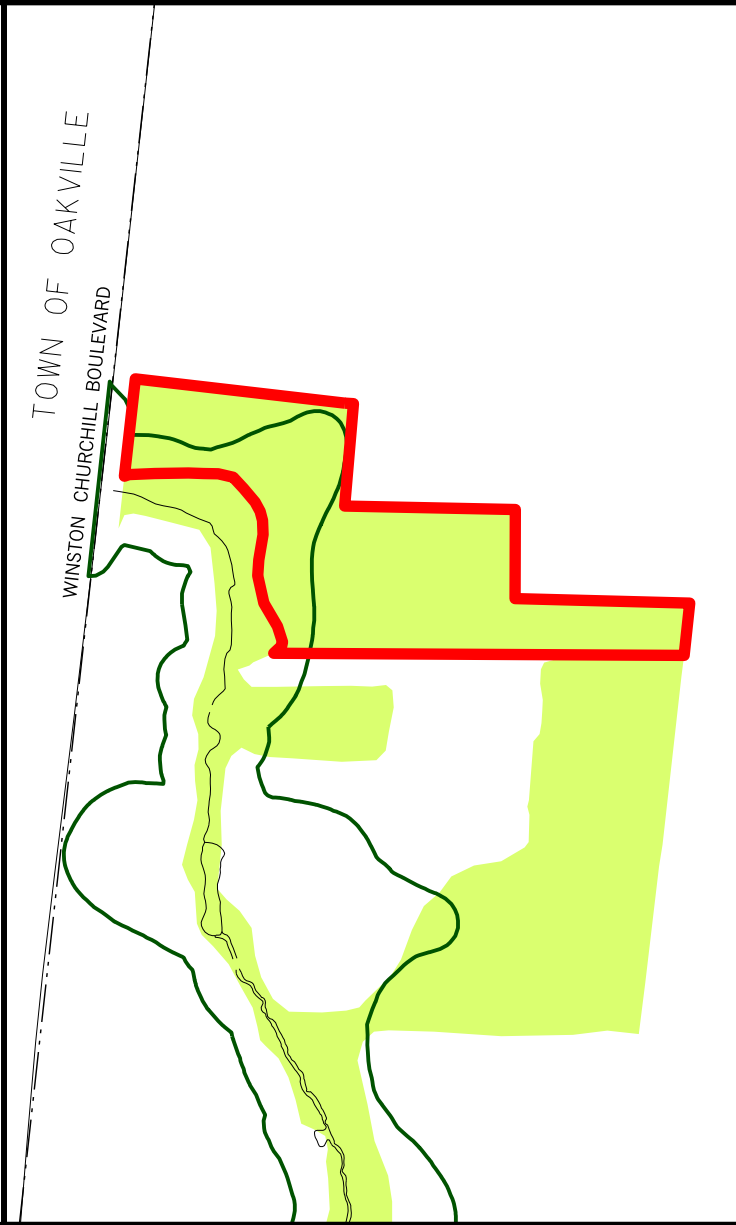


**EXISTING SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM**

**AMENDED SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM**



EXISTING SCHEDULE 3 NATURAL SYSTEM



AMENDED SCHEDULE 3 NATURAL SYSTEM

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 'D'

Part of Schedule 3
Natural System
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.



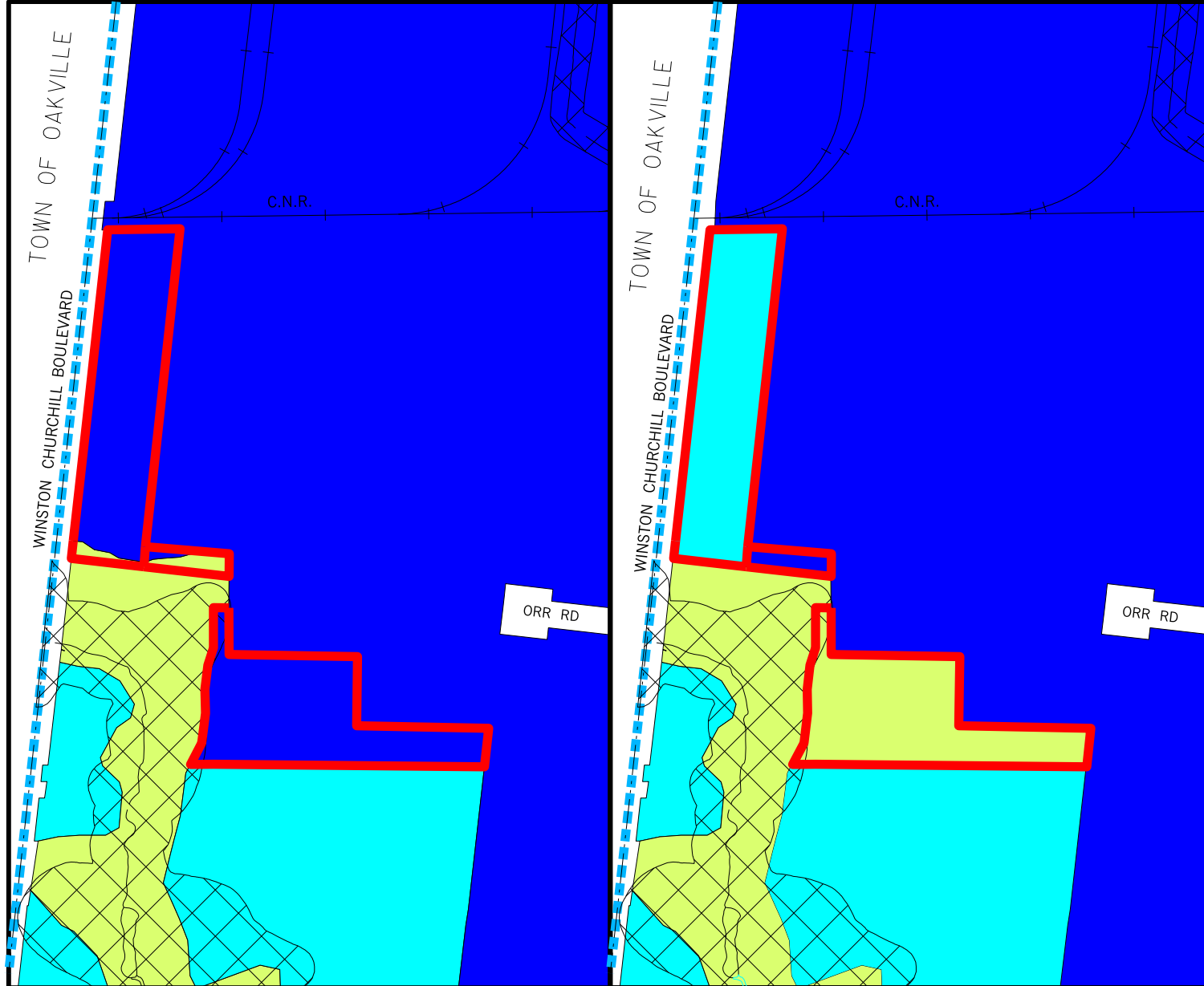
MAP 'E'

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



EXISTING SCHEDULE 4
PARKS AND OPEN SPACES

AMENDED SCHEDULE 4
PARKS AND OPEN SPACES



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
- Employment Area
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area
- Natural Hazards

AREA OF AMENDMENT

FROM:
 INDUSTRIAL

GREENLANDS

TO:
 INDUSTRIAL

GREENLANDS

BUSINESS EMPLOYMENT



MAP 'F'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



City of Mississauga
Corporate Report



Date: June 23, 2016

To: Mayor and Members of Council

From: Edward R. Sajecki,
 Commissioner of Planning and Building

Originator's files:
 OZ 15/002 W2
 T-M15001 W2

Meeting date:
 2016/07/06

Subject

RECOMMENDATION REPORT (WARD 2)

Applications to permit business employment and industrial uses, to protect the natural features and to create 19 blocks of land on a new public road, including the extension of Orr Road west of Winston Churchill Boulevard

701 and 805 Winston Churchill Boulevard

East side of Winston Churchill Boulevard, south of Royal Windsor Drive

Owner: Lifetime Winston Churchill Inc.

Files: OZ 15/002 W2 & T-M15001 W2

Recommendation

That the report dated June 23, 2016, from the Commissioner of Planning and Building recommending approval of the applications under files OZ 15/002 W2 and T-M15001 W2, Lifetime Winston Churchill Inc., 701 and 805 Winston Churchill Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from **Industrial** and **Greenlands** to **Business Employment**, **Industrial** and **Greenlands** to permit business employment and industrial uses and to protect the natural features, be approved.
3. That the application to change the zoning from **E3-2** (Industrial) and **D** (Development) to **E3-Exception** (Industrial), **H-E3-Exception** (Industrial with Holding Provision), **E2-Exception** (Business Employment) and **G2** (Greenbelt – Natural Features) to permit industrial and business employment uses and to protect natural features, in accordance with the proposed revised zoning standards described in Appendix 5 of this report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the Plan of Subdivision under file T-M15001 W2 be recommended for approval subject to the conditions contained in Appendix 6.
 5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

Report Highlights

- Comments were received from the public regarding the alignment of the new road;
- The applicant has made minor revisions to the proposal including increasing the environmentally sensitive area associated with the Clearview Creek and wetland area that is to be protected and setting lands aside for a storm water management pond, and;
- The revised proposal is acceptable from a planning standpoint, and the applications should be approved.

Background

A public meeting was held by the Planning and Development Committee on April 11, 2016, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0026-2016 which was adopted by Council as follows:

PDC-0026-2016 (amended to include the Notwithstanding clause that a Supplementary Report be brought directly to a future Council meeting)

That the report dated March 22, 2016, from the Commissioner of Planning and Building regarding the applications by Lifetime Winston Churchill Inc. to permit employment and industrial uses; to protect the natural features; and to create 22 blocks of land on a new public road, including the extension of Orr Road west to Winston Churchill Boulevard under Files OZ 15/002 W2 and T-M15001 W2, 701 and 805 Winston Churchill Boulevard, be received for information.

Comments

See Appendix 1 - Information Report prepared by the Planning and Building Department.

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Shifting the extension of Orr Road northward in order to increase the protected environmentally sensitive area around Clearview Creek;
- Expansion of the lands to be designated **Greenlands** and zoned **G2** (Greenbelt – Natural Features);
- The conversion and realignment of 3 industrial blocks into one industrial block which will accommodate a stormwater management pond until such time that a new Southdown Master Drainage Plan can be implemented. An "H" Holding Zone will be applied to this block and can be lifted once it is deemed appropriate by the City and Credit Valley Conservation for the stormwater management pond to be removed.

COMMUNITY COMMENTS

Comments made at the April 11, 2016 public meeting were the following:

Comment

The proposed road that runs in a north-south direction should be extended to the southerly property line so that it may continue southward when the properties to the south redevelop.

Response

Since the public meeting, the applicant has submitted additional material related to the Environmental Impact Study and Functional Servicing Report which have delineated the environmentally sensitive features, including the coastal wetland which is east of Clearview Creek. The protection of the coastal wetland and the surrounding restoration area make it prohibitive to extend the road to the southerly property line.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Credit Valley Conservation

Comments updated June 2, 2016 state that it is expected that the applicant will continue to complete revisions to the reports and associated studies based on the conditions of draft approval that will be provided.

The subject property is within the regulatory floodplain of Clearview Creek and contains woodlands, wetlands and significant wildlife habitat. The location of a functional Natural Heritage System (NHS) facilitates the enhancement of the corridor associated with Clearview Creek, protects and preserves a wetland and allows for the mitigation for the loss of the remaining natural features through restoration and enhancement of the NHS. The NHS forms portions of the limits of development on the subject lands and is identified as Block 19 as illustrated on the submitted draft plan.

The Functional Servicing Report (FSR) states the subject lands drain generally towards the interim stormwater management (SWM) facility located on Block 18 of the draft plan. An interim SWM facility is required as the applicant has opted to develop the property independent of the existing Southdown Master Drainage Plan (dated August 2000) and must demonstrate all stormwater management controls are contained on site and any proposed servicing, infrastructure and natural feature modifications conform to the current Southdown Master Drainage Plan (or anticipated requirements approved by the City).

Region of Peel

A revised Functional Servicing Report and Traffic Impact Study have been submitted to the Region. Regional engineering requirements will be dealt with through the Servicing Agreement.

City Transportation and Works Department (T&W)

T&W has reviewed the technical studies and the applicant's proposed site operations and are generally satisfied with the concept for environmental protection and stormwater management measures. They are also satisfied that the predicted future traffic volumes generated from the subject proposal can be accommodated within the existing surrounding road network.

It is T&W's understanding that an "H" holding provision will be placed on Block 18 (interim stormwater management pond), subject to a new Southdown Master Drainage Plan and arrangement for the removal of the stormwater management pond to the satisfaction of the City and Credit Valley Conservation.

In addition, the applicant has been requested to provide additional technical details and submit the following:

- Revised Draft Plan of Subdivision to include reserves and sight triangles;
- Copy of updated Traffic Impact Study and Functional Servicing Report;
- Preliminary Grading Plan;
- Updated Environmental Site Assessments accompanied by a letter of reliance;
- A Final Clean-Up Report indicating completion of remediation of any soil contaminants.

In the event these applications are approved by Council, prior to registration, among other matters, the applicant will be required to:

- Enter into a Maintenance Agreement and provide maintenance easements for the temporary stormwater management pond;
- Dedicate lands in support of the development; and,
- Enter into a Servicing and Development Agreement with the City for the construction of the required public road, municipal works and implementation of the conditions of development/draft plan approval.

Site specific details for the block closest to Winston Churchill Boulevard will be addressed through the processing of a future Site Plan application.

City Community Services Department – Parks & Forestry Division/Park Planning Section
Comments updated June 3, 2016, state that an access is requested to the future City greenbelt (Block 19) for maintenance purposes which is to be obtained through gratuitous conveyance of an easement by the owner to the City. In addition, hazard lands will be gratuitously dedicated for greenbelt purposes. Street tree contributions will be required along Orr Road.

Through the engineering submission, the applicant is required to submit a restoration planting plan with detailed cost estimate break-down to show the proposed compensation planting within the greenbelt as per the recommendations of the Environmental Impact Study.

Prior to registration of the plan of subdivision, the applicant will be required to pay cash-in-lieu for park or other public recreational purposes for any land dedication deficit. Revisions to the preliminary draft plan of subdivision are required to define the block to be gratuitously dedicated to the City for greenbelt purposes, to the satisfaction of the Community Services Department.

City Community Services Department – Culture Division/Heritage

Comments updated May 6, 2016, state that a Heritage Impact Assessment has been submitted relating to the heritage designated property at 381 Winston Churchill Boulevard and has been deemed satisfactory. The Heritage Impact Assessment was included in the June 14, 2016 Heritage Advisory Committee agenda as an information item.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement* (PPS), contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan. The site is located in the Southdown Employment Character Area which anticipates the proposed uses and emphasizes the enhanced protection of the natural area around Clearview Creek and the adjacent wetland. The proposed development is consistent with the P.P.S. and Growth Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Southdown Employment Character Area from **Industrial** and **Greenlands** to **Industrial, Business Employment** and **Greenlands** (see Appendix 2). Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

Planning staff have undertaken an evaluation of the criteria against this proposed development application. The site is located within an employment character area on lands primarily designated for industrial uses. The development does not propose any uses that would have greater impacts than what is already permitted. The introduction of **Business Employment** uses along Winston Churchill Boulevard is in keeping with the policies and vision outlined in the Southdown Local Area Plan. This land use designation will allow for buildings of a higher architectural value; will be more likely to attract two storey buildings and will allow for a better streetscape treatment.

The expansion of the **Greenlands** designation, which will now incorporate the existing coastal wetland is based on the environmental studies submitted and reviewed in collaboration with Credit Valley Conservation. The proposal introduces a new Greenlands connection between the environmental features of Clearview Creek and the woodlot on the adjacent property to the south.

A Planning Justification Report submitted in support of the applications has adequately demonstrated that the proposal represents good planning and is consistent with the intent of MOP policies. Based on the comments received from the City Departments and agencies, once the stormwater management pond is constructed, the existing infrastructure will be adequate to support the proposed development.

Zoning

The proposed **E2-Exception** (Employment), **E3-Exception** (Industrial), **H-E3-Exception** (Industrial with Holding Provision), and **G2** (Greenbelt – Natural Features) zones are appropriate given the character of the area and intended uses for the area. The revised Land Use Plan on Appendix 3 illustrates the delineation of the zone boundaries. The business employment uses along Winston Churchill Boulevard will allow for an improved streetscape along this arterial road. The "H" Holding Provision will allow a stormwater management pond to be created on the southeasterly side of the site and will withhold permission of the industrial uses until such time that the new master drainage plan is implemented for the area and the stormwater management pond can be removed. The existing zoning permission under the **E3-2** (Industrial) zone, allowing a power generating facility, will be removed. The revised proposed zoning standards are included in Appendix 5.

"H" Holding Provision

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific requirements. Without a revised Southdown Master Drainage Plan, which accommodates for the areas stormwater and overland flow, the site requires a stormwater management pond. The applicant proposes that the Zoning By-law incorporate an "H" Holding Provision for the area on the southeast of the site which would accommodate such a feature until such time as the following matters have been satisfactorily addressed:

- A revised Southdown Master Drainage Plan is completed that allows for the removal of the stormwater management pond
- That all measures which justify the removal of the stormwater management pond are put in place to the satisfaction of the City and Credit Valley Conservation

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding Provision would be removed by further amendment to the Zoning By-law.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval for the block of land fronting onto Winston Churchill Boulevard. As no development is proposed at this time, no site plan application has been submitted.

Draft Plan of Subdivision

The proposed plan of subdivision (Appendix 4) was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 6.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant is to expand the environmentally protected area and allow for a stormwater management pond until such time that a new master drainage plan is implemented, it is recommended that no further public notice be required.

The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for business employment uses along Winston Churchill Boulevard will allow for an improved urban design and streetscape along the street than would the permitted industrial uses and is in keeping with the policies and vision outlined in the Southdown Local Area Plan.
2. The proposed Official Plan and Zoning standards are appropriate to accommodate the requested uses based on surrounding context and site layout.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands.

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Excerpt of Mississauga Official Plan
- Appendix 3: Revised Existing Land Use and Zoning Map
- Appendix 4: Revised Subdivision Plan
- Appendix 5: Revised Proposed Zoning Standards
- Appendix 6: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

City of Mississauga
Corporate Report



<p>Date: March 22, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ 15/002 W2 T-M15001 W2</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2016/04/11</p>

Subject

INFORMATION REPORT

Applications to permit employment and industrial uses; to protect the natural features and to create 22 blocks of land on a new public road, including the extension of Orr Road west to Winston Churchill Boulevard, 701 and 805 Winston Churchill Boulevard, east side of Winston Churchill Boulevard, south of Royal Windsor Drive

Owner: Lifetime Winston Churchill Inc.

Files: OZ 15/002 W2 & T-M15001 W2

Recommendation

That the report dated March 22, 2016, from the Commissioner of Planning and Building regarding the applications by Lifetime Winston Churchill Inc. to permit employment and industrial uses; to protect the natural features; and to create 22 blocks of land on a new public road, including the extension of Orr Road west to Winston Churchill Boulevard under Files OZ 15/002 W2 and T-M15001 W2, 701 and 805 Winston Churchill Boulevard, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community.
- The project does not conform to the Industrial land use designation as Business Employment uses are proposed along Winston Churchill Boulevard and requires an official plan amendment, rezoning and draft plan of subdivision.
- No community concerns have been identified to date.
- Prior to the next report, matters to be addressed include demonstrating that proper preservation efforts have been incorporated for Clearview Creek and its associated natural features.

Background

The properties were formerly owned by Silthe Energies and were rezoned in 2002 as a result of an Ontario Municipal Board (OMB) decision to permit a natural gas power plant. The project was never built and the site has remained vacant. Within the last two years, the current owner removed approximately 100 trees from the site without the benefit of a tree permit. Charges laid by By-law Enforcement were appealed to the Normal Farm Practices Board by the applicant. In March 2015, a settlement was reached whereby the owner agreed to pay \$43,760 in fines as well as submit securities in the amount of \$41,000 for 100 replacement trees.

The applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	388 m (1,273 ft.)
Depth:	399 m (1,309 ft.)
Gross Lot Area:	19 ha (47 ac.)
Existing Use:	vacant

The site consists of two properties within the Southdown Employment Character Area. The area is mostly industrial although agricultural and residential uses still exist along Winston Churchill Boulevard to the south towards Lakeshore Road West. The site is traversed by Clearview Creek and its associated natural features along the southwesterly edge, including a wetland and woodland feature. Orr Road, an east/west local collector road which currently intersects with Hazelhurst Road to the east, currently ends in a cul-de-sac at the east edge of the site.

The surrounding land uses are:

North: CN Railway spur line and industrial beyond
 East: Industrial
 South: Industrial, agricultural and woodlot
 West: Vacant (Town of Oakville)

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The applications are to permit business employment uses along Winston Churchill Boulevard and industrial uses internal to the site. The southwesterly corner of the site will remain a preservation area for Clearview Creek and its associated natural features. While a layout of the

proposed parcels of land and public roads has been illustrated through the draft plan of subdivision shown on Appendix 5, no buildings are proposed at this time.

Development Proposal	
Applications submitted:	Received: May 8, 2015 Deemed complete: June 1, 2015
Developer Owner:	Lifetime Winston Churchill Inc.
Applicant:	John D. Rogers & Associates
Number of parcels/blocks:	19 industrial blocks 1 business employment block 2 natural features blocks
Road type:	Public - Orr Road extension and new north/south road

Additional information is provided in Appendices 1 to 9.

LAND USE CONTROLS

The lands are located within the Southdown Employment Character Area and are designated **Industrial** and **Greenland**. The applicant has requested to redesignate the lands to **Business Employment**, **Industrial** and **Greenlands** as illustrated in Appendix 3.

A rezoning is proposed from **E3-2 (Industrial)** and **D (Development)** to **E2-Exception (Employment)**, **E3-Exception (Industrial)** and **G2 (Greenbelt – Natural Features)** to permit employment and industrial uses and to protect the natural features in accordance with the proposed zone standards contained within Appendix 8.

Detailed information regarding the Official Plan and Zoning is in Appendices 7 and 8.

A draft plan of subdivision is required in order to create the proposed business employment, industrial and natural features blocks on a new public road, including the extension of Orr Road west to Winston Churchill Boulevard.

WHAT DID THE COMMUNITY SAY?

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 6. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

Planning and Development Committee	2016/03/22	4
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Originator's files: OZ 15/002 W2 & T-M15001 W2

- Determination of the appropriate size and location of the proposed stormwater management pond so that it doesn't interfere with the wetland wildlife habitat;
- Identification of sufficient compensation for the loss of the wetland areas;
- Further refinement of the alignment of the proposed Orr Road extension as it continues to traverse existing natural features, and;
- Submission of a Heritage Impact Statement to address the adjacent heritage property located to the south.

OTHER INFORMATION

The applicant has submitted the following information in support of the applications:

- Draft Plan of Subdivision
- Planning Justification Report
- Plan of Survey
- Functional Servicing Report
- Scoped Environmental Impact Study
- Clearview Creek Channel Restoration Plan
- Phase 1 Environmental Site Assessment and Supplemental Investigations
- Transportation Impact Study
- Archeological Assessment
- Draft Official Plan and Zoning Bylaw Amendments

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to servicing, storm water management and natural features preservation which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

Prior to any development proceeding on lands which abut Winston Churchill Boulevard and which abut or include lands zoned Greenbelt, the City will require the submission and review of an application for Site Plan Approval.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved.

Planning and Development Committee

2016/03/22

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Originator's files: OZ 15/002 W2 & T-M15001 W2

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Mississauga Official Plan
- Appendix 4: Existing Land Use and Zoning Map
- Appendix 5: Subdivision Plan
- Appendix 6: Agency Comments
- Appendix 7: Relevant Mississauga Official Plan Policies
- Appendix 8: Proposed Zoning Standards
- Appendix 9: General Context Map



Edward R. Sajecki,
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

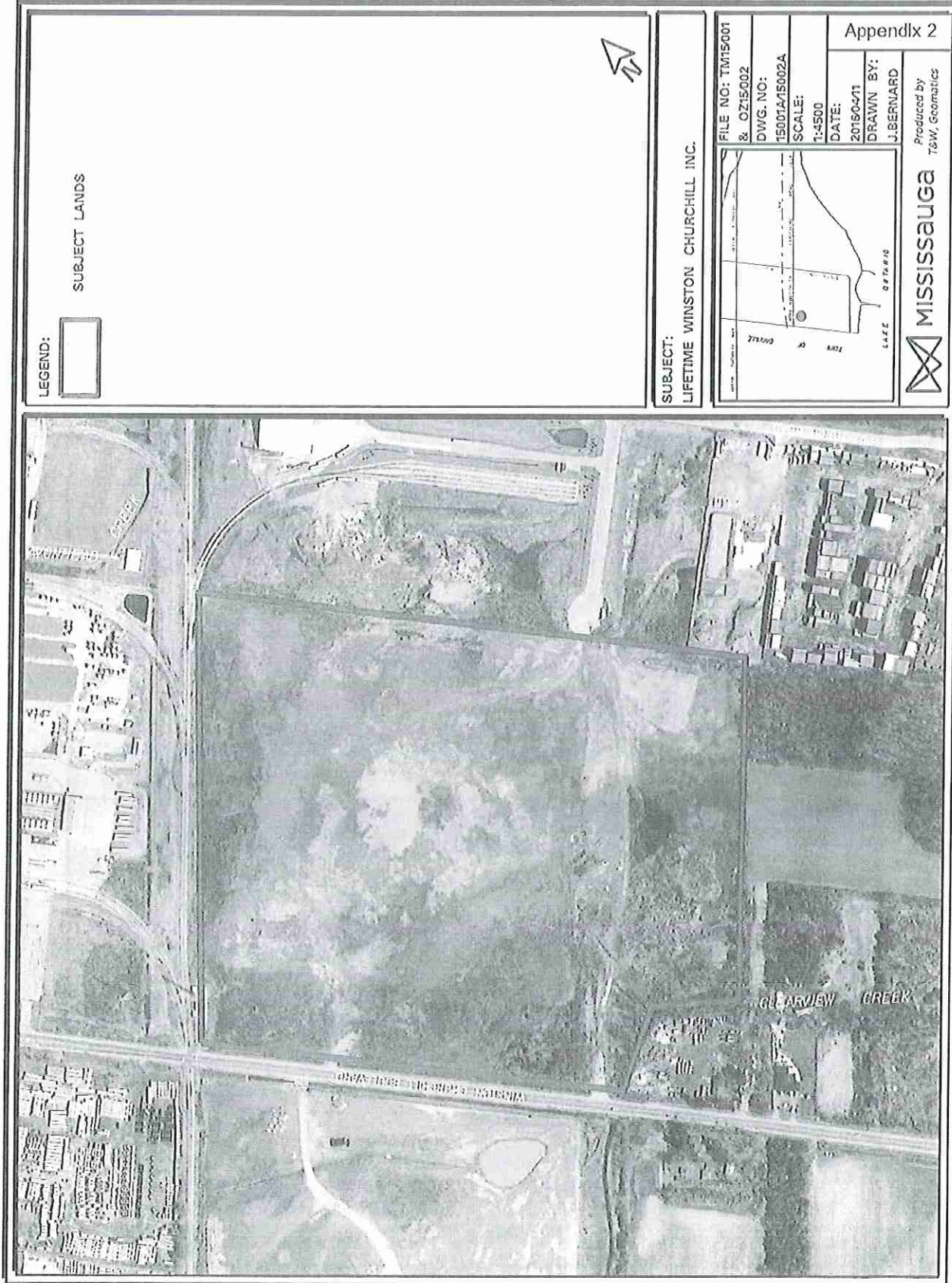
Appendix 1

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Site History

- August 1981 – Committee of Adjustment granted a minor variance under file 'A' 466/81 W2 to permit the operation of golf driving range for the temporary period of 3 years;
- July 1984 – Committee of Adjustment granted a minor variance under file 'A' 341/84 W2 to continue to permit the operation of golf driving range for an additional 3 year period;
- April 1988 – Committee of Adjustment granted a minor variance under file 'A' 165/88 W2 to continue to permit the operation of golf driving range for an additional 3 year period;
- March 2000 – Rezoning application under file OZ 00/013 W2 submitted by Sithe Energies to permit a 800 megawatt natural gas power plant;
- September 2000 – Sithe Energies appeals Rezoning application to the Ontario Municipal Board (OMB) due to lack of decision;
- June 2001 – Council approves Sithe Energies Rezoning application to permit a 800 megawatt natural gas power plant;
- November 2001 – OMB issues decision allowing the appeal of the Rezoning application by Sithe Energies subject to all City requirements being satisfied and appropriate amending By-law being brought back to the OMB; thereby permitting a 800 megawatt natural gas power plant;
- March 2002 – Admin. Zoning By-law passed by Council (By-law 0139-2002) to implement the OMB Order;
- February 19, 2009 – Committee of Adjustment granted a minor variance under file 'A' 044/09 W2 to permit parking, offices and the storage of materials and equipment associated with the construction of a natural gas power plant for a temporary period of 5 years.



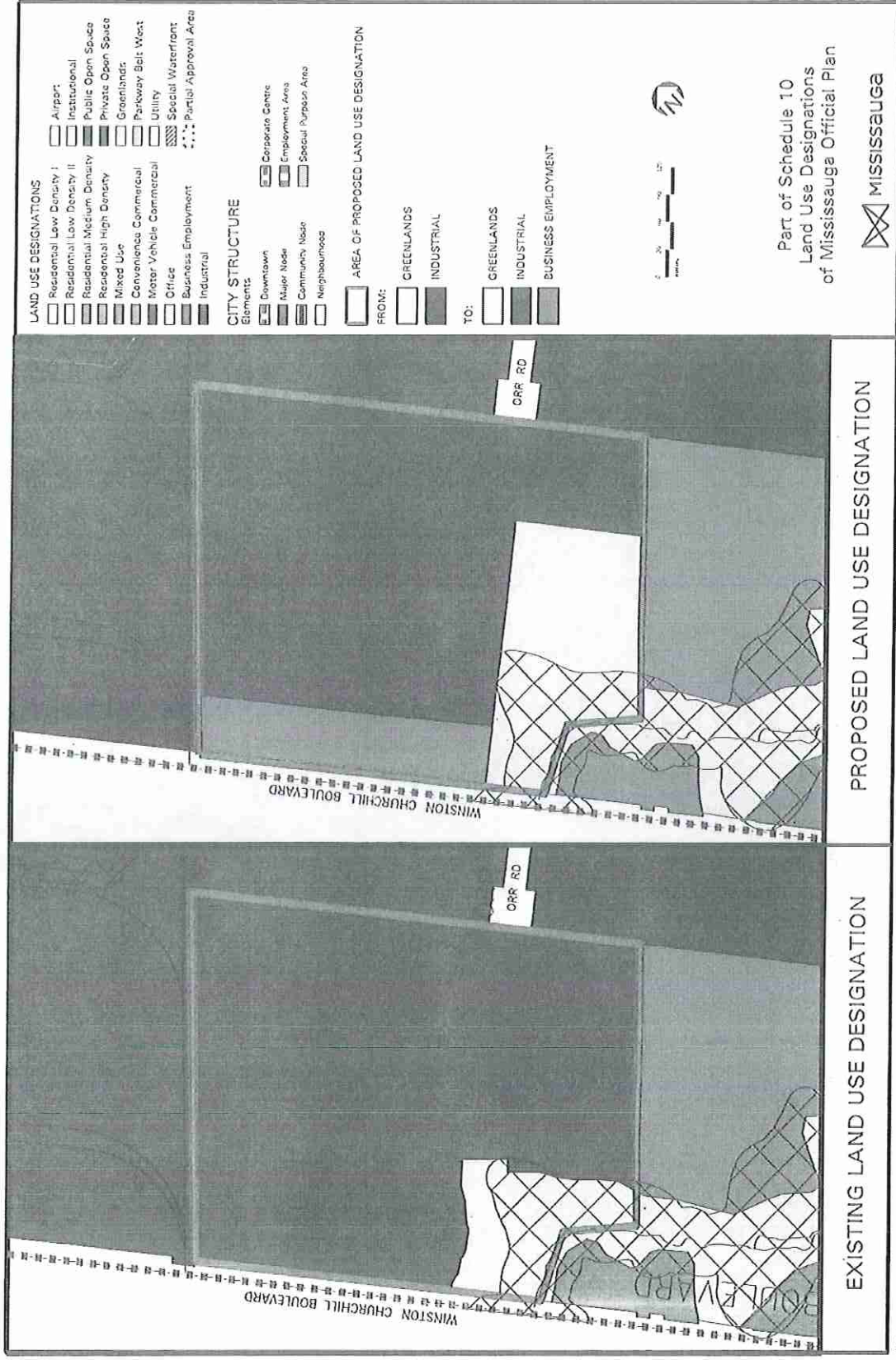
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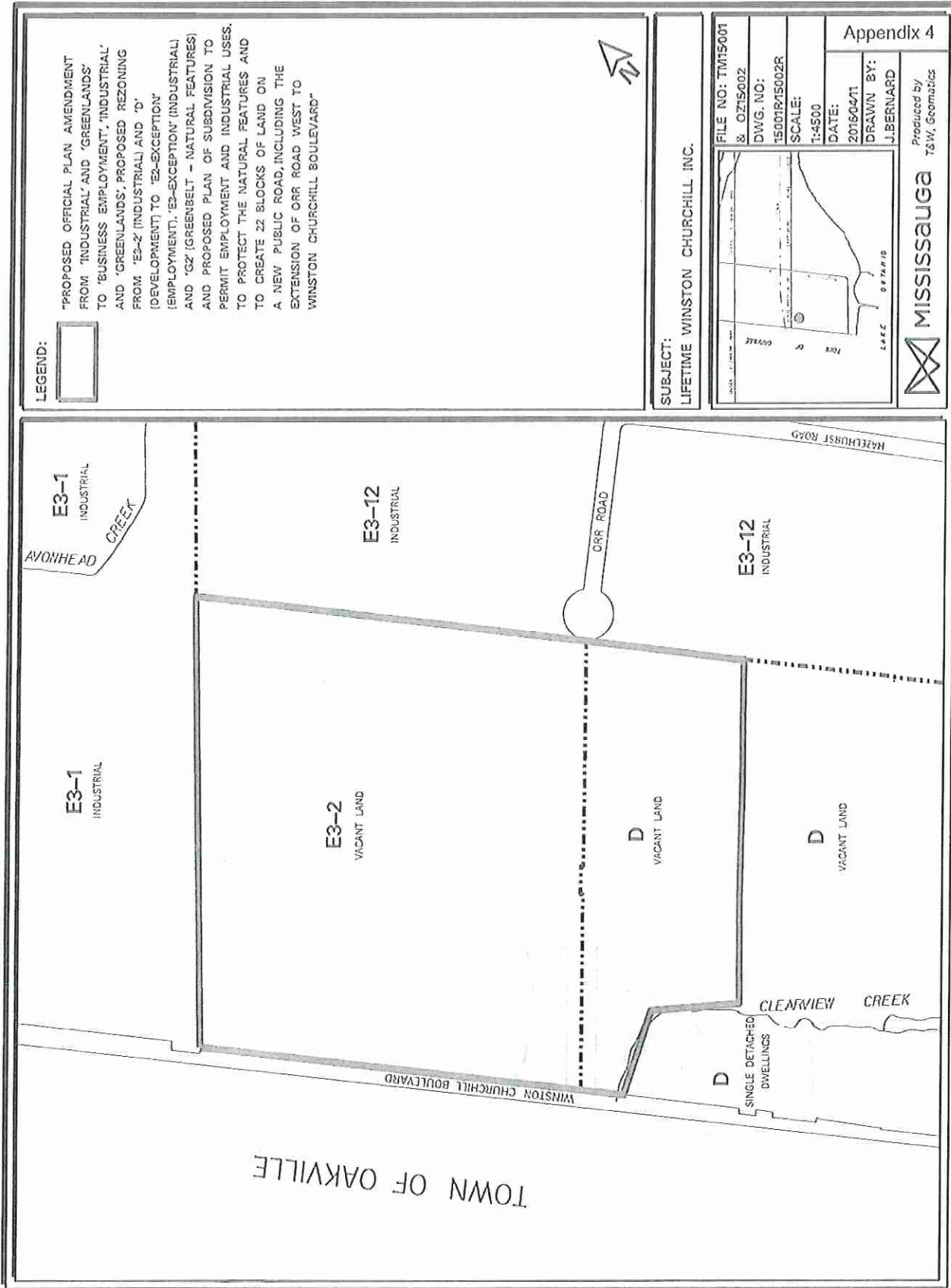
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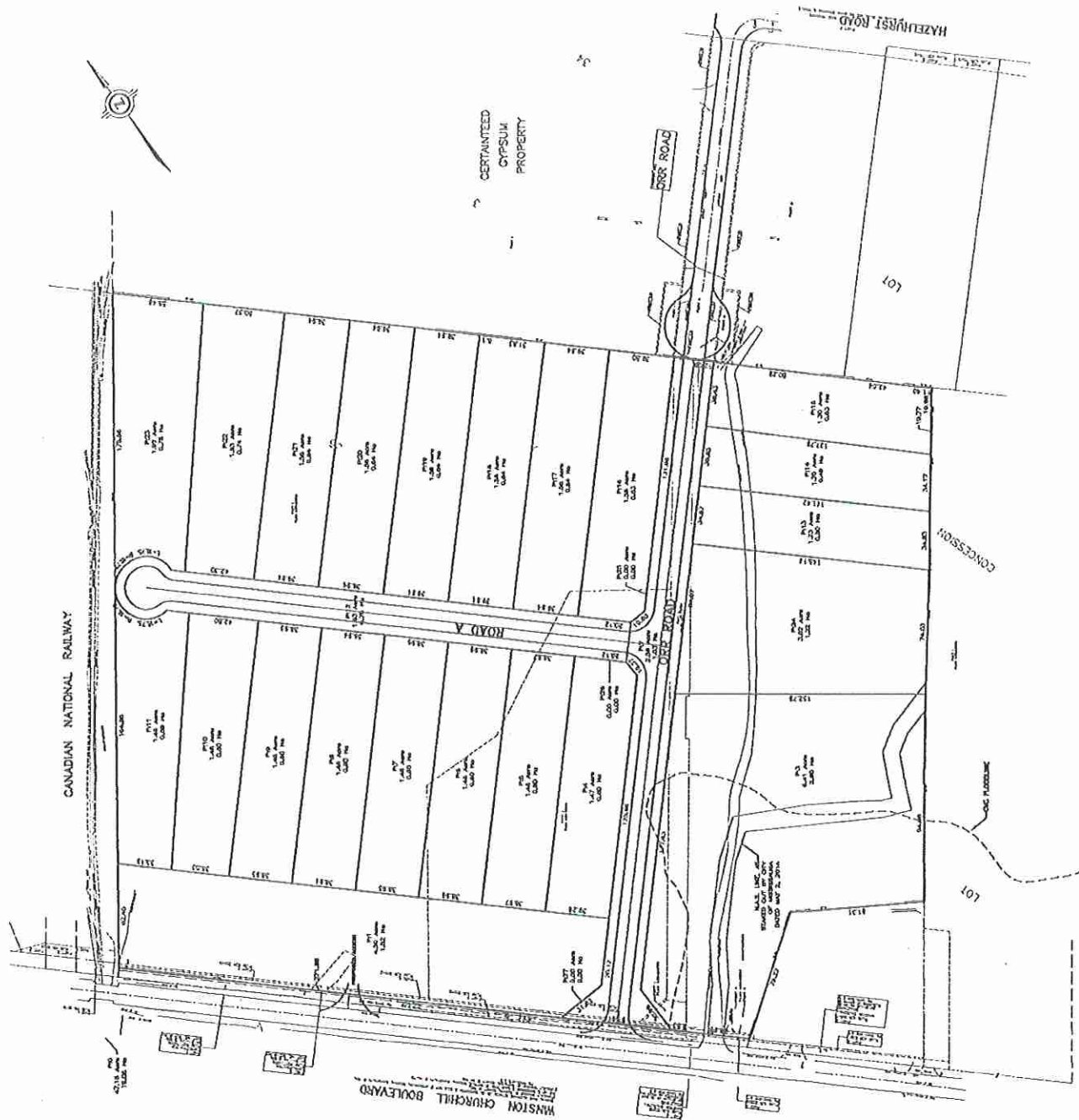
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Map prepared by [unreadable] on [unreadable] for the City of Mississauga. All rights reserved.



4.4 - 10



Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
<p>Region of Peel (March 7, 2016)</p>	<p>A revised FSR is to be submitted that addresses the comments provided below. Following this resubmission, further analysis will be conducted by Program Planning.</p> <p>a) The peak sanitary flow should be calculated based on the Peel sanitary sewer design criteria, b) The results of sanitary sewer analysis for 5 year storm indicated capacity constraint in the existing 250 mm (10") sewer on Orr Road and also in some sections of 525 mm (21") sewer on Lakeshore Road West. As an alternative option, draining the sanitary flow to 375 mm (15") sewer south of the subject property should be evaluated. c) The subject site is situated within the serviceable range of Pressure Zone 1. Existing PZ1 infrastructure includes a 300 mm (12") water main on the east side of Winston Churchill Boulevard and a 300 mm (12") water main on Orr Road terminating at the south property limit.</p> <p>The Region does not have any plans to construct additional water infrastructure in the vicinity of the proposed development. The proponent proposes to service the development by extending the 300 mm (12") water main along the extension of Orr Road and looping the water main with the existing 300 mm (12") water main on Winston Churchill Boulevard. The proponent also intends to install a 300 mm (12") dead-end water main on the future cul-de-sac. Looping the water distribution system in this way will improve water supply and security for the proposed development. Program Planning staff does not have any significant concerns with regards to water servicing for the proposed development.</p> <p>A revised Traffic Impact Study (TIS) is to be submitted as per Region of Peel Traffic Development comments on the Terms of Reference for the TIS.</p>

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (March 14, 2016)	<p>Prior to issuance of building permits for each block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i>, and in accordance with the City's Policies and By-laws.</p> <p>It is the understanding of this Department that limits of development and block configuration in relation to hazard lands are still being determined. Community Services require that all blocks identified for stormwater management purposes as well as all lands below the established top-of-bank, the Regional storm floodplain, and within the stability/erosion component of the valley slope shall be gratuitously dedicated to the City and appropriately zoned through the processing of these applications.</p> <p>Cash contributions for planting of street trees on Winston Churchill Boulevard, Orr Road and "Street A" at a standard rate of one tree per 10 m (32.8 ft.) of public road frontage will be required through the appropriate development/servicing agreement. Cash contributions for street trees are subject to the Community Services Department - Park Planning Section's latest requirements prior to draft approval.</p>
City Community Services Department – Fire and Emergency Services Division (June 15, 2015)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
Credit Valley Conservation (CVC) (February 25, 2016)	<p>While CVC has not provided formal comments based on the last submission of the Environmental Impact Study, the following items are still unresolved and will have to be addressed prior to the Recommendation Report:</p> <ul style="list-style-type: none"> • The proposed road continues to traverse the natural heritage system (ie. coastal wetland, regulatory floodplain, significant habitat and associated setbacks); • The Stormwater Management Facility is proposed within a wetland identified as significant wildlife habitat. The loss of this wetland does not conform with CVC policy; • Sufficient compensation has not been identified for the loss of the minor wetland pockets located on the north and east portions of the property; • Proposed mitigation for the loss of the minor wetland

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Agency / Comment Date	Comment
	<p>pockets is partly located within an existing natural area and within the buffer areas to the remaining coastal wetlands and significant woodlands. Mitigation in the areas already vegetated would not result in appropriate compensation as they are already viable;</p> <ul style="list-style-type: none"> • Appropriate planting areas have not been identified to compensate for the significant tree cutting and vegetation removal that has occurred. <p>Outstanding information includes:</p> <ul style="list-style-type: none"> • An analysis to demonstrate there would be no negative impacts to the floodplain; • Feature Based Water Balance; • Functional Servicing Report; • Formal to scale constraints plan (ie. by a lands surveyor). <p>The proposal does not reflect the extent of impacts to the natural heritage features/system/hazards on the property or address how all functions will be maintained in the short and long-term. More discussion concerning the ultimate goals, size, and function of the mitigation/restoration areas and how it will be achieved must be provided. CVC does not have a level of comfort with the proposed Draft Plan of Subdivision and continues to work with the City and the applicant.</p>
<p>City Transportation and Works Department (T&W) (March 10, 2016)</p>	<p>The Applicant was engaged by staff from the City and CVC with respect to the management of ecological features as well as stormwater management measures. There is an existing wetland on the site that CVC staff have asked to be maintained. T&W staff are working through this matter with the applicant and CVC to ensure adequate environmental protection and stormwater management measures are proposed. Further information is to be provided by the applicant to confirm the approach on these items as there are outstanding concerns.</p> <p>Additionally, the applicant has been requested to respond to comments on the proposed development and provide additional technical details. Development matters currently under review and consideration by T&W include:</p>

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • Revised Draft Plan of Subdivision; • Acoustical Report/Feasibility Study; • Environmental Site Assessment ; • Traffic Impact Study; • Access approval from Region of Peel and Canadian National Railway. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Culture Division, Community Services Department (February 18, 2016)	<p>The property is located directly adjacent to 381 Winston Churchill Boulevard, which is a Designated property under Part 4 of the <i>Ontario Heritage Act</i>. Pursuant to Section 7.4.1.12 of the City's Official Plan, the applicant is required to submit a Heritage Impact Statement (HIS) to ensure that the proposed development does not negatively impact the heritage resource. More comments may be forthcoming once the HIS is accepted.</p> <p>A Stage 1 Archaeological report dated January 21, 2016 has been received. A corresponding letter from the Ministry of Tourism and Culture (MTCS) confirming that all archaeological resource concerns have met licensing and resource conservation requirements has yet to be received.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Economic Development - CN Rail - Bell Canada - Enersource - Canada Post - Enbridge Gas Distribution Inc. - Rogers Cable
	<p>The following City Department was circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services, Corporate Services Department

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Industrial which permits, but is not limited to, a mix of manufacturing, warehousing, trucking terminals, outdoor storage and display, and office uses with a maximum FSI of 0.5.

Greenlands which permit lands for conservation and flood control.

Schedule 5, Long Term Road Network, shows the Orr Road extension west to Winston Churchill Boulevard as a Future Minor Collector.

Proposed Official Plan Amendment Provisions

The applicant is proposing to designate the lands **Business Employment, Industrial and Greenlands**.

	Specific Policies	General Intent
Southdown Local Area Plan	Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 10.1 Section 10.2	<p>Buildings should be oriented to have a strong relationship to the street with parking located to the side or rear of the building and entrances facing the street. Manufacturing, warehousing and industrial facilities are encouraged to orient office components towards the street. Buildings brought forward to the street should be a minimum of two storeys in height.</p> <p>Facades visible to the street should have upgraded elevations and active frontages. Buildings and landscaping should screen views of facility operation and storage areas.</p> <p>Enhance and reinforce features such as swales and wetlands.</p> <p>Trucking terminals will not be permitted.</p> <p>Continuous sidewalks should be provided along all streets.</p> <p>Outdoor storage of material will be within enclosed containers, a structure with a minimum of three sides with a roof or otherwise covered to mitigate the effects of dust or particulate matter.</p>

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Section 5 – Direct Growth	Section 5.2.1 Section 5.2.2 Section 5.3.6	<p>The City's strategy for protecting, enhancing and restoring the Green system consists of initiatives such as naturalization, restoration and management of natural areas.</p> <p>Mississauga will maintain a sustainable diversified employment base by providing opportunities for a range of economic activities.</p>
Section 6 – Value the Environment	Section 6.1.1 Section 6.3.3 Section 6.3.4 Section 6.3.7 Section 6.3.24 Section 6.3.37 Section 6.3.47 – Section 6.3.55	<p>Mississauga will encourage stewardship and enhancement of the Green System especially where it contributes to the linkage of the Natural Heritage system.</p> <p>Buffers will be established to separate development from natural heritage features.</p> <p>Development shall protect and maintain natural heritage features through tree preservation, grading, landscaping and appropriate location of buildings and parking.</p> <p>Mississauga in consultation with the conservation authority shall improve the ecological function of watercourses.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Appendix 8

Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Summary of Existing Zoning By-law Provisions

"E3-2" (Industrial), which permits a variety of industrial uses in addition to an electrical power generating facility.

"D" (Development), which permits a building legally existing on site and the existing legal use of such building.

Summary of Proposed Zoning By-law Provisions

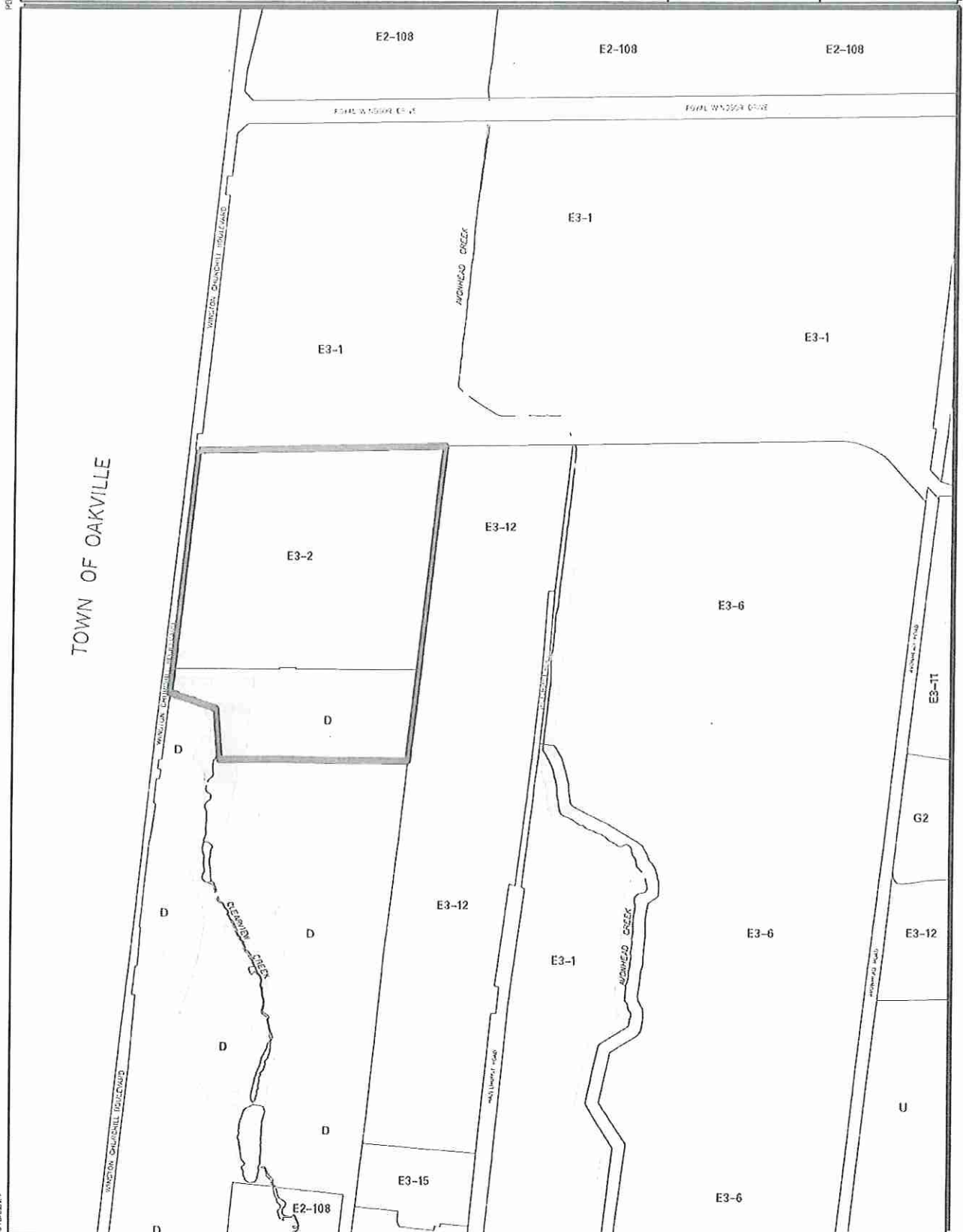
Zone Standards	Existing E3-2 Zoning Standards	Proposed E3- Exception Zoning Standards	Proposed E2-Exception Zoning Standards
Use	Permits most uses allowed in a E3 zone and adds permission for an electric power generating facility. Exclusions include truck terminal, motor vehicle body repair facility and other uses.	Permissions for power generating facility to be removed. Outdoor storage will be permitted provided is contained with a structure with three sides and a roof or cover.	Permits most uses allowed in a E2 zone with exception to truck terminal, waste processing, overnight accommodation and other uses.
Minimum front yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum interior side yard	The greater of 10% of the frontage or 4.5 m (14.7 ft.)	The greater of 10% of the frontage or 4.5 m (14.7 ft.)	The greater of 10% of the frontage or 4.5 m (14.7 ft.)
Minimum exterior side yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum rear yard setback	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)

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GENERAL CONTEXT MAP

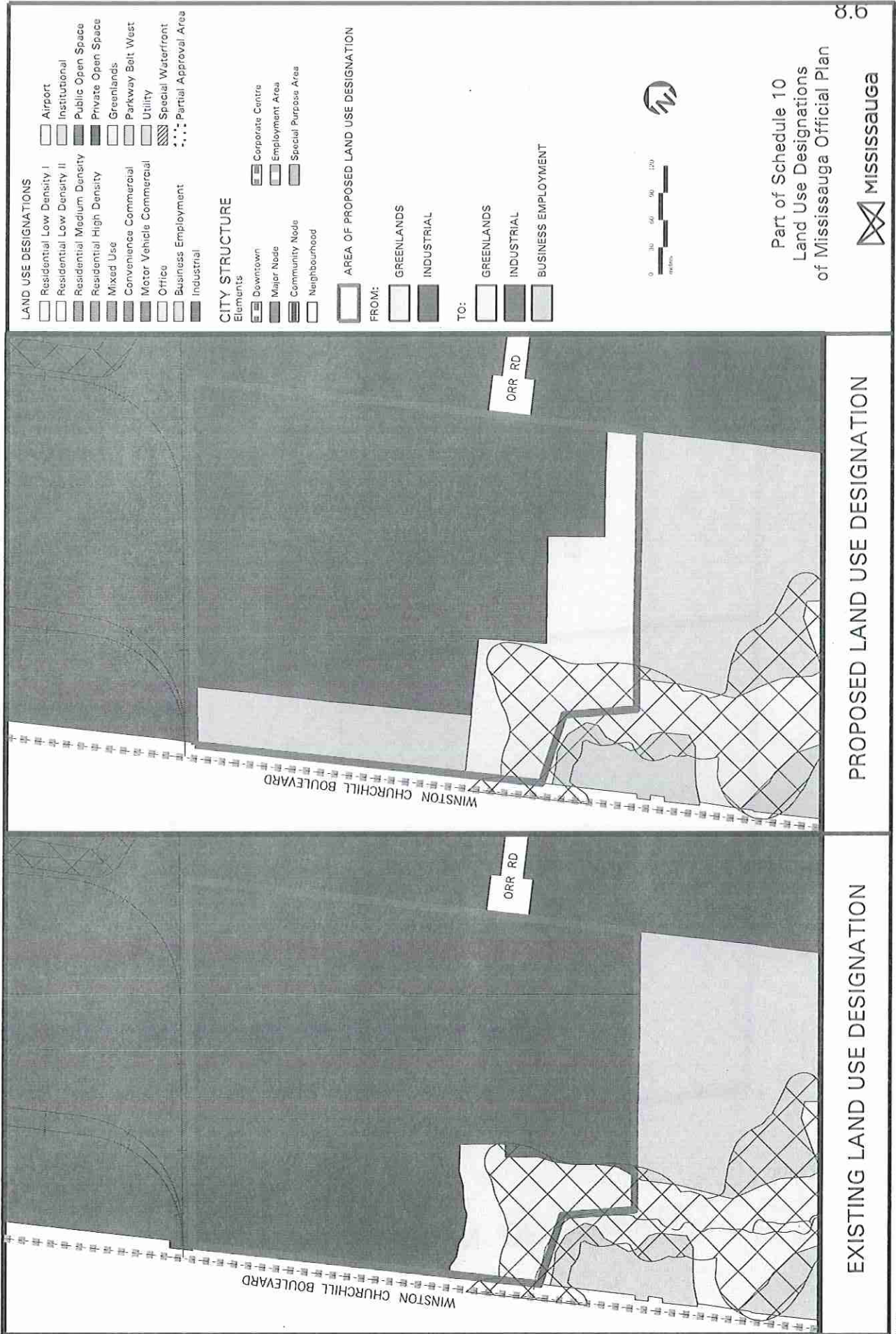
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Appendix 9



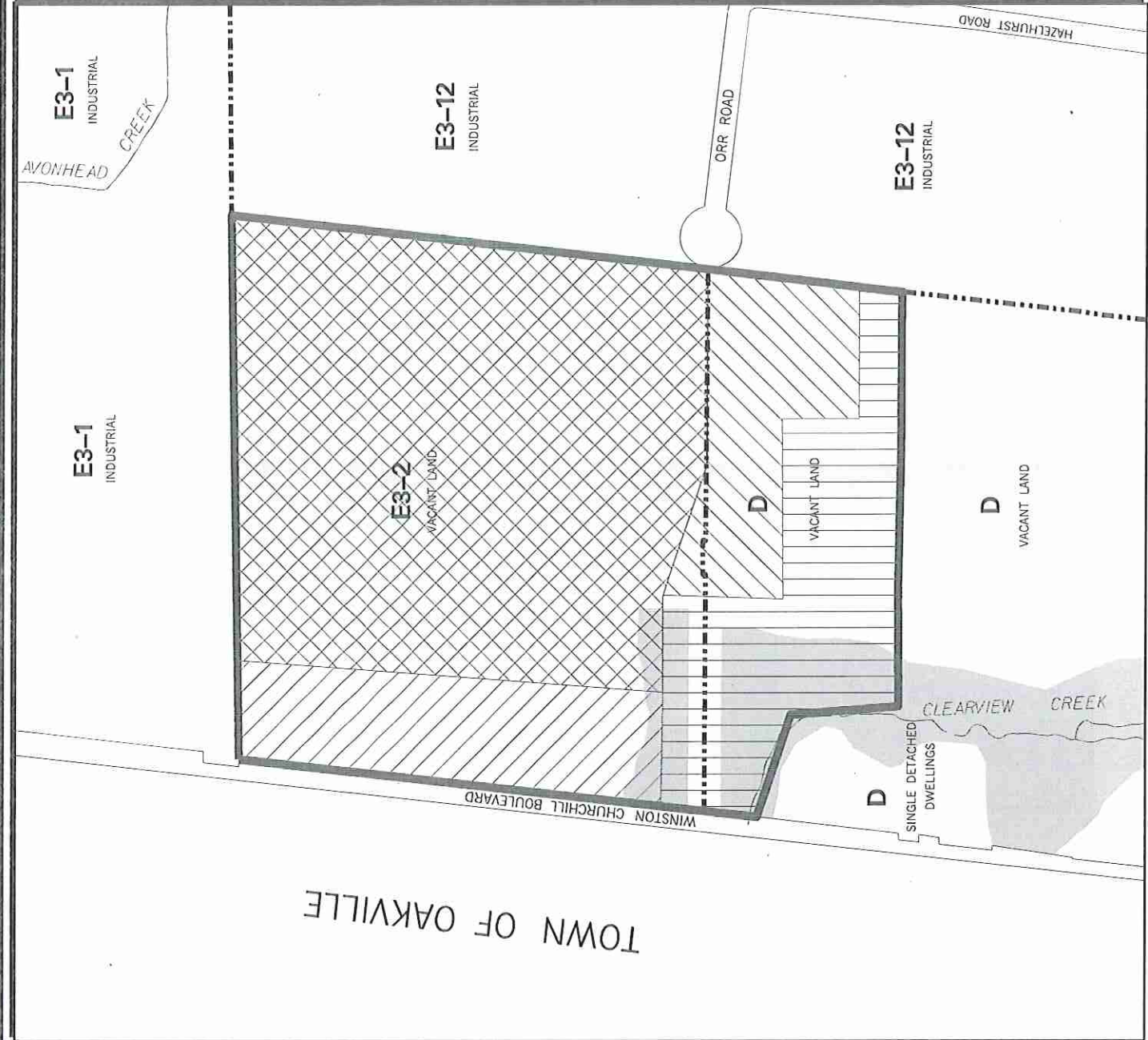
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Part of Schedule 10
Land Use Designations
of Mississauga Official Plan





LEGEND:

	PROPOSED PLAN OF SUBDIVISION TO PERMIT EMPLOYMENT AND INDUSTRIAL USES, TO PROTECT THE NATURAL FEATURES AND TO CREATE 19 BLOCKS OF LAND ON A NEW PUBLIC ROAD, INCLUDING THE EXTENSION OF ORR ROAD WEST TO WINSTON CHURCHILL BOULEVARD
	PROPOSED OFFICIAL PLAN AMENDMENT FROM 'INDUSTRIAL' AND 'GREENLANDS' TO 'BUSINESS EMPLOYMENT', PROPOSED REZONING FROM 'E3-2' (INDUSTRIAL) TO 'E2-EXCEPTION'
	PROPOSED OFFICIAL PLAN AMENDMENT FROM 'INDUSTRIAL' AND 'GREENLANDS' TO 'GREENLANDS'
	PROPOSED REZONING FROM 'E3-2' (INDUSTRIAL) AND 'D' (DEVELOPMENT) TO 'G2' (GREENBELT - NATURAL FEATURES)
	PROPOSED REZONING FROM 'E3-2' (INDUSTRIAL) AND 'D' (DEVELOPMENT) TO 'H-E3-EXCEPTION' (INDUSTRIAL)
	PROPOSED OFFICIAL PLAN AMENDMENT FROM 'INDUSTRIAL' AND 'GREENLANDS' TO 'INDUSTRIAL', PROPOSED REZONING FROM 'E3-2' (INDUSTRIAL) TO 'E3-EXCEPTION' (INDUSTRIAL)

SUBJECT:
LIFETIME WINSTON CHURCHILL INC.

FILE NO: TM15001 & OZ15002	
DWG. NO: 15001R/15002R	
SCALE: 1:4500	DATE: 2016/07/06
DRAWN BY: J. BERNARD	Produced by MISSISSAUGA T&W, Geomatics

Appendix 3



Lifetime Winston Churchill Inc.

File: OZ 15/002 W2
T-M15001 W2

Summary of Existing Zoning By-law Provisions

"E3-2" (Industrial), which permits a variety of industrial uses in addition to an electrical power generating facility

"D" (Development), which permits a building legally existing on site and the existing legal use of such building

Summary of Proposed Zoning By-law Provisions

Zone Standards	Existing E3-2 Zoning Standards	Proposed E3-Exception Zoning Standards	Proposed H-E3-Exception Zoning Standards	Proposed E2-Exception Zoning Standards
Use	Permits most uses allowed in an E3 zone and adds permission for an electric power generating facility. Exclusions include truck terminal, motor vehicle body repair facility and other uses	Permissions for electric power generating facility to be removed Outdoor storage will be permitted provided is contained with a structure with three sides and a roof or cover	Same as proposed E3-Exception except a stormwater management facility will be permitted	Permits most uses allowed in a E2 zone with exception of truck terminal, waste processing, overnight accommodation and other uses
Minimum front yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum interior side yard	The greater of 10% of the frontage or 4.5 m (14.8 ft.)	The greater of 10% of the frontage or 4.5 m(14.8 ft.)	The greater of 10% of the frontage or 4.5 m (14.8 ft.)	The greater of 10% of the frontage or 4.5 m (14.8 ft.)
Minimum exterior side yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum rear yard setback	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)



SCHEDULE A
CONDITIONS OF APPROVAL

FILE: T-M15001 W2

SUBJECT: Draft Plan of Subdivision
701 & 805 Winston Churchill Boulevard
East side of Winston Churchill Boulevard, south of Royal
Windsor Drive
City of Mississauga
Lifetime Winston Churchill Inc.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated May 13, 2016, revised June 16, 2016.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.
- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

-
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
 - 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
 - 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
 - 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
 - 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
 - 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction.
 - 11.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
 - 12.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
 - 13.0 Prior to final approval, final technical engineering drawings and reports must be submitted to the satisfaction of the City Transportation and Works Department.
 - 14.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.