



## DECLARATION

Section 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality:** City of Mississauga

**Our File:** OPA 77

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on April 11, 2018 when By-law Number 0057-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on April 19, 2018.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 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 9th day of May, 2018.

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Commissioner of Oaths

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Declarant

Sacha Smith, Manager & Deputy Clerk

Caroline Louise Simmons, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires March 13, 2021.



MISSISSAUGA

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

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 on April 11, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 77 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to add a Special Site to the Port Credit local Area Plan to permit additional uses on lands designated Residential Medium Density.

The purpose of the Zoning By-law is to implement the land use policies for the Port Credit Local Area Plan, by revising the existing zone categories and regulations, and to permit a variety of housing types.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 77 is in full force and effect.

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

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than May 08, 2018.

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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
3) be accompanied by a fee of \$150.00, payable City of Mississauga.
4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Eva Kliwer of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5753, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Signature of Sacha Smith

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

**Amendment No. 77**  
**to**  
**Mississauga Official Plan**

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. 77

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 77, 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 the Port Credit Local Area Plan of Mississauga Official Plan by adding a Special Site Policy and amending Schedule 3 - Port Credit Drive-Through Prohibitions, to include additional lands;

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

1. The document attached hereto, constituting Amendment No. 77 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

**Amendment No. 77**  
**to**  
**Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 77.

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 February 6, 2018, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to add a Special Site to the Port Credit Local Area Plan to permit additional uses on lands designated Residential Medium Density.

This Amendment also updates Schedule 3 - Port Credit Drive-Through Prohibitions, in the Port Credit Local Area Plan to show all lands currently designated as Mixed Use, where drive-through facilities are not permitted.

## **LOCATION**

The lands affected by this Amendment are located south of Queen Street West, north of Park Street West, west of Mississauga Road North and on the east and west sides of Wesley Avenue. The subject lands are located in the Port Credit 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 Ontario Municipal Board.

The subject lands are designated Residential Medium Density which permits townhouses and all forms of horizontal multiple dwellings.

The Port Credit Local Area Plan also permits low rise apartment dwellings.

The new Special Site Policy increases the range of residential uses permitted in the Residential Medium Density designation by also allowing:

- a. detached dwelling;
- b. semi-detached dwelling;
- c. duplex dwelling;
- d. triplex dwelling; and
- e. street townhouses.

Schedule 3 - Port Credit Drive-Through Prohibitions, identifies lands which are designated Mixed Use where drive-through facilities are not permitted. The schedule is based on a decision of the Ontario Municipal Board dated July 8, 2013.

This Amendment updates the schedule to include additional lands which are currently designated Mixed Use, and removes reference to the Ontario Municipal Board decision.

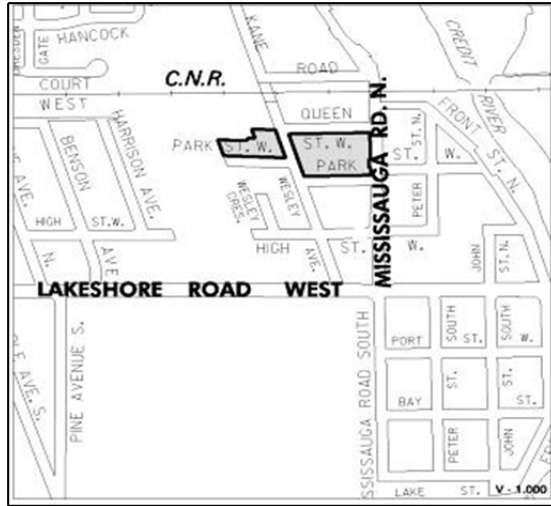
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed Amendment supports the principle that Mississauga will plan for a wide range of housing types to meet the needs of the community.
2. The proposed Amendment no longer restricts the use of the lands to minor renovations to the existing housing stock.
3. The proposed Amendment reflects current local circumstances and intended use of lands.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- 1 Section 13.1, Special Site Policies, Port Credit Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

### 13.1.18 Site 18



13.1.18.1 The lands identified as Special Site 18 are located south of Queen Street West, north of Park Street West, west of Mississauga Road North, and on the east and west sides of Wesley Avenue.

13.1.18.2 Notwithstanding the policies of this Plan, the following additional uses will be permitted:

- a. detached dwelling;
  - b. semi-detached dwelling;
  - c. duplex dwelling;
  - d. triplex dwelling; and
  - e. street townhouses
2. Schedule 3 - Port Credit Drive-Through Prohibitions, of the Port Credit Local Area Plan, is hereby amended by showing all lands currently designated as Mixed Use, as shown on Map "A" 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.

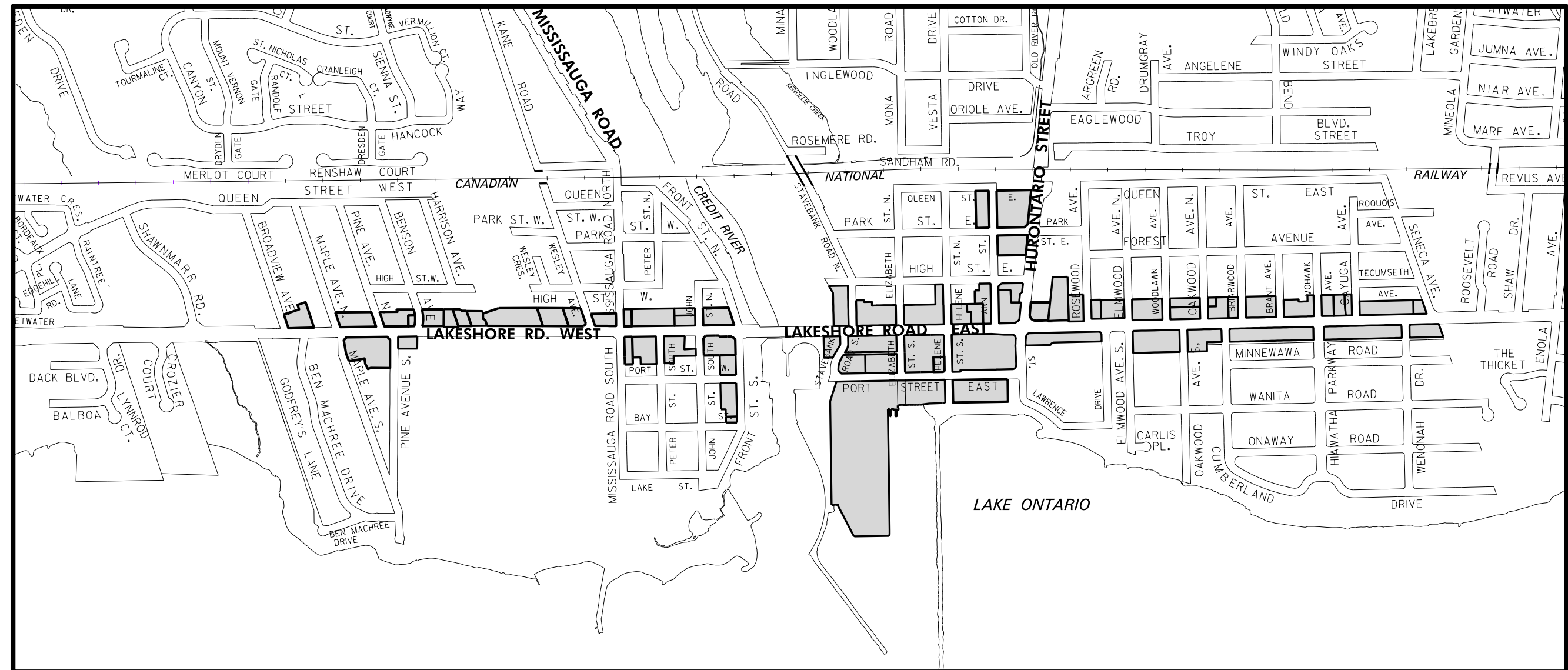
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan January 10, 2018.

## **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.





# SCHEDULE 3 – PORT CREDIT DRIVE-THROUGH PROHIBITIONS

 LANDS DESIGNATED MIXED USE WHERE DRIVE-THROUGH FACILITIES ARE NOT PERMITTED

MAP 'A' 

## **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 October 30, 2017 in connection with this proposed Amendment.

No written submissions were received and there were no comments raised at the Public Meeting regarding the proposed Amendment.

City of Mississauga  
**Corporate Report**



<p>Date: 2018/02/06</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.03.POR</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2018/02/26</p>

## Subject

### RECOMMENDATION REPORT (WARD 1)

**Port Credit Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning**

**File: CD.03.POR**

## Recommendation

1. That the report titled “ *Recommendation Report (Ward 1) Port Credit Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning* “ dated February 6, 2018 from the Commissioner of Planning and Building recommending approval of the official plan and zoning by-law amendments, be adopted.
2. That an Official Plan Amendment to Mississauga Official Plan be prepared to amend the Port Credit Local Area Plan in accordance with the proposed changes contained in Appendix 1 to this report.
3. That the zoning by-law be amended, in accordance with the proposed zoning changes contained in Appendix 1 to this report.

## Background

In March 2015, a planning review for the Port Credit area was completed and resulted in the adoption of Amendment No. 19 (Port Credit Local Area Plan official plan policies) by City Council.

Amendments to the zoning by-law are required to conform to the official plan policies. An information report was prepared and received by the Planning and Development Committee outlining the proposed zoning by-law changes and the additional amendment to the Port Credit Local Area Plan (Appendix 1).

On October 30, 2017, a public meeting was held by the Planning and Development Committee to hear comments regarding the proposed changes.

## Comments

At the public meeting, one resident commented on the proposed residential medium density zoning (RM7-5) and the inclusion of semi-detached dwellings as a permitted use. The resident questioned why semi-detached dwellings would be permitted, as there are currently no semi-detached dwellings in the area.

The properties proposed for rezoning to a residential medium density zoning (RM7-5), which are located south of High Street West, between Wesley Avenue and Mississauga Road North, are part of the stable residential area known as the North Residential neighbourhood in the Port Credit Local Area Plan. This neighbourhood includes a mix of detached, semi-detached, duplex and triplex dwellings, with the majority of properties zoned RM7-5. The proposed rezoning to the RM7-5 zone category, which permits semi-detached dwellings, as well as detached, duplex and triplex dwellings, is consistent with the character of the surrounding area.

## Financial Impact

Not applicable

## Conclusion

The public submission regarding the proposed amendments has been considered. Since the proposed residential medium density zoning (RM7-5) will allow for compatible infill development in the North Residential neighbourhood, the proposed amendments should be adopted in accordance with the recommendations specified in the report.

## Attachments

Appendix 1: Public Meeting Information Report – Port Credit Local Area Plan - Mississauga Official Plan Amendment and Implementing Zoning



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Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Eva Kliwer

City of Mississauga  
**Corporate Report**



Date: 2017/10/05

To: Chair and Members of Planning and Development Committee

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

Originator's files:

CD.03.POR

Meeting date:  
2017/10/30

**PDC** OCT 30 2017

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 1)

Port Credit Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning

## Recommendation

1. That the report titled "Port Credit Local Area Plan – Mississauga Official Plan Amendment and Implementing Zoning " dated October 5, 2017 from the Commissioner of Planning and Building be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

## Background

A planning review conducted for the Port Credit area resulted in the adoption of the new Port Credit Local Area Plan. The Local Area Plan forms part of Mississauga Official Plan and provides goals and policies to guide the development of the Port Credit area. At its meeting on March 5, 2014, City Council adopted By-law 0045-2014 which approved Amendment No.19 to Mississauga Official Plan (Official Plan).

With the approval of Amendment No. 19, it is necessary to establish a zoning by-law that conforms to the amended Official Plan. A zoning by-law implements the goals and policies of an official plan and provides a legal tool for managing land use and development. Zoning contains regulations that control development and specific requirements.

## Comments

The majority of properties in Port Credit have existing zoning which conforms to the Port Credit Local Area Plan. However, there are sites where zoning changes are required. The sites are located in two general areas. One area is near the Port Credit GO Station and the second area is west of the Credit River. (See Map Appendix 1). Details of the proposed changes are provided in Appendix 2 and described generally below.

### Site 1

The properties on Mississauga Road North, Wesley Avenue and High Street West are designated Residential Low Density II in the Official Plan. A change in zoning from the Residential Apartment zone to the corresponding residential zone is proposed to conform to the land use designation. The proposed change will continue to permit the current uses as well as permitting semi-detached dwellings.

### Site 2

The property located on John Street North is designated Residential High Density in the Official Plan. A change in zoning from the Residential Medium Density zone to a Residential Apartment zone is proposed to conform to the land use designation. The proposed change will continue to only permit public school and day care uses.

### Site 3

The properties on Mississauga Road North, Queen Street West, Park Street West and Wesley Avenue are designated Residential Medium Density in the Official Plan. A change to the Official Plan policies is proposed which will add a new policy to allow detached and semi-detached dwellings, in addition to the residential uses already permitted by the land use designation. A revision to the current Residential Medium Density exception zone is proposed which will allow for replacement of residential dwellings and permit a wider range of residential forms, consistent with the stable residential character of the area.

Additionally, Schedule 3 – Port Credit Drive-Through Prohibitions is also being updated to show all lands currently designated as Mixed Use. Appendix 3 shows the location of the properties to be included on the schedule.

## Financial Impact

Not applicable.

## Conclusion

The Planning Act requires that the zoning by-law conform to the approved Port Credit Local Area Plan, which forms part of the Official Plan. Although the majority of properties in Port Credit have existing zoning which is in conformity, there are a few sites where changes to the zoning by-law are necessary as described in the body of this report.

## Attachments

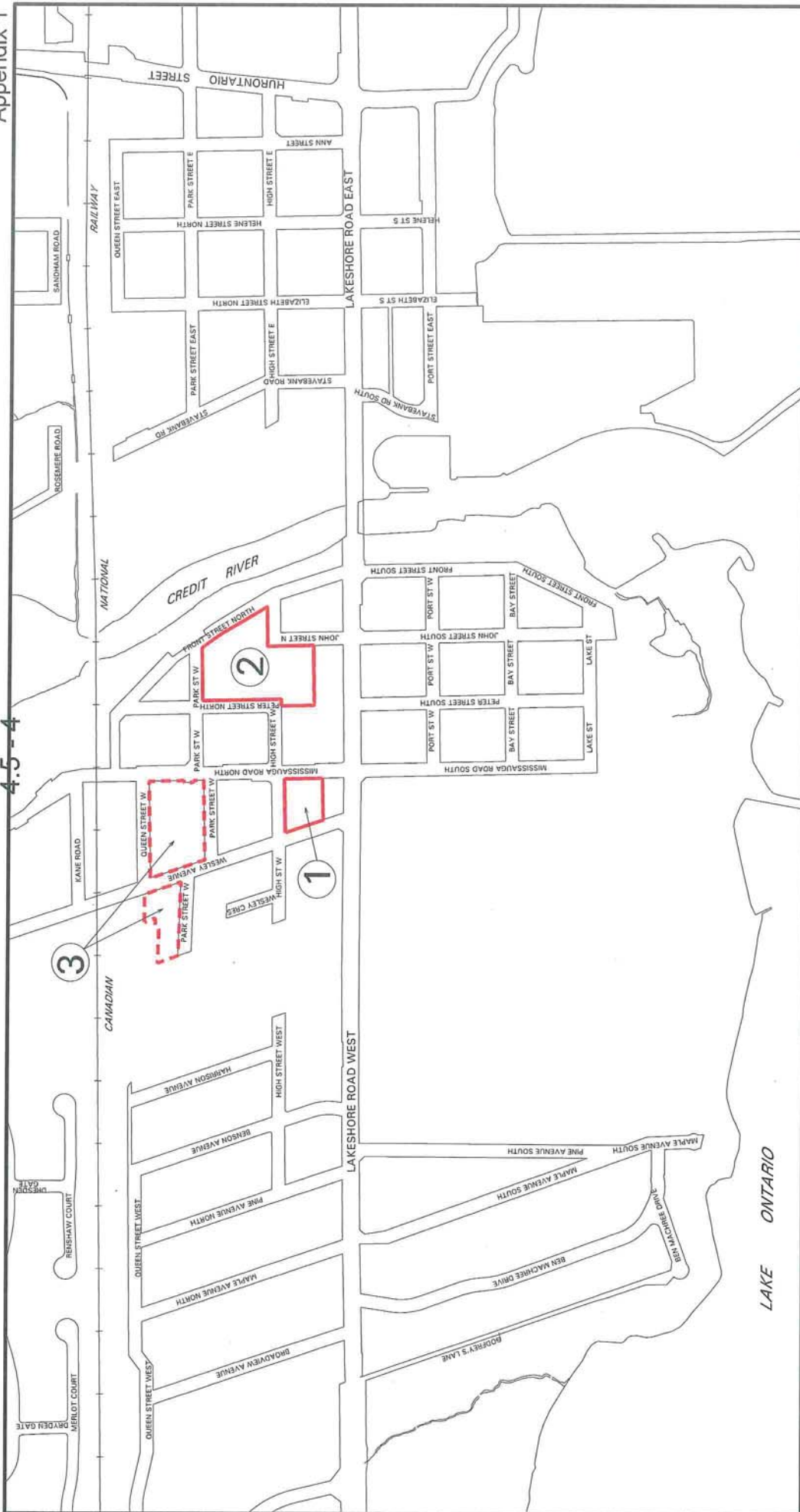
- Appendix 1: Location of Properties for Proposed Mississauga Official Plan and/or Zoning By-law Amendments
- Appendix 2: Summary of Proposed Mississauga Official Plan and/or Zoning By-law Amendments
- Appendix 3: Schedule 3 - Port Credit Drive -Through Prohibitions



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Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Eva Kliwer, Planner



## LOCATION OF PROPERTIES FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENTS

### PROPOSED ZONING BY-LAW AMENDMENT

**1** 6, 10, 14, 18 Mississauga Road North,  
5, 7, 9, 11, 17 Wesley Avenue,  
69 High Street West

**2** 30 John Street North


### PROPOSED MISSISSAUGA OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

**3** 44, 48, 52, 56, 62, Mississauga Road North,  
11, 13, 17, 19, 21, 27 Queen Street West,  
70, 74, 76, 80, 86, 90 Park Street West  
51, 53, 57, 58, 61, 62-66 Wesley Avenue



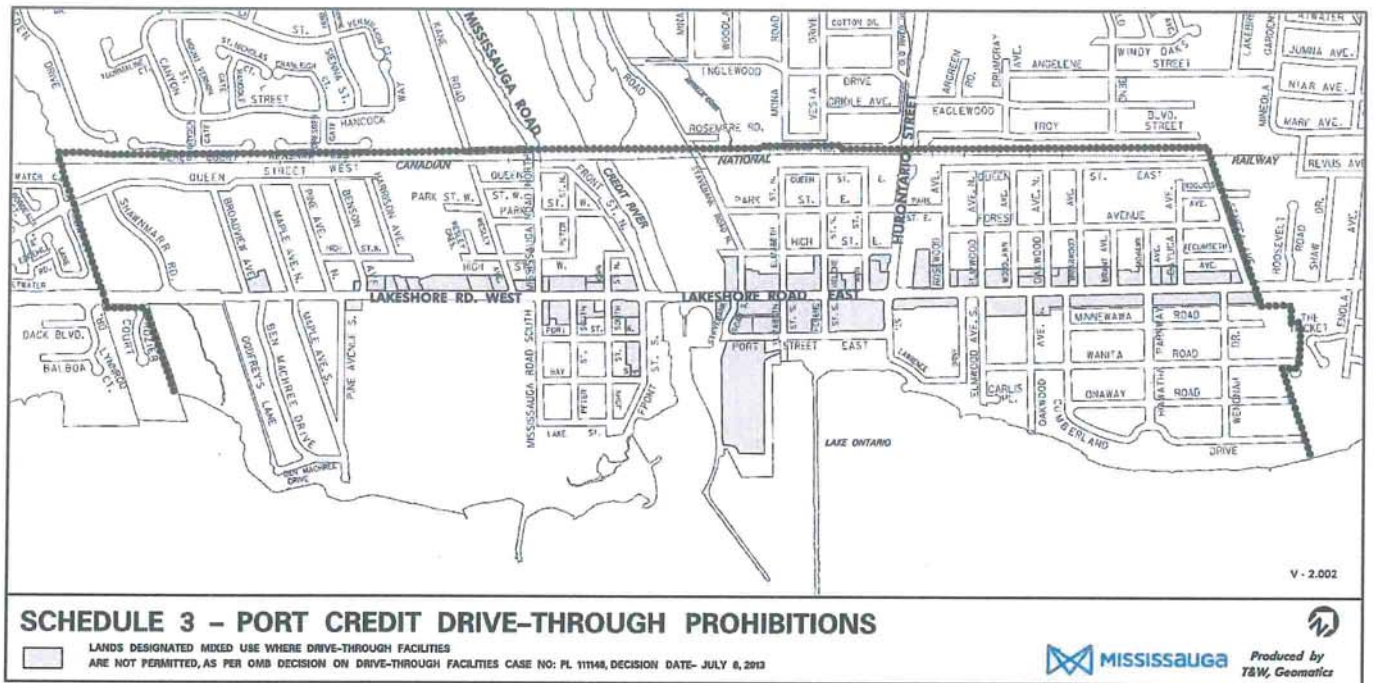


Summary of Proposed Mississauga Official Plan (MOP) and/or Zoning By-law Amendments

Site No.	Site Location	MOP Land Use Designation		Zoning		Effect of Proposed Amendment
		Current	Proposed Amendment	Current	Proposed Amendment	
1.	6, 10, 14, 18 Mississauga Road North, 5, 7, 9, 11, 17 Wesley Avenue, 69 High Street West	Residential Low Density II	No Change	RA1-34 (Apartment dwellings-exception)	RM7-5 (Detached, Semi-detached, duplex, triplex)	The RM7-5 zoning includes the existing permitted uses, as well as adding semi-detached dwellings. The proposed zoning will limit the height of detached and semi-detached dwellings, to be consistent with the character of the neighbourhood.
2.	30 John Street North	Residential High Density	No Change	RM4-57 (Townhouse dwellings-exception)	RA1-27 (Apartment dwellings-exception)	The proposed zoning conforms to the Residential High Density land use designation while continuing to only permit the existing public school and day care uses.
3.	44, 48, 52, 56, 62 Mississauga Road North, 11, 13, 17, 19, 21, 27 Queen Street West, 70, 74, 76, 80, 86, 90 Park Street West, 51, 53, 57, 58, 61, 62, 63, 64, 65, 66 Wesley Avenue	Residential Medium Density	That a new Special Site policy be added as follows: 13.1. xx Site xx 	RM4-64 (Townhouse dwellings-exception)	RM4-64 revised	The proposed MOP amendment to add a Special Site allows flexibility for other dwelling types. Detached, semi-detached and street townhouses will also be allowed in addition to the uses permitted in the Residential Medium Density designation and the Port Credit Local Area Plan.  The proposed amendment to the existing RM4-64 zoning will include the additional permitted uses and remove the restrictions on the replacement of legally existing dwellings.



EXISTING



AS AMENDED

