



# MISSISSAUGA

## DECLARATION

Section 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality** City of Mississauga

**Our File:** OPA 85

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 4, 2018 when By-law Number 0178-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on July 12, 2018.
2. That no appeal to the Local Planning Appeal Tribunal 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 1<sup>st</sup> day of August, 2018.

Commissioner of Oaths

Saima Tufail, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires March 13, 2021.

Declarant  
Sacha Smith



# MISSISSAUGA

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

<b>DATE OF NOTICE</b>	July 12, 2018	
<b>OPA NUMBER</b>	OPA 85 (By-law 0178-2018)	
<b>ZONING BY-LAW NUMBER</b>	0179-2018	
<b>DATE PASSED BY COUNCIL</b>	July 04, 2018	
<b>LAST DATE TO FILE APPEAL</b>	<b>July 31, 2018</b>	
<b>FILE NUMBER</b>	CD.23.CIT (BL.09.COM)	Ward All
<b>APPLICANT</b>	City of Mississauga	
<b>PROPERTY LOCATION</b>	The Meadowvale Business Park Corporate Centre, Clarkson-Lorne Park, East Credit and Erin Mills Neighbourhoods and Churchill Meadows Employment Area Character Areas.	

**TAKE NOTICE** that on July 04, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 85 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designations for eight parcels of land in the City for consistency with the actual or proposed uses, and for conformity with the Zoning By-law.

The purpose of the Zoning By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to change wording in various sections of the Zoning By-law that have been identified for updating or clarification. Other required changes to the Zoning By-law include adding regulations for accessory outdoor garden centres, shade structures in city parkland, and reflecting overall changes in land use trends. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 85 is in full force and effect.**

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

**IF YOU WISH TO APPEAL** to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at [elto.gov.on.ca](http://elto.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 **July 31, 2018**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by 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](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Lisa Christie** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5542, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

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

**Amendment No. 85**  
**to**  
**Mississauga Official Plan**

By-law No. 0178 - 2018

A by-law to Adopt Mississauga Official Plan Amendment No. 85

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. 85, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding land use designation changes in the Meadowvale Business Park Corporate Centre, Clarkson-Lorne Park, East Credit and Erin Mills Neighbourhoods and Churchill Meadows Employment Area Character Areas;

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

1. The document attached hereto, constituting Amendment No. 85 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 4 day of July, 2018.

Signed Bonnie Lambie

MAYOR

Signed [Signature]

CLERK

**Amendment No. 85**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A1" to "E8" attached constitute Amendment No. 85.

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 7, 2018, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designations for eight parcels of land in the City for consistency with the actual or proposed uses, and for conformity with the Zoning By-law.

## **LOCATION**

The lands affected by this Amendment are located in the Meadowvale Business Park Corporate Centre, Clarkson-Lorne Park, East Credit and Erin Mills Neighbourhoods and Churchill Meadows Employment Area Character Areas, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Greenlands, Public Open Space, Residential Low Density I, Residential Low Density II, Mixed Use, Motor Vehicle Commercial and Business Employment, and will be redesignated to Greenlands, Public Open Space, Mixed Use, Convenience Commercial and Business Employment. A chart which summarizes the proposed Mississauga Official Plan and Zoning By-law amendments and the corresponding location map, is attached as part of Appendix II to this Amendment.

For the city owned parcels affected by this Amendment, designations are being changed to reflect the current or intended uses of the subject lands: Public Open Space to Greenlands (Turtle Creek valleylands); Residential Low Density II to Public Open Space (walkway to Carolyn Creek valley); Greenlands to Public Open Space (McCauley Green playground area); Residential Low Density I to Greenlands (Glen Erin Trail); and, Public Open Space to Business Employment (future transit maintenance facility).

For the private properties impacted by this Amendment, the lands in the vicinity of Ridgeway Drive and Odyssey Drive are being redesignated to match the zoning, which was amended when a stormwater management pond was constructed to service the Employment Area. A former gas station site is being redesignated from Motor Vehicle Commercial to Convenience Commercial, and a property with a partial Public Open Space designation is being amended to Business Employment to reflect the current use and zone of the property.

Details of the amendments are found on Maps "A1" to "E8".

The proposed Amendments are acceptable from a planning standpoint and should be approved so that consistency is maintained between the land use designations/uses/zoning for all properties in the City.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "A1" to "A5" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "B1" to "B5" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding a small City owned parcel to Natural Hazards of the Natural System, as shown on Map "C1" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the boundary of Public and Private Open Spaces, as shown on Maps "D1" to "D5" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations from Public Open Space to Greenlands, Residential Low Density II to Public Open Space, Mixed Use to Greenlands, Mixed Use to Business Employment, Greenlands to Business Employment, Greenlands to Mixed Use and Business Employment to Mixed Use, Greenlands to Public Open Space, Motor Vehicle Commercial to Convenience Commercial, Residential Low Density I to Greenlands, Public Open Space to Business Employment and Greenlands, as shown on Maps "E1" to "E8" 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.

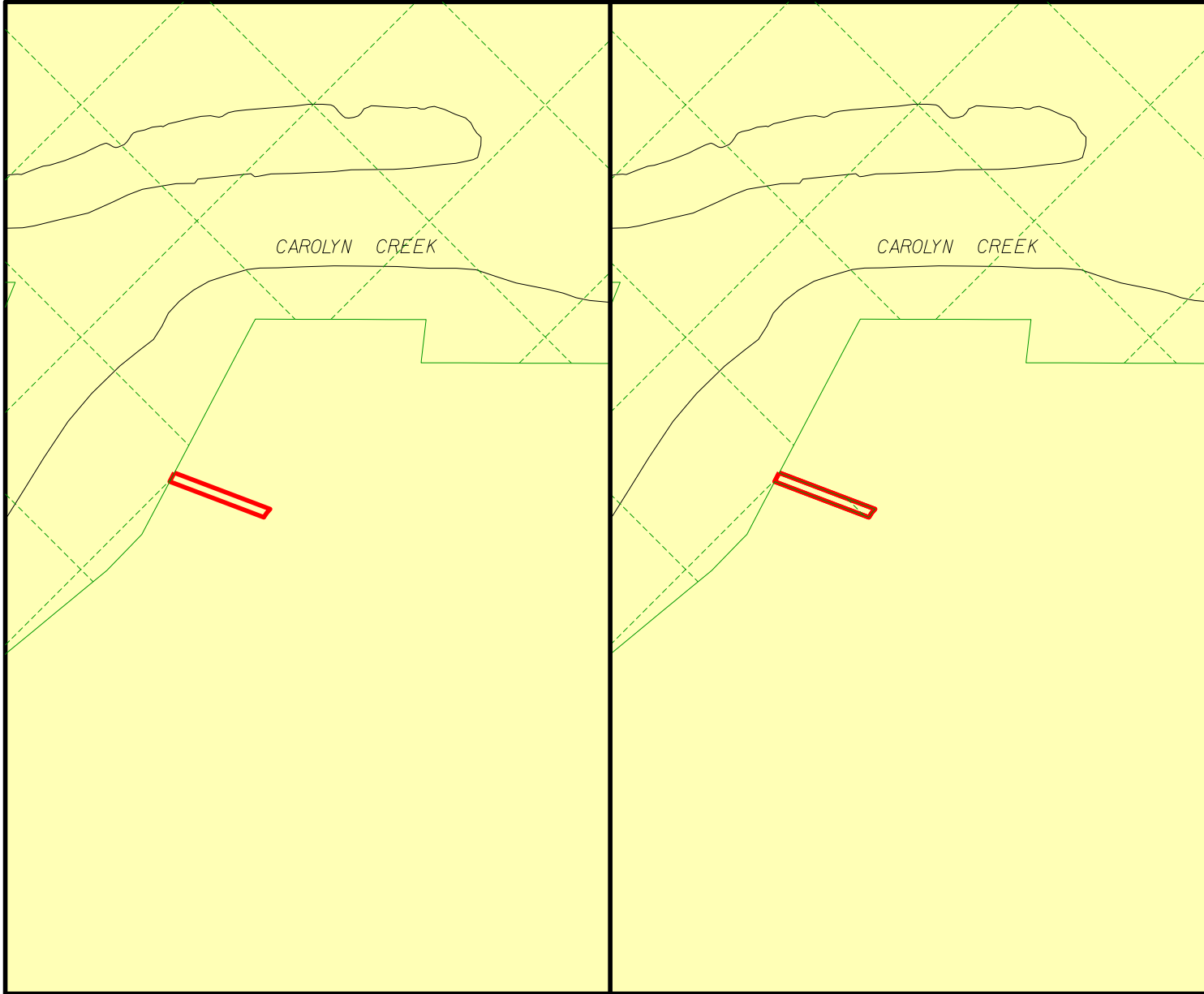
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 21, 2018.

## **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

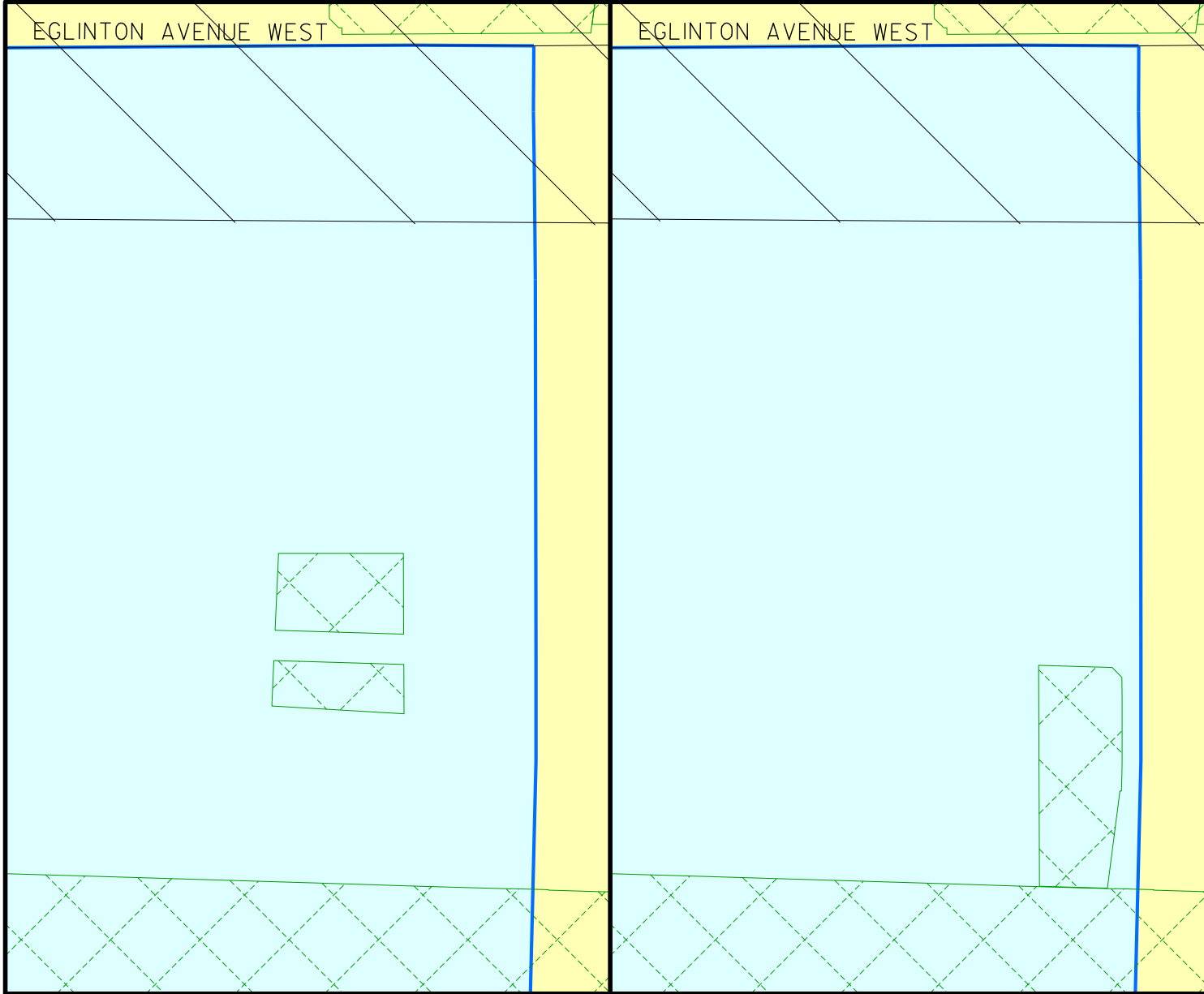
Note:

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





### LEGEND

#### GREEN SYSTEM

Green System

#### CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

#### CORRIDORS

Corridor

Intensification Corridor

**Note:**

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

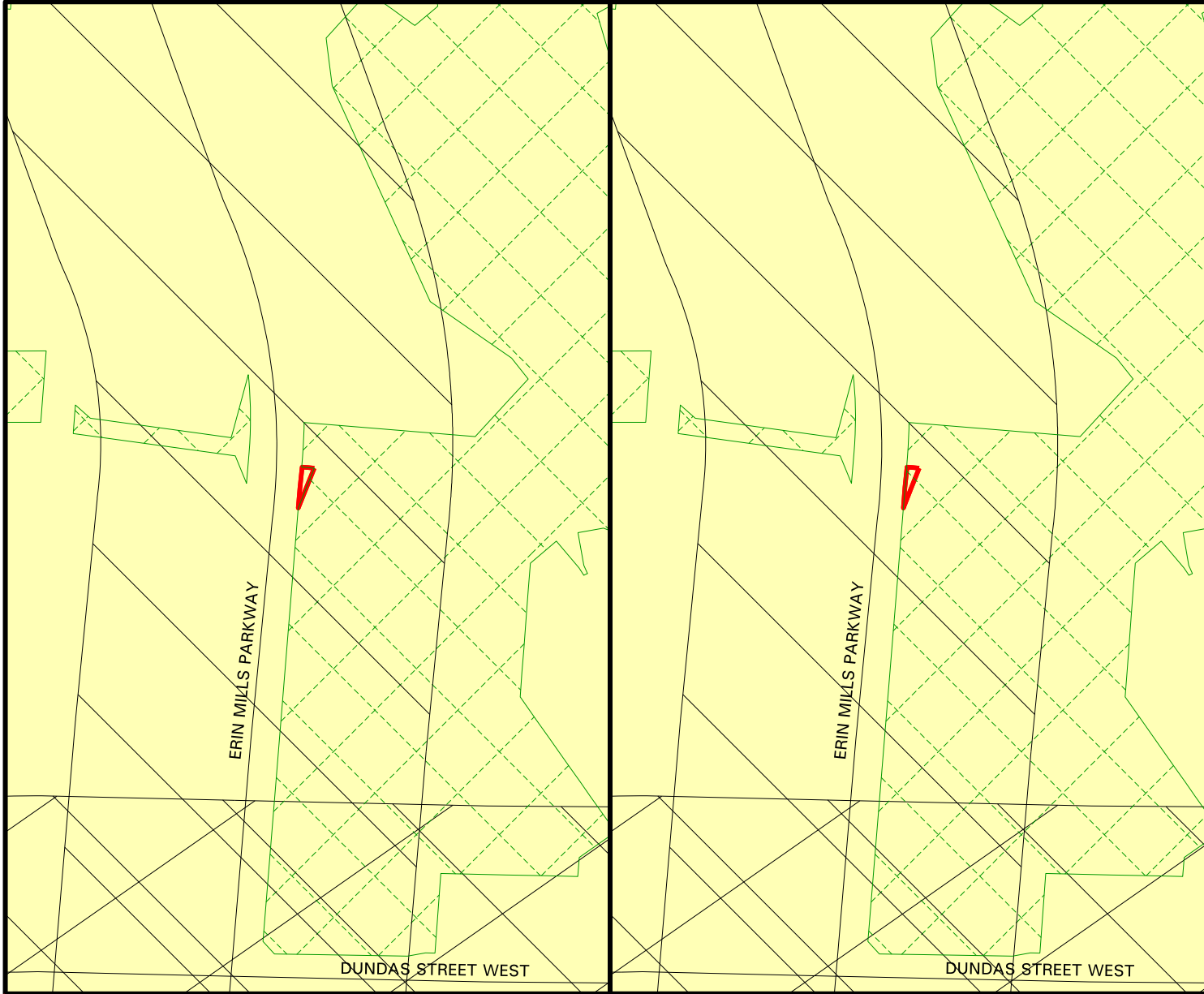


**MAP 'A2'**  
 Part of  
 Schedule 1-Urban System  
 of Mississauga Official Plan



EXISTING

AMENDED



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

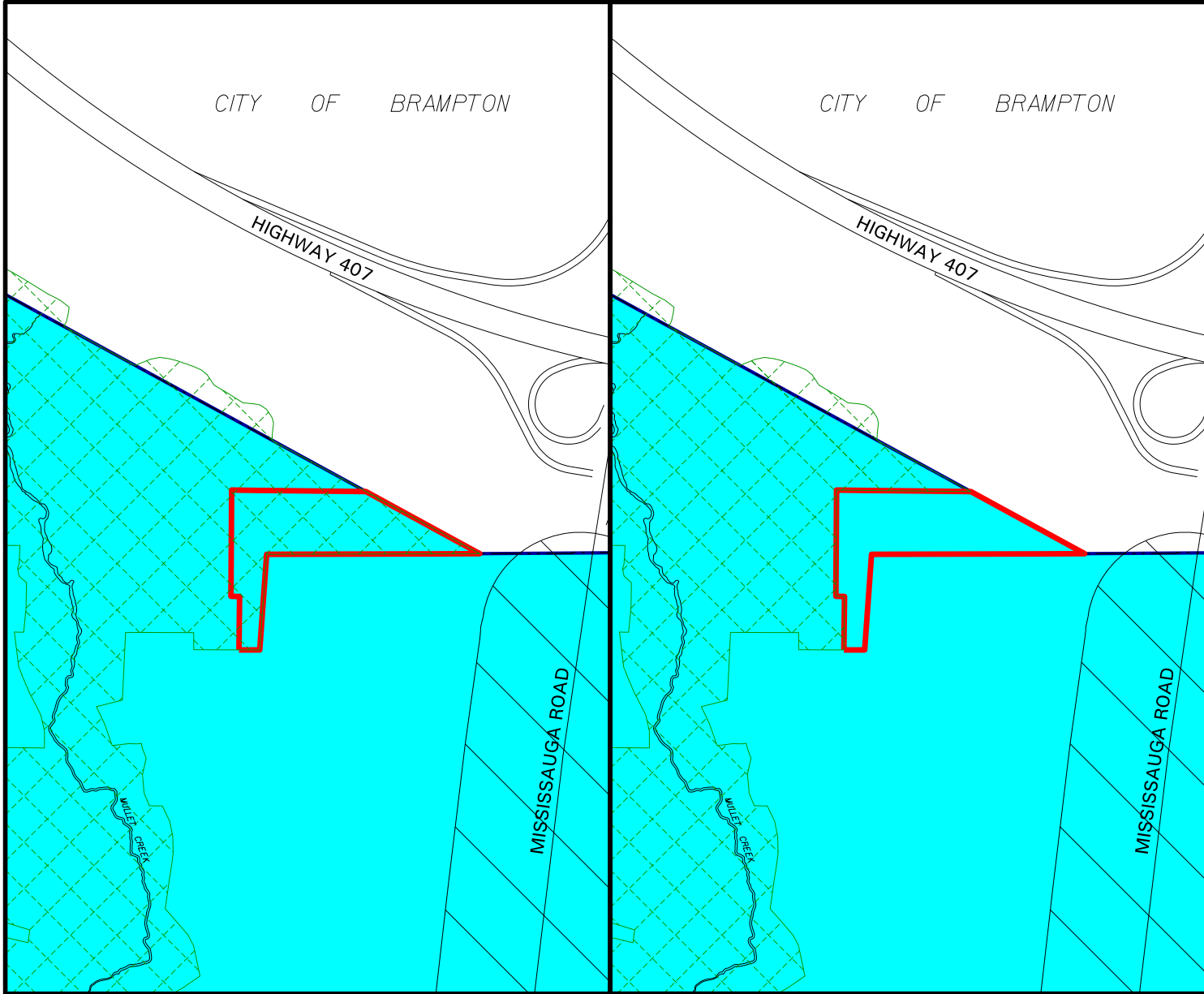
#### Note:

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





CITY OF BRAMPTON

CITY OF BRAMPTON

HIGHWAY 407

HIGHWAY 407

MISSISSAUGA ROAD

MISSISSAUGA ROAD

MULLET CREEK

MULLET CREEK

EXISTING

AMENDED

### LEGEND

#### GREEN SYSTEM

 Green System


#### CITY STRUCTURE

 Downtown

 Major Node

 Community Node

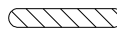
 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

#### CORRIDORS

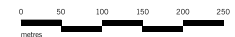
 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

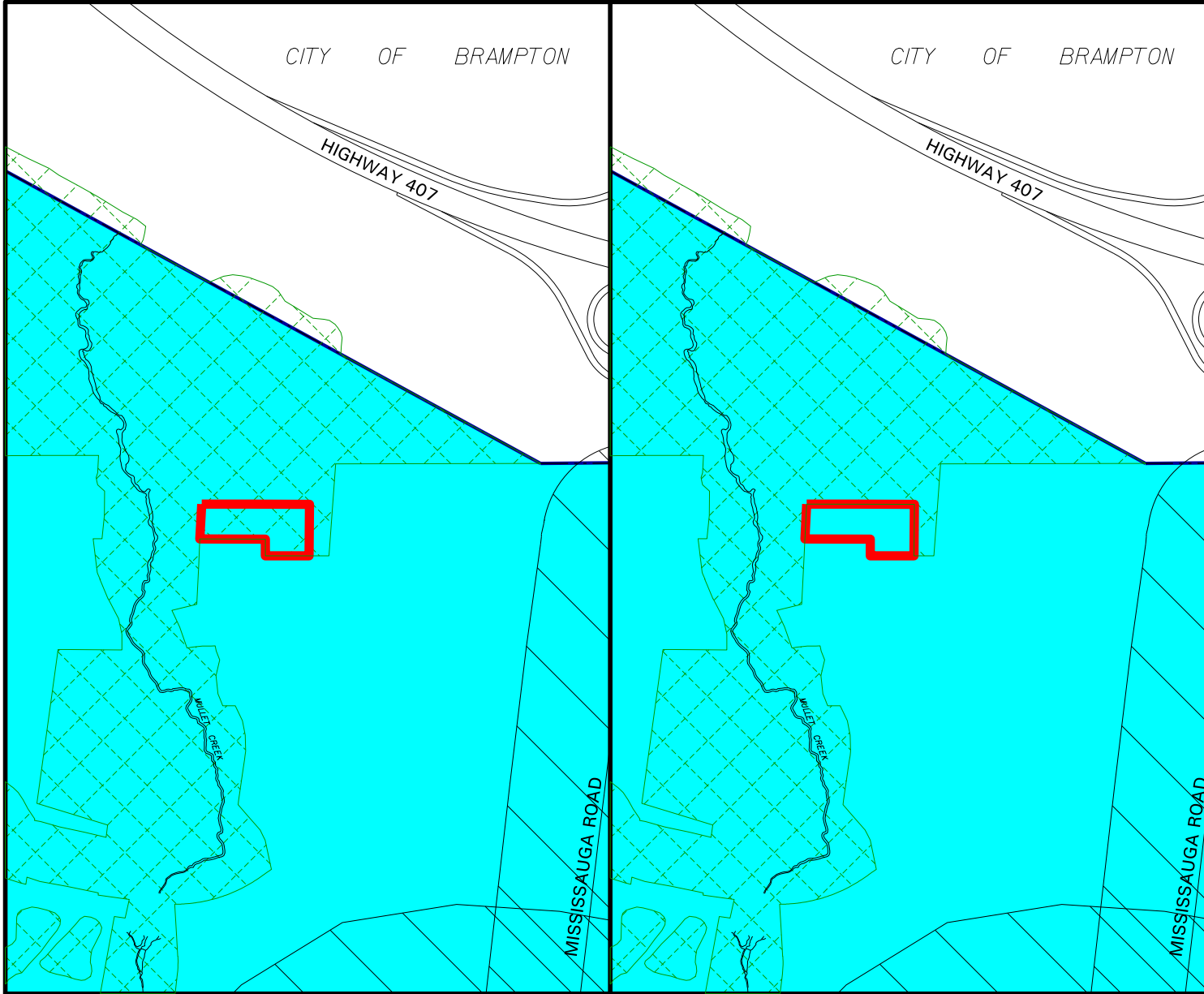
#### Note:

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 'A4'  
 Part of  
 Schedule 1-Urban System  
 of Mississauga Official Plan





EXISTING

AMENDED

### LEGEND

#### GREEN SYSTEM

 Green System


#### CITY STRUCTURE


 Downtown

 Major Node

 Community Node

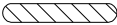
 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

#### CORRIDORS

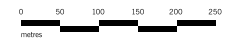
 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

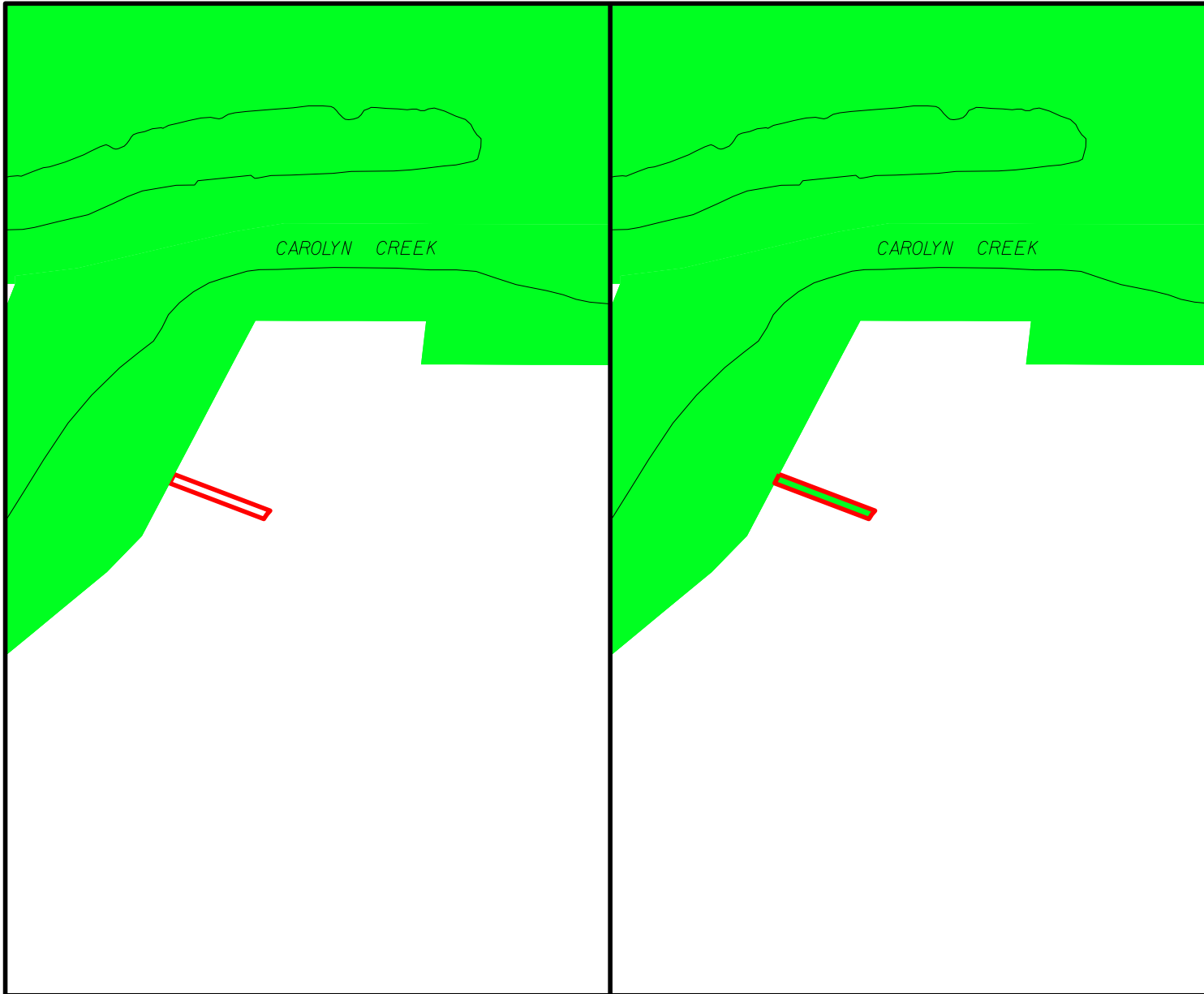
**Note:**

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**MAP 'A5'**  
 Part of  
 Schedule 1-Urban System  
 of Mississauga Official Plan





EXISTING

AMENDED

**LEGEND:**

 AREA OF AMENDMENT

**Note:**

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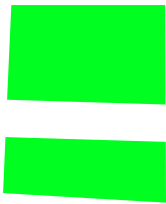
**MAP 'B1'**  
 Part of Schedule 1a  
 Urban System - Green System  
 of Mississauga Official Plan



EGLINTON AVENUE WEST

EGLINTON AVENUE WEST

LEGEND:



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



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

EXISTING

AMENDED





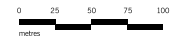
EXISTING

AMENDED

**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.



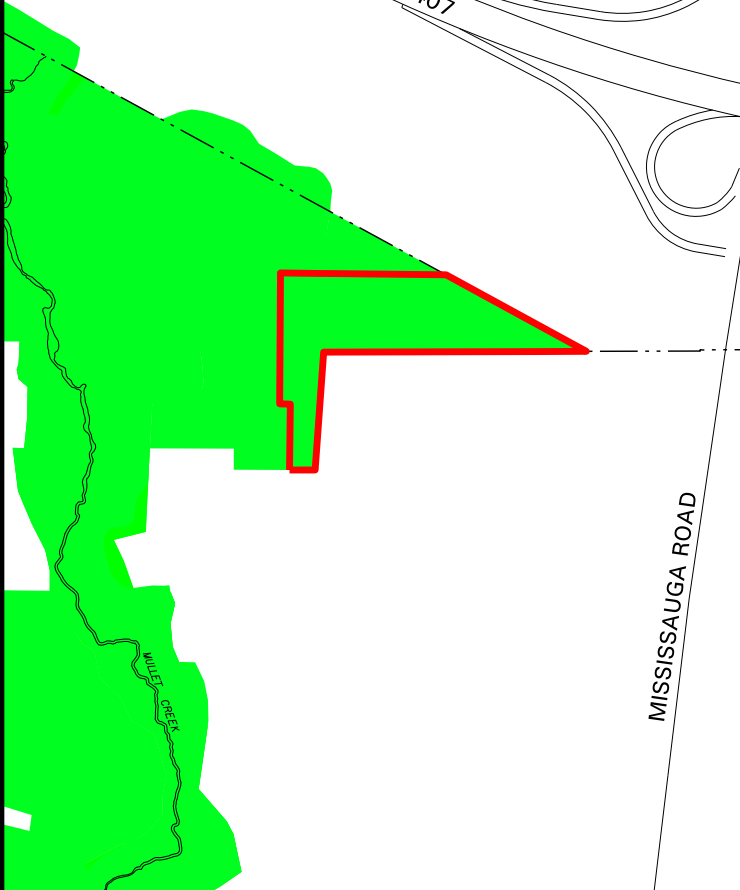
MAP 'B3'  
Part of Schedule 1a  
Urban System - Green System  
of Mississauga Official Plan





CITY OF BRAMPTON

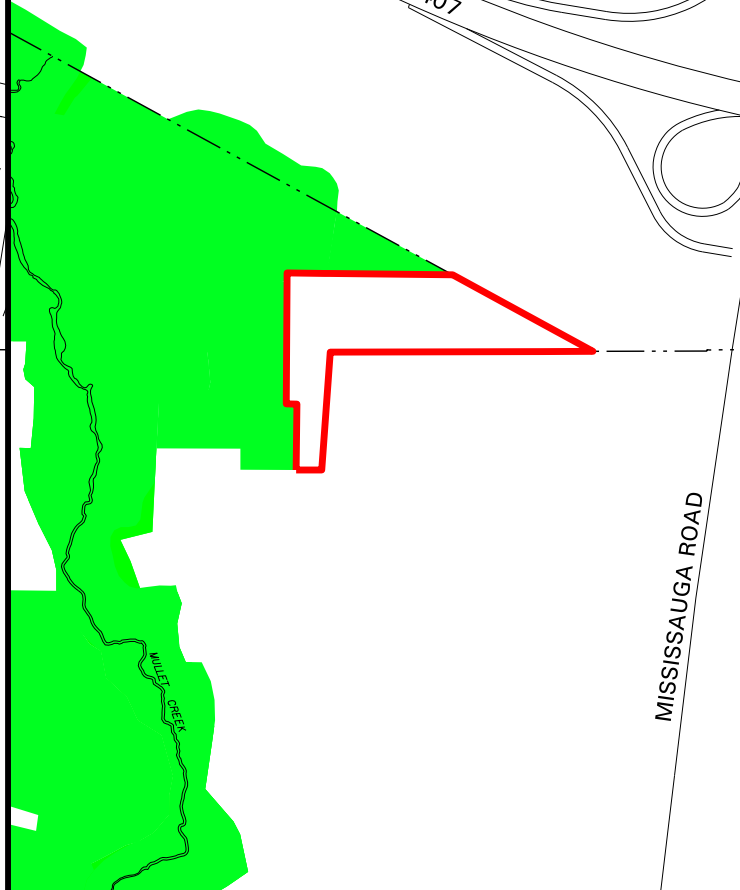
HIGHWAY 407



EXISTING


CITY OF BRAMPTON

HIGHWAY 407



AMENDED

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 'B4'

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





EXISTING

AMENDED

**LEGEND:**

 AREA OF AMENDMENT

**Note:**

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MAP 'B5'

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





### 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 'C1'**  
 Part of Schedule 3  
 Natural System  
 of Mississauga Official Plan



**EXISTING**

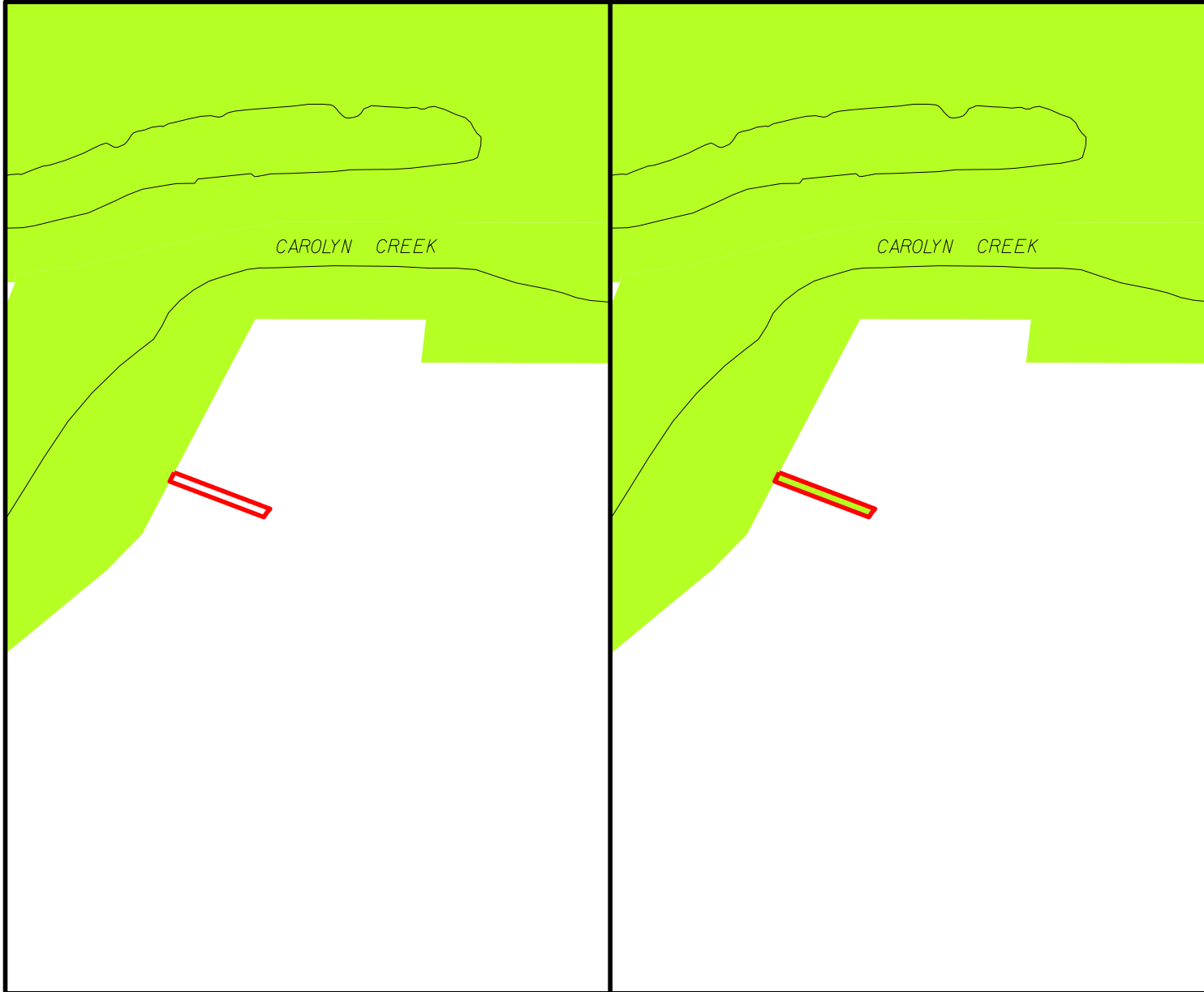
**AMENDED**

DUNDAS STREET WEST






DUNDAS STREET WEST

ERIN MILLS PARKWAY

ERIN MILLS PARKWAY



### LEGEND

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

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



**MAP 'D1'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan



EXISTING

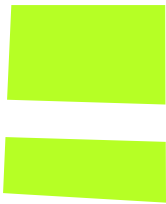
AMENDED

EGLINTON AVENUE WEST

EGLINTON AVENUE WEST

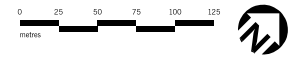
### LEGEND

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



Notes:

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



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








EXISTING

AMENDED

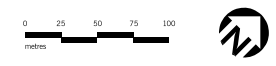


### LEGEND

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



EXISTING

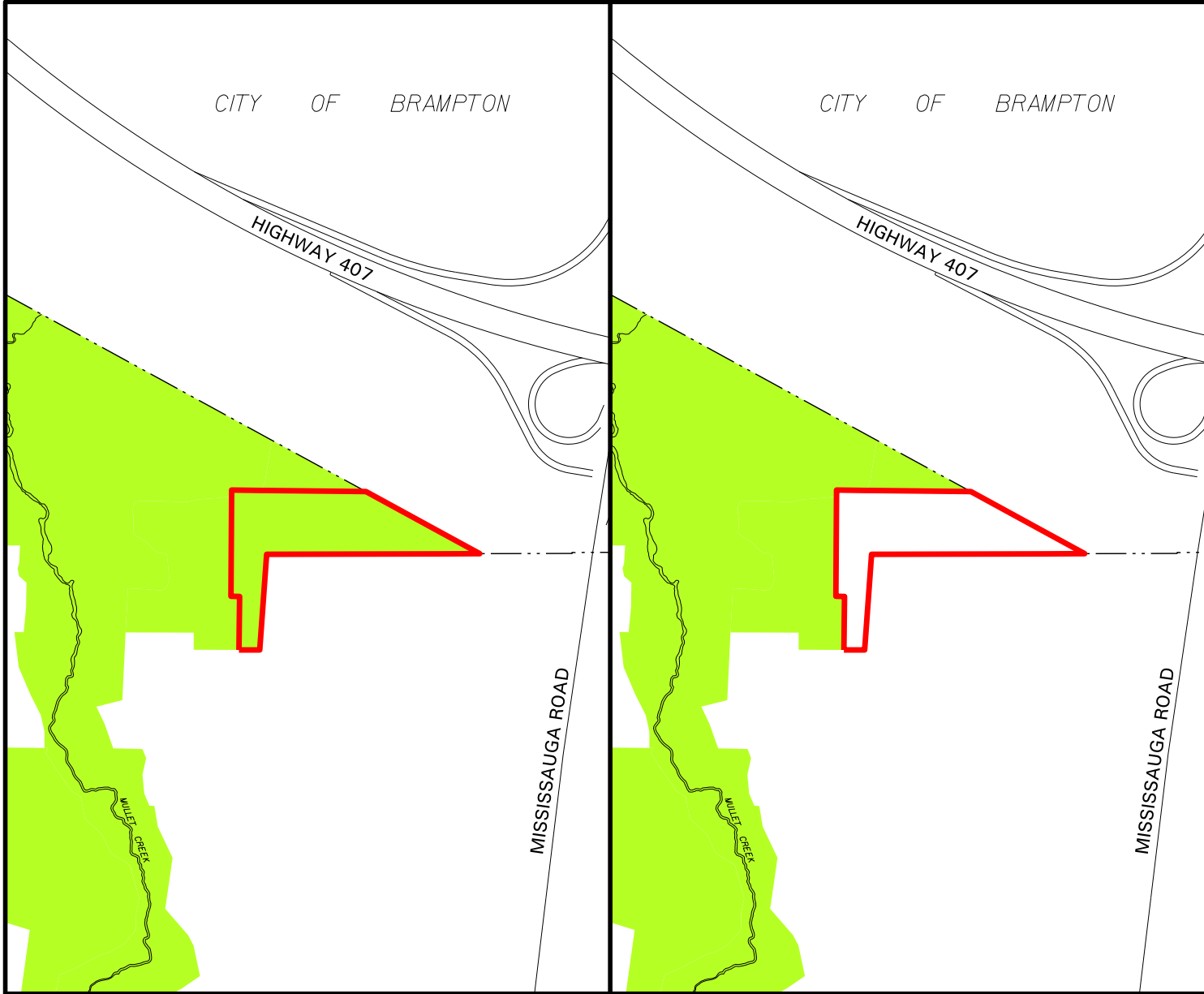
AMENDED

DUNDAS STREET WEST






DUNDAS STREET WEST

ERIN MILLS PARKWAY

ERIN MILLS PARKWAY



### 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 'D4'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan



EXISTING






AMENDED



EXISTING

AMENDED

### LEGEND

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

Notes:

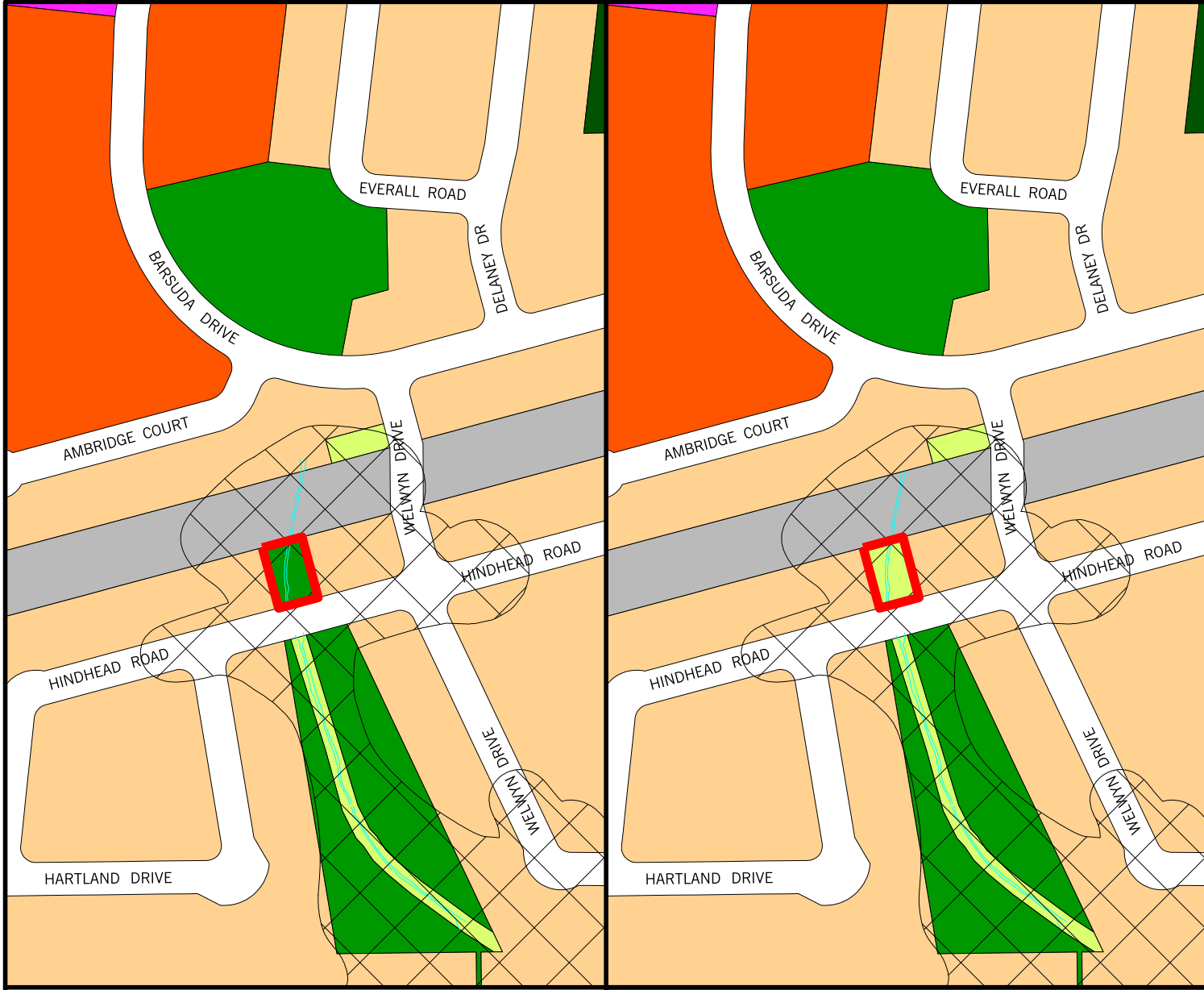
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include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



**MAP 'D5'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan







EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

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

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

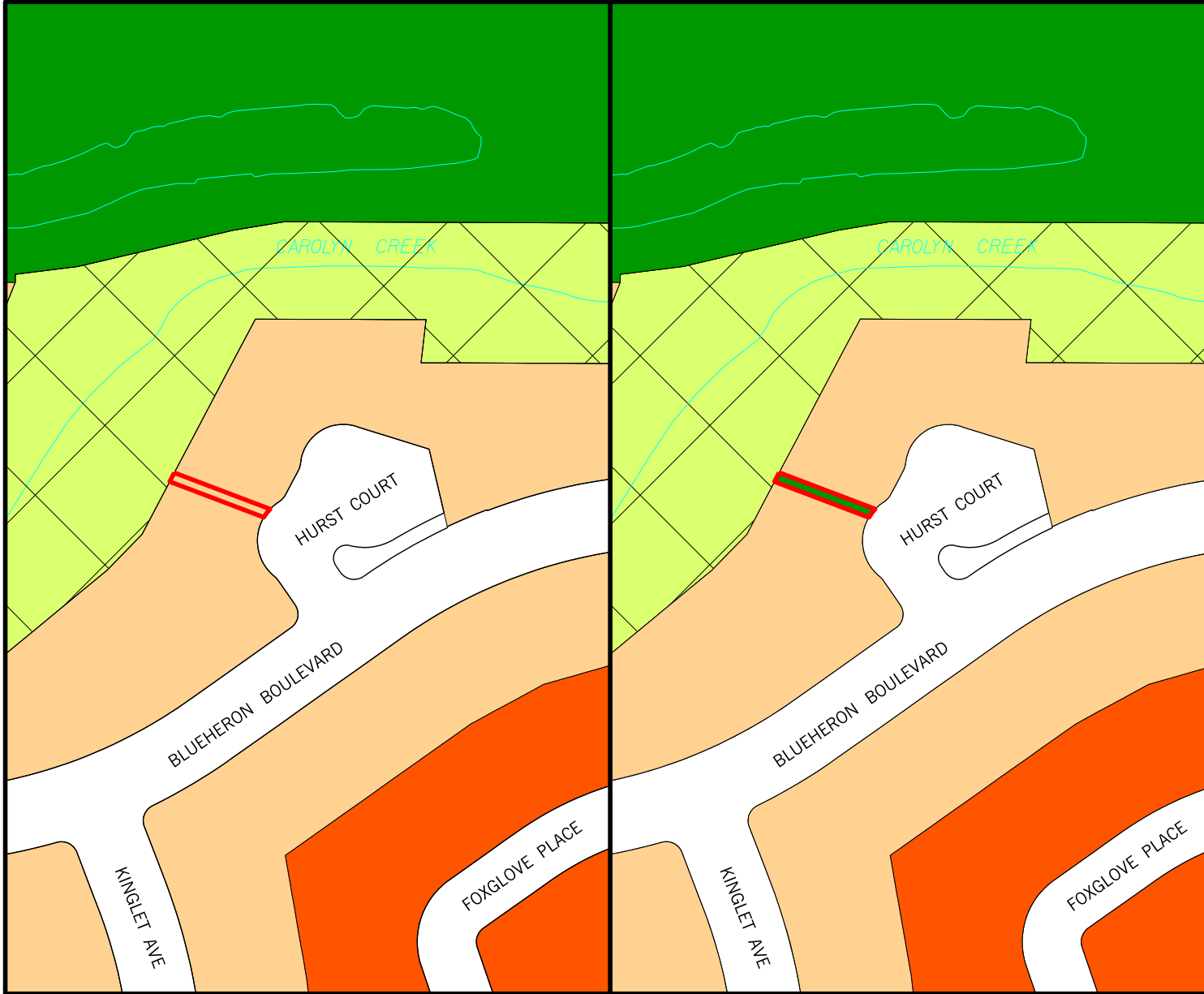
- ### City Structure
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

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



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





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

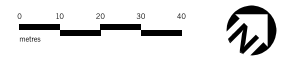
BASE MAP INFORMATION

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

City Structure

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

- AREA OF AMENDMENT
- FROM:  
 RESIDENTIAL LOW DENSITY II
- TO:  
 PUBLIC OPEN SPACE



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



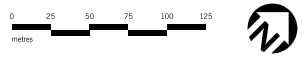


- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  -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

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

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

- AREA OF AMENDMENT**
- FROM:**
  - MIXED USE
  - GREENLANDS
  - BUSINESS EMPLOYMENT
- TO:**
  - GREENLANDS
  - BUSINESS EMPLOYMENT
  - MIXED USE



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



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM:  
 GREENLANDS

TO:  
 PUBLIC OPEN SPACE



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





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM:

MOTOR VEHICLE COMMERCIAL

TO:

CONVENIENCE COMMERCIAL



MAP 'E5'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



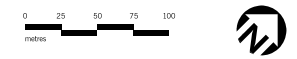


- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  -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

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

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

- AREA OF AMENDMENT
- FROM: RESIDENTIAL LOW DENSITY I
- TO: GREENLANDS



## MAP 'E6'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

CITY OF BRAMPTON

CITY OF BRAMPTON

HIGHWAY 407

HIGHWAY 407

MISSISSAUGA ROAD

MISSISSAUGA ROAD

WEST CREDIT AVENUE

WEST CREDIT AVENUE

MEADOWVALE BOULEVARD

MEADOWVALE BOULEVARD

EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM: PUBLIC OPEN SPACE

TO: BUSINESS EMPLOYMENT

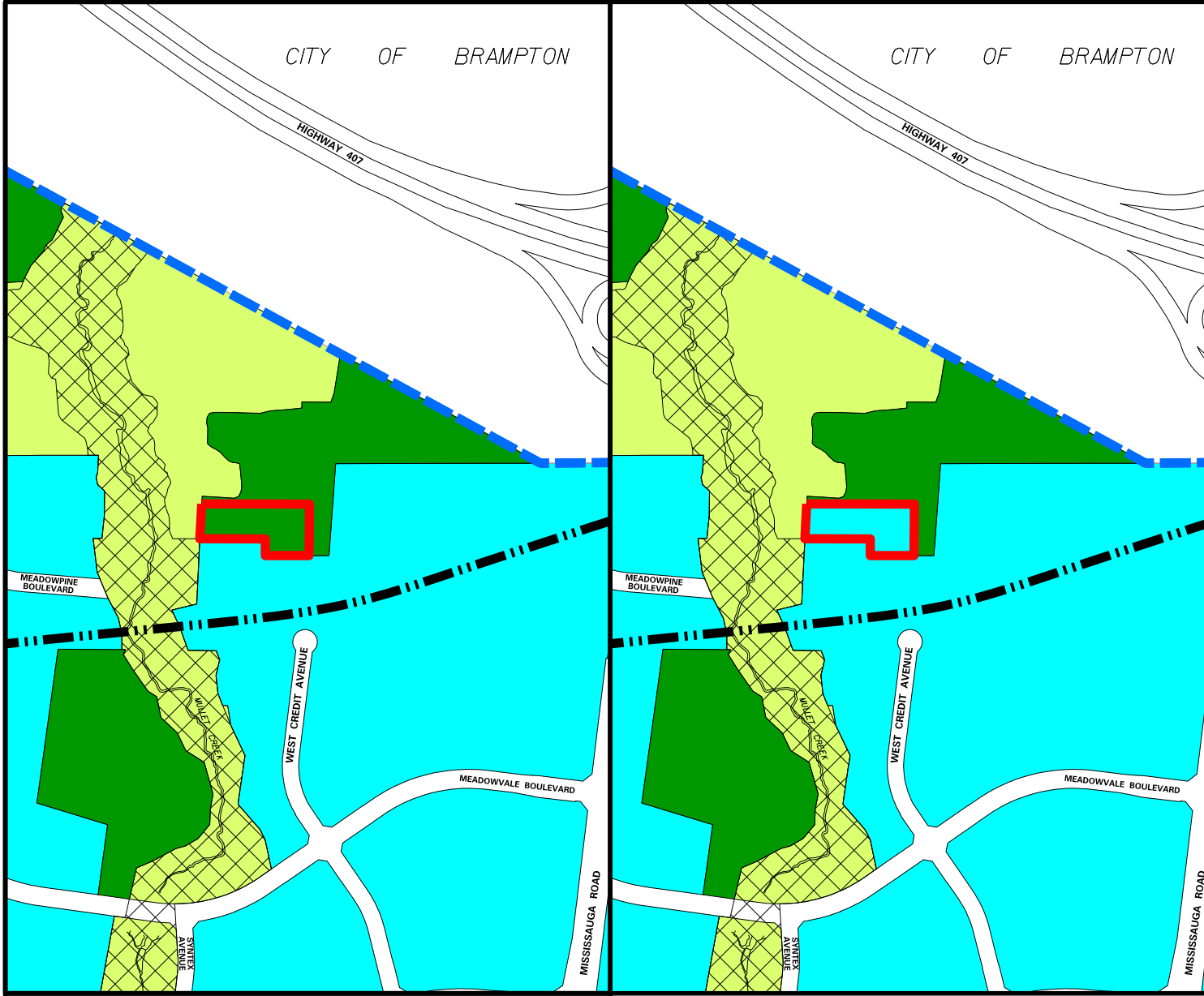
GREENLANDS



MAP 'E7'

Part of Schedule 10 Land Use Designations of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

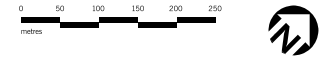
AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
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  - Business Employment
  - Industrial
  - Airport
  - Institutional
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- ### BASE MAP INFORMATION
- Heritage Conservation District
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  - Civic Centre (City Hall) City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

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

- AREA OF AMENDMENT
- FROM:  PUBLIC OPEN SPACE
- TO:  BUSINESS EMPLOYMENT



**MAP 'E8'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan





## **APPENDIX I**

### **PUBLIC MEETING**

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on May 28, 2018 in connection with this proposed Amendment.

There were no deputations at the Public Meeting and one written submission was received for clarification of property location and permitted uses only. No further action was required.

City of Mississauga  
**Corporate Report**



Date: June 7, 2018

To: Mayor and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of  
 Planning and Building

Originator's file:  
 BL.09-COM

Meeting date:  
 2018/06/20

## Subject

### RECOMMENDATION REPORT (All Wards)

**Proposed City Initiated Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007**

**File: BL.09-COM**

**Bill 139**

## Recommendation

That the Report dated June 7, 2018, from the Commissioner of Planning and Building regarding the proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. The proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1, Information Report, be approved.

## Background

A public meeting was held by the Planning and Development Committee on May 28, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0032-2018 was then adopted by Council on June 6, 2018.

That the report dated May 4, 2018 from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to future Council meeting.

## Comments

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

### PLANNING COMMENTS

A small parcel of the property known as 7330 Mississauga Road is designated Open Space but has an employment zone. This parcel should be included in the official plan amendment from **Open Space to Business Employment** that has already been proposed for the two properties to the west at 7295 and 7300 West Credit Avenue, which is intended to reflect actual and/or future land uses.

### 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. 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". It 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 proposed Official Plan amendments are consistent with the PPS and conform to the Growth Plan as well as the Region of Peel Official Plan. The amendments are technical in nature, addressing matters of conformity and clarity rather than development and growth in the municipality.

## Financial Impact

Not applicable.

## Conclusion

The proposed City initiated amendments to Mississauga Official Plan Amendment and Zoning By-law 0225-2007 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use designations are consistent with the current or planned future uses of the subject properties.

Council

2018/06/07

3

Originator's file: BL.09-COM

2. The proposed amendments to Zoning By-law 0225-2007 remove regulations that are no longer relevant, clarify regulations with respect to setbacks to G1 and G2 zones for development in Residential zones, permit accessory garden centres at retail plazas and allow shade structures in City parks zoned G1-14.

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

## Attachments

Appendix 1: Information Report



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

Prepared by: Lisa Christie, Planner

City of Mississauga  
**Corporate Report**

PDC

MAY 28 2018



MISSISSAUGA

<p>Date: May 4, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file:  <b>BL.09-COM</b></p>
<p>From: Andrew Whittemore, Commissioner of Planning and Building</p>	<p>Meeting date:  2018/05/28</p>

## Subject

### PUBLIC MEETING INFORMATION REPORT (All Wards)

**Proposed City Initiated Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007**

**File: BL.09-COM**

## Recommendation

That the report dated May 4, 2018, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information.

## Background

The purpose of this report is to present proposed Official Plan and Zoning By-law Amendments for some properties in the City of Mississauga; to present proposed amendments for a number of zoning regulations in the City of Mississauga; and, to hear comments from the public on the proposed changes.

## Comments

The proposed Official Plan Amendments affect eight properties in Wards 2, 6, 8 and 9. Five of the properties are City owned, and the amendments to four of these parcels are for open space and/or greenlands designations and zones to reflect their current or intended uses as protected areas or parklands. The fifth site, at 7300 West Credit Avenue, was acquired in 2014, and will be developed as the City's third transit storage and maintenance facility.

The three other parcels to be redesignated are privately owned. One is a retail plaza at 2385 Burnhamthorpe Road West that is designated for a gas station. The second is an industrial facility at 7295 West Credit Avenue which is partially designated Open Space. The final redesignations are in the Churchill Meadows Employment Character Area. A placeholder designation for a future stormwater management pond was included when the policies were

prepared and the location of the pond was not determined. As the pond has been constructed, and the zoning is in place, the Official Plan must be updated to maintain consistency between the documents. Appendix 1 is a location map that illustrates the locations of the abovenoted properties, and Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording, add definitions and update regulations. Zoning By-law Amendments are proposed to modify the following sections:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions
- Parking and Loading
- Residential, Commercial, Open Space and Greenlands Zones
- Mapping changes

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

#### General Provisions (Item 3)

A regulation with respect to rooftop balconies was added to the zoning by-law in late 2017. Staff has worked with the new regulation, and note that an amendment is required for the circumstance where a rooftop balcony is located in an employment area and no setback is required for privacy/overlook concerns.

#### Commercial (Items 7 & 8)

In the past, accessory outdoor garden centres at retail plazas raised concerns with respect to impact on parking and overall site design. However, as this use is proposed on properties that are subject to site plan approval, and parking issues, if any, can be addressed through a minor variance application, accessory outdoor garden centres should be permitted in the Convenience, Neighbourhood and General Commercial zones.

#### Open Space and Greenlands Zones (Items 9 & 10)

A clarification has been made to the permitted accessory uses in OpenSpace (parks) zones by replacing the term "picnic facility" with "shade structure", and then adding this use as an additional permitted use in those City parks which have a G1-14 zone, including Erindale, Fleetwood, Garnetwood and Paul Coffey.

Mapping changes related to either the official plan amendments identified in Appendix 2 or required by the abovenoted items are also proposed as part of this City initiated amendment.

## Financial Impact

Not applicable.

## Conclusion

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the Official Plan and the Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

## Attachments

- Appendix 1: Location of Properties for Proposed Official Plan and/or Rezoning Amendments
- Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law
- Appendix 3: Proposed City Initiated Amendments (#12) to Mississauga Zoning By-law 0225-2007



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

Prepared by: Lisa Christie, Planner



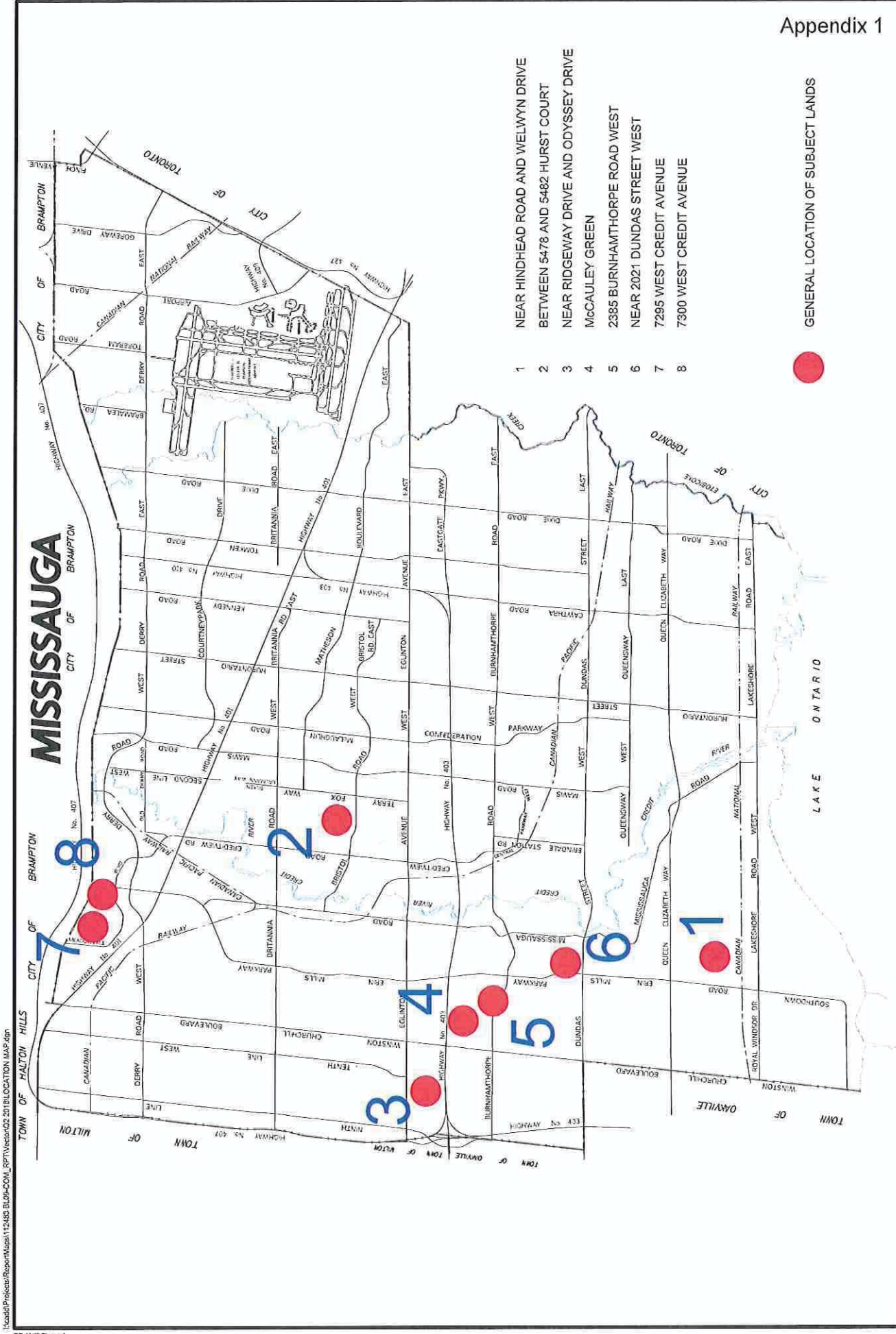
Produced by  
T&W, Geomatics



- 1 NEAR HINDHEAD ROAD AND WELWYN DRIVE
- 2 BETWEEN 5478 AND 5482 HURST COURT
- 3 NEAR RIDGEWAY DRIVE AND ODYSSEY DRIVE
- 4 MCCAULEY GREEN
- 5 2385 BURNHAMTHORPE ROAD WEST
- 6 NEAR 2021 DUNDAS STREET WEST
- 7 7295 WEST CREDIT AVENUE
- 8 7300 WEST CREDIT AVENUE



GENERAL LOCATION OF SUBJECT LANDS



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

\\sdc\proj\esat\Report\Map\12488\_B104-2004\_EPTV\esat\02\_2018\LOCATION MAP.dwg  
FB-Hall-Size.rvt



Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) Near Hindhead Road and Welwyn Drive	2	Valleyland	City ownership	Open Space	Greenlands	G1	n/a	Redesignate part of Turtle Creek valley as hazard lands.
2) Off Hurst Court	6	Walkway to access Carolyn Creek valley	City ownership	Residential Low Density II	Open Space	R5 (Residential – Typical Lots)	OS1 (Open Space – Community Park)	Public walkways to parks are to be open space designation and zone.
3) Ridgeway Drive and Odyssey Drive	8	Industrial, commercial, vacant and stormwater management pond	Various private owners and City ownership	Mixed Use Mixed Use Greenlands Greenlands Business Employment	Greenlands Business Employment Business Employment Mixed Use Mixed Use	n/a	n/a	Realign designations to reflect actual location of stormwater management pond and also to align with zone boundaries.
4) McCauley Green	8	Natural area and parkland	City ownership	Greenlands Greenlands Business Employment	Open Space	OS1 (Open Space – Community Park)	n/a	Redesignate part of special management area of NAS for park uses.

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5) 2385 Burnhamthorpe Road West	8	Retail plaza	Private ownership	Motor Vehicle Commercial	Convenience Commercial	C1-12 (Neighbourhood Commercial – Exception)	n/a	Motor vehicle commercial uses are not permitted in the C1-12 zone.
6) Near 2021 Dundas Street West	8	Public trail	City ownership	Residential Low Density I	Greenlands	R3 (Residential – Typical Lots)	G1 (Greenlands – Natural Hazards)	Redesignate and rezone part of Glen Erin Trail to reflect actual use.
7) 7295 West Credit Avenue	9	Industrial use and open space	Private ownership and City owned (open space)	Public Open Space and Business Employment	Business Employment and Greenlands	E2-74 (Employment – Exception)	n/a	Industrial site is fully built, designation and zone lines do not align. Also a small piece of City land should be greenlands.
8) 7300 West Credit Avenue	9	Vacant	City ownership	Public Open Space and Business Employment	Business Employment	E2-74 (Employment – Exception)	E2-19 (Employment – Exception)	Rezone to permit a transit storage and maintenance facility.

Proposed City Initiated Amendments (#12) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation, Enforcement and Definitions</b>			
1.	Article 1.1.24.2	Additions to and revisions of technical information on maps and schedules including, but not limited to: infrastructure and topographic information, <u>road right-of-way limits</u> , notes, legends shading and title blocks;	To clarify that land acquisition for addition to public highways resulting in zone boundary changes is technical.
<b>Part 2: General Provisions</b>			
2.	Article 2.1.17.2	<del>Where lands include or about a G2 Exception Zone, the minimum yard requirements of the applicable Base Zone or Exception Zone shall be measured from the G2 Exception Zone boundary.</del>	Delete regulation as it repeats similar requirements from other sections of the By-law.
3.	Article 2.1.30.2	Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 m where:  (1) the exterior edge of the building or structure faces a street and the <b>building</b> is located in a non-residential zone;  (2) <u>the exterior edge of the building or structure does not abut a residential zone and the building is located in a non-residential zone.</u>	Add an extra regulation to permit a 0.0 m setback on rooftop balconies in employment/ non-residential areas where there is no impact from overlook conditions.
<b>Part 3: Parking, Loading and Stacking Lane Regulations</b>			
4.	Subsection 3.1.2 Table 3.1.2.1	Replace the term "bachelor" with the term "studio" in Table 3.1.2.1 - Required Number of Parking Spaces for Residential Uses	Replace an obsolete term in Table 3.1.2.1 and throughout the by-law with current nomenclature.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 4: Residential Zones</b>			
5.	Subsection 4.1.8	<p><u>4.1.8.1</u> The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.</p> <p><u>4.1.8.2</u> The setback for an outdoor swimming pool shall be measured from the inside wall of the swimming pool to a G1 or G2 Base Zone or a G1 or G2 Exception Zone.</p>	Delete the existing Table 4.1.8.1 and present the contents as two regulations. No change to the content/intent of the regulations.
6.	Subsection 4.10.1	<p><b>Table 4.10.1 - RM4 Permitted Uses and Zone Regulations</b></p> <p><b>Line</b></p> <p>12.3 Minimum setback of a parking structure constructed above or partially above finished grade <del>exclusive of any exit stairwell structure and mechanical venting structures,</del> to any lot line</p> <p>12.4 Minimum setback of a parking structure constructed completely below finished grade <del>exclusive of any exit stairwell structure and mechanical venting structures,</del> to any lot line</p>	New RM9 to RM11 zones have a similar regulation but do not permit exit stairwells and ventilation shafts in the setback area from the lot line. Amendment proposed for consistency.
<b>Part 6: Commercial Zones</b>			
7.	Subsection 6.1.4 Article 6.1.4.1	<p><u>6.1.4</u> <b>Accessory Outdoor Garden Centre - Parking</b></p> <p><u>6.1.4.1</u> An accessory outdoor garden centre shall not require parking.</p>	An accessory outdoor garden centre at a retail plaza does not require additional parking from what is required for the plaza.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION															
8.	Subsection 6.2.1 Table 6.2.1	<p>Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations</p> <table border="1"> <thead> <tr> <th>Line</th> <th>ZONES</th> <th>C1 Convenience Commercial</th> <th>C2 Neighbourhood Commercial</th> <th>C3 General Commercial</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>PERMITTED USES</b></td> </tr> <tr> <td>2.1.6</td> <td>Accessory <u>outdoor garden</u> <u>centre</u></td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table>	Line	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	<b>PERMITTED USES</b>					2.1.6	Accessory <u>outdoor garden</u> <u>centre</u>	✓	✓	✓	Permit accessory outdoor garden centres as-of-right with retail uses in the zones that typically consist of plazas. Amend all exception zones where this is an additional permitted use.
Line	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial														
<b>PERMITTED USES</b>																		
2.1.6	Accessory <u>outdoor garden</u> <u>centre</u>	✓	✓	✓														
<b>Part 9: Open Space Zones</b>																		
9.	Article 9.1.1.2	Accessory uses in OS1 and OS2 zones shall include, but not be limited to, washroom/changeroom facility, <del>picnic facility</del> , <u>shade structure</u> , maintenance/storage building or structure or an office for a permitted use, and shall be permitted accessory to an active or passive recreational use.	Replace "picnic facility" with "shade structure" for clarification as to the type of structures typical for park development.															
<b>Part 10: Greenlands Zones</b>																		
10.	10.2.2.14 Clause 10.2.2.14.1(2)	Exception: G1-14 (2) <u>Shade Structure</u>	Add "shade structure" as an additional permitted use.															

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 13: Zoning Maps</b>			
11.	Map 08	Remove Greenlands Overlay	Land is no longer in CVC regulatory floodplain (22 Stavebank Road, Port Credit Memorial Park).
12.	Map 24	Change R3 to G1	Rezone a part of the Glen Erin Trail to reflect actual use.
13.	Map 32	Change OS1 to G1 (2 places)	To recognize hazard areas identified in the Natural Areas Survey in McCauley Green and Pheasant Run Park.
14.	Map 38E	Change R5 to OS1	Rezone public walkway to Carolyn Creek valley.
15.	Map 54E	Change E2-1 to G1	Rezone recently acquired land adjacent to 7250 West Credit Avenue that is located below top of bank.
16.	Map 54E	Change E2-74 to E2-19	Rezone city-owned parcel to permit a transit storage and maintenance facility (same zoning as Central Parkway facility).

City of Mississauga  
**Corporate Report**



Date: June 7, 2018

To: Mayor and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of  
 Planning and Building

Originator's file:  
 BL.09-COM

Meeting date:  
 2018/06/20

## Subject

### RECOMMENDATION REPORT (All Wards)

**Proposed City Initiated Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007**

**File: BL.09-COM**

**Bill 139**

## Recommendation

That the Report dated June 7, 2018, from the Commissioner of Planning and Building regarding the proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. The proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1, Information Report, be approved.

## Background

A public meeting was held by the Planning and Development Committee on May 28, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0032-2018 was then adopted by Council on June 6, 2018.

That the report dated May 4, 2018 from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to future Council meeting.

## Comments

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

### PLANNING COMMENTS

A small parcel of the property known as 7330 Mississauga Road is designated Open Space but has an employment zone. This parcel should be included in the official plan amendment from **Open Space to Business Employment** that has already been proposed for the two properties to the west at 7295 and 7300 West Credit Avenue, which is intended to reflect actual and/or future land uses.

### 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. 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". It 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 proposed Official Plan amendments are consistent with the PPS and conform to the Growth Plan as well as the Region of Peel Official Plan. The amendments are technical in nature, addressing matters of conformity and clarity rather than development and growth in the municipality.

## Financial Impact

Not applicable.

## Conclusion

The proposed City initiated amendments to Mississauga Official Plan Amendment and Zoning By-law 0225-2007 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use designations are consistent with the current or planned future uses of the subject properties.



Council

2018/06/07

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Originator's file: BL.09-COM

2. The proposed amendments to Zoning By-law 0225-2007 remove regulations that are no longer relevant, clarify regulations with respect to setbacks to G1 and G2 zones for development in Residential zones, permit accessory garden centres at retail plazas and allow shade structures in City parks zoned G1-14.

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

## Attachments

Appendix 1: Information Report



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

Prepared by: Lisa Christie, Planner

City of Mississauga  
**Corporate Report**

PDC

MAY 28 2018



MISSISSAUGA

Date: May 4, 2018

To: Chair and Members of Planning and Development  
 Committee

From: Andrew Whittemore, Commissioner of Planning and  
 Building

Originator's file:  
 BL.09-COM

Meeting date:  
 2018/05/28

## Subject

### PUBLIC MEETING INFORMATION REPORT (All Wards)

**Proposed City Initiated Amendments to Mississauga Official Plan and Mississauga  
 Zoning By-law 0225-2007**

**File: BL.09-COM**

## Recommendation

That the report dated May 4, 2018, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information.

## Background

The purpose of this report is to present proposed Official Plan and Zoning By-law Amendments for some properties in the City of Mississauga; to present proposed amendments for a number of zoning regulations in the City of Mississauga; and, to hear comments from the public on the proposed changes.

## Comments

The proposed Official Plan Amendments affect eight properties in Wards 2, 6, 8 and 9. Five of the properties are City owned, and the amendments to four of these parcels are for open space and/or greenlands designations and zones to reflect their current or intended uses as protected areas or parklands. The fifth site, at 7300 West Credit Avenue, was acquired in 2014, and will be developed as the City's third transit storage and maintenance facility.

The three other parcels to be redesignated are privately owned. One is a retail plaza at 2385 Burnhamthorpe Road West that is designated for a gas station. The second is an industrial facility at 7295 West Credit Avenue which is partially designated Open Space. The final redesignations are in the Churchill Meadows Employment Character Area. A placeholder designation for a future stormwater management pond was included when the policies were

prepared and the location of the pond was not determined. As the pond has been constructed, and the zoning is in place, the Official Plan must be updated to maintain consistency between the documents. Appendix 1 is a location map that illustrates the locations of the abovenoted properties, and Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording, add definitions and update regulations. Zoning By-law Amendments are proposed to modify the following sections:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions
- Parking and Loading
- Residential, Commercial, Open Space and Greenlands Zones
- Mapping changes

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

#### General Provisions (Item 3)

A regulation with respect to rooftop balconies was added to the zoning by-law in late 2017. Staff has worked with the new regulation, and note that an amendment is required for the circumstance where a rooftop balcony is located in an employment area and no setback is required for privacy/overlook concerns.

#### Commercial (Items 7 & 8)

In the past, accessory outdoor garden centres at retail plazas raised concerns with respect to impact on parking and overall site design. However, as this use is proposed on properties that are subject to site plan approval, and parking issues, if any, can be addressed through a minor variance application, accessory outdoor garden centres should be permitted in the Convenience, Neighbourhood and General Commercial zones.

#### Open Space and Greenlands Zones (Items 9 & 10)

A clarification has been made to the permitted accessory uses in OpenSpace (parks) zones by replacing the term "picnic facility" with "shade structure", and then adding this use as an additional permitted use in those City parks which have a G1-14 zone, including Erindale, Fleetwood, Garnetwood and Paul Coffey.

Mapping changes related to either the official plan amendments identified in Appendix 2 or required by the abovenoted items are also proposed as part of this City initiated amendment.

## Financial Impact

Not applicable.

## Conclusion

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the Official Plan and the Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

## Attachments

- Appendix 1: Location of Properties for Proposed Official Plan and/or Rezoning Amendments
- Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law
- Appendix 3: Proposed City Initiated Amendments (#12) to Mississauga Zoning By-law 0225-2007



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

Prepared by: Lisa Christie, Planner



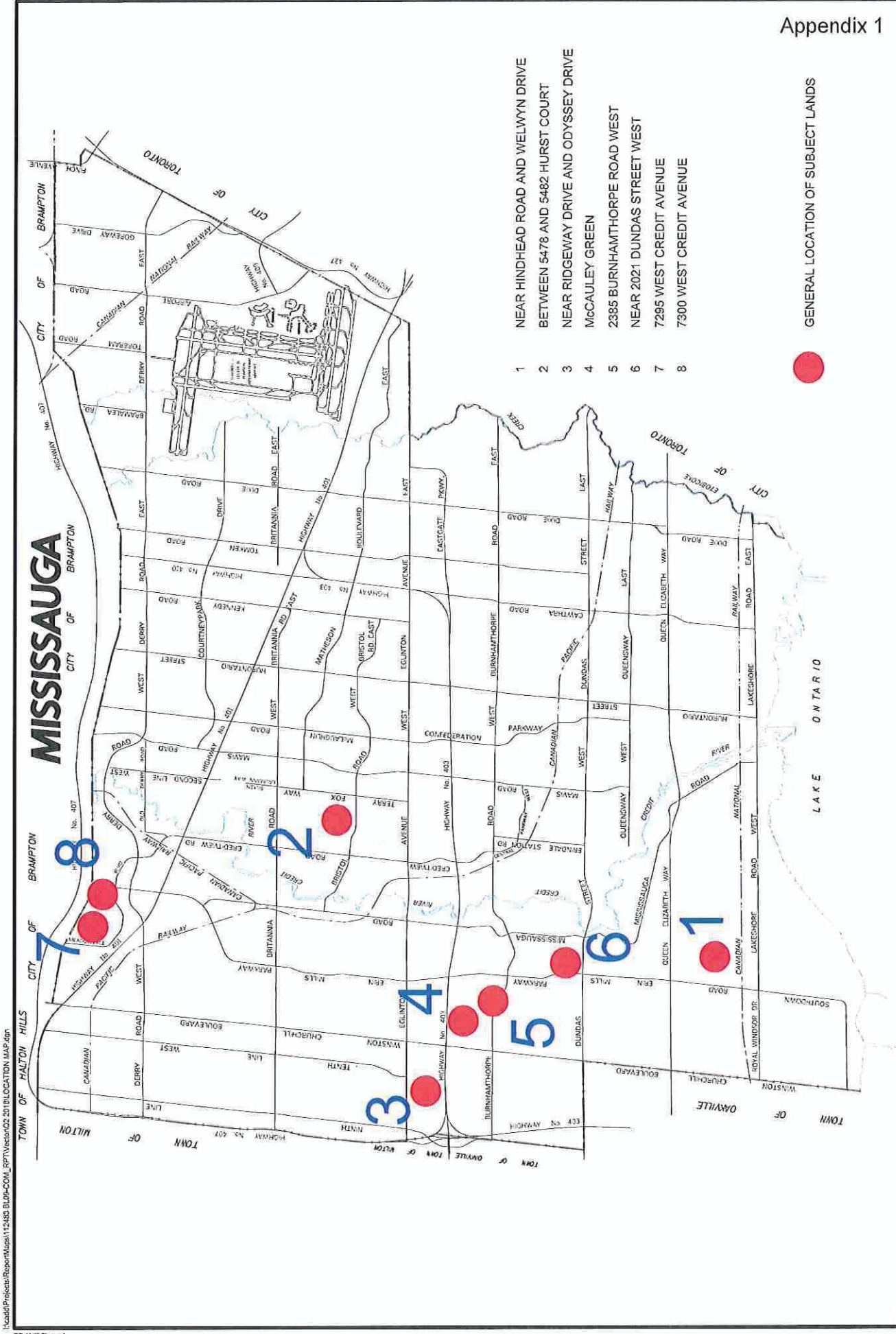
Produced by  
T&W, Geomatics



- 1 NEAR HINDHEAD ROAD AND WELWYN DRIVE
- 2 BETWEEN 5478 AND 5482 HURST COURT
- 3 NEAR RIDGEWAY DRIVE AND ODYSSEY DRIVE
- 4 McCAULEY GREEN
- 5 2385 BURNHAMTHORPE ROAD WEST
- 6 NEAR 2021 DUNDAS STREET WEST
- 7 7295 WEST CREDIT AVENUE
- 8 7300 WEST CREDIT AVENUE



GENERAL LOCATION OF SUBJECT LANDS



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

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FB-Hall-Size.r1

Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) Near Hindhead Road and Welwyn Drive	2	Valleyland	City ownership	Open Space	Greenlands	G1	n/a	Redesignate part of Turtle Creek valley as hazard lands.
2) Off Hurst Court	6	Walkway to access Carolyn Creek valley	City ownership	Residential Low Density II	Open Space	R5 (Residential – Typical Lots)	OS1 (Open Space – Community Park)	Public walkways to parks are to be open space designation and zone.
3) Ridgeway Drive and Odyssey Drive	8	Industrial, commercial, vacant and stormwater management pond	Various private owners and City ownership	Mixed Use Mixed Use Greenlands Greenlands Business Employment	Greenlands Business Employment Business Employment Mixed Use Mixed Use	n/a	n/a	Realign designations to reflect actual location of stormwater management pond and also to align with zone boundaries.
4) McCauley Green	8	Natural area and parkland	City ownership	Greenlands Greenlands Business Employment	Open Space	OS1 (Open Space – Community Park)	n/a	Redesignate part of special management area of NAS for park uses.

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5) 2385 Burnhamthorpe Road West	8	Retail plaza	Private ownership	Motor Vehicle Commercial	Convenience Commercial	C1-12 (Neighbourhood Commercial – Exception)	n/a	Motor vehicle commercial uses are not permitted in the C1-12 zone.
6) Near 2021 Dundas Street West	8	Public trail	City ownership	Residential Low Density I	Greenlands	R3 (Residential – Typical Lots)	G1 (Greenlands – Natural Hazards)	Redesignate and rezone part of Glen Erin Trail to reflect actual use.
7) 7295 West Credit Avenue	9	Industrial use and open space	Private ownership and City owned (open space)	Public Open Space and Business Employment	Business Employment and Greenlands	E2-74 (Employment – Exception)	n/a	Industrial site is fully built, designation and zone lines do not align. Also a small piece of City land should be greenlands.
8) 7300 West Credit Avenue	9	Vacant	City ownership	Public Open Space and Business Employment	Business Employment	E2-74 (Employment – Exception)	E2-19 (Employment – Exception)	Rezone to permit a transit storage and maintenance facility.

Proposed City Initiated Amendments (#12) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation, Enforcement and Definitions</b>			
1.	Article 1.1.24.2	Additions to and revisions of technical information on maps and schedules including, but not limited to: infrastructure and topographic information, <u>road right-of-way limits</u> , notes, legends shading and title blocks;	To clarify that land acquisition for addition to public highways resulting in zone boundary changes is technical.
<b>Part 2: General Provisions</b>			
2.	Article 2.1.17.2	<del>Where lands include or about a G2 Exception Zone, the minimum yard requirements of the applicable Base Zone or Exception Zone shall be measured from the G2 Exception Zone boundary.</del>	Delete regulation as it repeats similar requirements from other sections of the By-law.
3.	Article 2.1.30.2	Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 m where:  (1) the exterior edge of the building or structure faces a street and the <b>building</b> is located in a non-residential zone;  (2) <u>the exterior edge of the building or structure does not abut a residential zone and the building is located in a non-residential zone.</u>	Add an extra regulation to permit a 0.0 m setback on rooftop balconies in employment/ non-residential areas where there is no impact from overlook conditions.
<b>Part 3: Parking, Loading and Stacking Lane Regulations</b>			
4.	Subsection 3.1.2 Table 3.1.2.1	Replace the term "bachelor" with the term "studio" in Table 3.1.2.1 - Required Number of Parking Spaces for Residential Uses	Replace an obsolete term in Table 3.1.2.1 and throughout the by-law with current nomenclature.



#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 4: Residential Zones</b>			
5.	Subsection 4.1.8	<p><u>4.1.8.1</u> The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.</p> <p><u>4.1.8.2</u> The setback for an outdoor swimming pool shall be measured from the inside wall of the swimming pool to a G1 or G2 Base Zone or a G1 or G2 Exception Zone.</p>	Delete the existing Table 4.1.8.1 and present the contents as two regulations. No change to the content/intent of the regulations.
6.	Subsection 4.10.1	<p><b>Table 4.10.1 - RM4 Permitted Uses and Zone Regulations</b></p> <p><b>Line</b></p> <p>12.3 Minimum setback of a parking structure constructed above or partially above finished grade <del>exclusive of any exit stairwell structure and mechanical venting structures,</del> to any lot line</p> <p>12.4 Minimum setback of a parking structure constructed completely below finished grade <del>exclusive of any exit stairwell structure and mechanical venting structures,</del> to any lot line</p>	New RM9 to RM11 zones have a similar regulation but do not permit exit stairwells and ventilation shafts in the setback area from the lot line. Amendment proposed for consistency.
<b>Part 6: Commercial Zones</b>			
7.	Subsection 6.1.4 Article 6.1.4.1	<p><u>6.1.4</u> <b>Accessory Outdoor Garden Centre - Parking</b></p> <p><u>6.1.4.1</u> An accessory outdoor garden centre shall not require parking.</p>	An accessory outdoor garden centre at a retail plaza does not require additional parking from what is required for the plaza.

#	SECTION NUMBER	PROPOSED REVISION				COMMENT/EXPLANATION	
8.	Subsection 6.2.1 Table 6.2.1	Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations				Permit accessory outdoor garden centres as-of-right with retail uses in the zones that typically consist of plazas. Amend all exception zones where this is an additional permitted use.	
		Line	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial		C3 General Commercial
		PERMITTED USES					
		2.1.6	Accessory outdoor garden centre	✓	✓	✓	
<b>Part 9: Open Space Zones</b>							
9.	Article 9.1.1.2	Accessory uses in OS1 and OS2 zones shall include, but not be limited to, washroom/changeroom facility, <del>picnic facility</del> , <u>shade structure</u> , maintenance/storage building or structure or an office for a permitted use, and shall be permitted accessory to an active or passive recreational use.				Replace "picnic facility" with "shade structure" for clarification as to the type of structures typical for park development.	
<b>Part 10: Greenlands Zones</b>							
10.	10.2.2.14	Exception: G1-14				Add "shade structure" as an additional permitted use.	
	Clause 10.2.2.14.1(2)	(2) <u>Shade Structure</u>					

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 13: Zoning Maps</b>			
11.	Map 08	Remove Greenlands Overlay	Land is no longer in CVC regulatory floodplain (22 Stavebank Road, Port Credit Memorial Park).
12.	Map 24	Change R3 to G1	Rezone a part of the Glen Erin Trail to reflect actual use.
13.	Map 32	Change OS1 to G1 (2 places)	To recognize hazard areas identified in the Natural Areas Survey in McCauley Green and Pheasant Run Park.
14.	Map 38E	Change R5 to OS1	Rezone public walkway to Carolyn Creek valley.
15.	Map 54E	Change E2-1 to G1	Rezone recently acquired land adjacent to 7250 West Credit Avenue that is located below top of bank.
16.	Map 54E	Change E2-74 to E2-19	Rezone city-owned parcel to permit a transit storage and maintenance facility (same zoning as Central Parkway facility).