

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



ISSUE DATE:	JULY 22, 2020	CASE NO:	PL180015
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The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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

Applicant and Appellant: 1672736 Ontario Inc.
Subject: Request to amend the Official Plan - Failure of City of Mississauga to adopt the requested amendment

Existing Designation: Residential Medium Density
Proposed Designated: Special Site Policy
Purpose: To permit semi-detached dwellings in addition to the uses permitted in the residential Medium Density designation

Property Address/Description: 80 Thomas Street
Municipality: City of Mississauga
Approval Authority File No.: OPA/OZ 16/013
OMB Case No.: PL180015
OMB File No.: PL180015
OMB Case Name: 1672736 Ontario Inc. v. Mississauga (City)

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

Applicant and Appellant: 1672736 Ontario Inc.
Subject: Application to amend Zoning By-law No. 0225-2007 - Refusal or neglect of City of Mississauga to make a decision

Existing Zoning: Development (D)
Proposed Zoning: RM4-XX (Townhouse Dwellings)
Purpose: To permit residential development

Property Address/Description: 80 Thomas Street
Municipality: City of Mississauga

Municipality File No.: OZ/16/013
OMB Case No.: PL180015
OMB File No.: PL180016

R.G.M. MAKUCH) Tuesday, the 21st
VICE-CHAIR)
) day of July, 2020

THIS MATTER having come on for a public hearing and after the hearing, the Tribunal in its Decision issued on July 18, 2019 (the “Decision”), granted approval to the application, but withheld its Final Order subject to the fulfilment of the conditions as set out in the Decision;

THE PARTIES in fulfilling those conditions, made minor amendments to the approved Official Plan Amendment and Zoning By-law Amendment, and request, on consent, that the Tribunal issue a Final Order allowing these minor amendments;

THE TRIBUNAL ORDERS that the City of Mississauga’s Official Plan is amended in the manner set out in Attachment 1.

THE TRIBUNAL FURTHER ORDERS that Zoning By-law No. 0225-2007 is amended in manner set out Attachment 2. The City is hereby authorized to assign the appropriate numbers to these documents for record-keeping purposes.

This is the Order of the Tribunal.

“Evelyn Dawes”

EVELYN DAWES
DEPUTY REGISTRAR

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

Local Planning Appeal Tribunal
A constituent tribunal of Ontario Land Tribunals
Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Amendment No. 93
to
Mississauga Official Plan

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Mississauga Official Plan

The following text attached constitutes Amendment No. 93.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Streetsville Neighbourhood Character Area to permit semi-detached dwellings.

LOCATION

The lands affected by this Amendment are located at the northwest intersection of Thomas Street and Joymar Drive in the City of Mississauga. The subject lands are located in the Streetsville Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

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

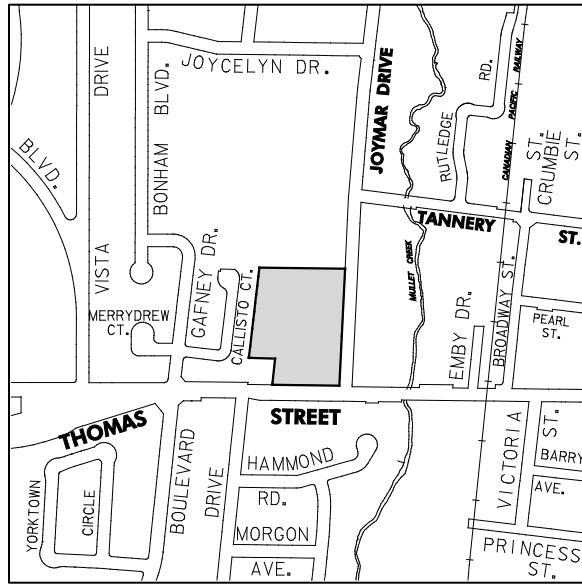
The subject lands are designated Residential Medium Density which permits all forms of townhouses, but does not permit semi-detached dwellings.

Semi-detached dwellings are being proposed along Thomas Street to provide a pedestrian oriented street frontage for the development, which consists of 14 semi-detached dwellings and 180 townhouses.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.24, Streetsville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 7 on Map 16-24: Streetsville Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.24.5, Special Site Policies, Streetsville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.24.5.7 Site 7



16.24.5.7.1 The lands identified as Special Site 7 are located at the northwest corner of Thomas Street and Joymar Avenue in the City of Mississauga.

16.24.5.7.2 Notwithstanding the policies of this Plan, semi-detached dwellings will also be permitted.

IMPLEMENTATION

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

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

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

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.