

# Amendments and Appeals

## Mississauga Official Plan Amendments (MOPA)

Amendments made to Mississauga Official Plan (MOP) following the November 14, 2012 OMB approval date are tracked in Table 1 below. Details for amendments which have been appealed are provided in Table 2.

**Table 1: Mississauga Official Plan Amendments (MOPA)**

<b>MOPA # 1</b>	
Applicant	City Centre Capital Ltd. & William G. James
Character Areas	Port Credit Local Area Plan
Section	Sections 5.38 and 5.39, Figure 3: Location of Special Sites, Port Credit Local Plan
Location	The lands affected by this Amendment are located at the southeast corner of Lakeshore Road East and Elizabeth Street South.
Purpose	To remove the subjects lands from the Special Site 38 mapping; amend the "Location of Special Sites within the Port Credit Local Area" map and to add a Special Site Policy to permit additional height and include other provisions on the subject lands.
City Adoption Date	February 12, 2014
Regional Approval Date	N/A
Status	<b>Under Appeal</b>
In Effect Date	
<b>MOPA # 2</b>	
Applicant	City of Mississauga
Character Area	Cooksville Neighbourhood
Section	Section 16.6 Cooksville
Location	There are two areas affected by this Amendment. The first is located west of Hurontario Street, south of Queensway West. The second is located on the east and west sides of Camilla Road between King Street East and Queensway East.

Purpose	To amend the existing Cooksville Neighbourhood Character Area Map, delete and replace the existing Special Site 4 policies and to add new Special Site 8 policies to the Cooksville Neighbourhood Character Area Policies. The intent of these Special Site policies is to permit low density residential development in keeping with the character of existing development.
City Adoption Date	February 20, 2013
Regional Approval Date	N/A
Status	<b>Under Appeal</b>
In Effect Date	
<b>MOPA # 3</b>	
Applicant	Pinnacle International (Ontario) Limited
Character Area	Uptown Major Node
Section	Section 13.3 Uptown
Location	The lands affected by this Amendment are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.
Purpose	To change the land use designation of the subject lands from "Residential Low Density II", "Residential Medium Density", "Residential High Density", "Public Open Space" to "Residential Medium Density", "Residential High Density Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouses, parkland and greenbelt.
City Adoption Date	December 12, 2012
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	December 12, 2012
<b>MOPA # 4</b>	
Applicant	Summit Eglinton Inc.
Character Areas	Uptown Major Node Character Area
Section	Section 13.3.4.2
Location	The lands affected by this Amendment are located on the east side of Hurontario Street, north of Eglinton Avenue East.
Purpose	To change the land use designation of the subject lands from "Residential High Density" to "Residential Medium Density" and "Residential High Density" and to amend Special Site 2 policies to permit apartments with limited ground related commercial and office uses, and semi-detached and townhouse dwellings.
City Adoption Date	April 10, 2013

Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	May 2, 2013
<b>MOPA # 6</b>	
Applicant	Windcatcher Development
Character Areas	Mineola Neighbourhood Character Area
Section	Section 16.18, Mineola Neighbourhood Character Area
Location	The lands affected by this Amendment are located at the southwest corner of Atwater Avenue and Cawthra Road.
Purpose	To change the land use designation of the subject lands from "Residential Medium Density" to "Residential High Density" to permit a 137 unit, 4 storey condominium apartment building.
City Adoption Date	March 5, 2014
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	April 2, 2014
<b>MOPA # 7</b>	
Applicant	City of Mississauga
Character Areas	Gateway Employment Area and Northeast Employment Area
Section	Sections 6.6 Air Quality, 17.5 Gateway Employment Character Area, and 17.8 Northeast Employment Character Area
Location	All lands within the City of Mississauga and lands designated "Industrial" in the Gateway and Northeast Employment Character Areas located east of Kennedy Road and North of Eglinton Avenue East.
Purpose	To introduce policy criteria in Section 6.6 Air Quality to be applied in the evaluation of development proposals for crematoriums. This amendment was prepared in response to the <i>Funeral, Burial and Cremation Services Act, 2002</i> which allows crematoriums outside of cemeteries. The policies are intended to ensure that new crematoriums or the expansion of existing crematoriums do not impact sensitive land uses or the long-term planned function of surrounding lands.
City Adoption Date	February 20, 2013
Regional Approval Date	N/A
Status	<b>Under Appeal</b>
In Effect Date	

<b>MOPA # 8</b>	
Applicant	City of Mississauga
Character Areas	Downtown Core Local Area Plan
Section	Section Downtown Core Local Area Plan: Table 8-3 Road Classification: Schedule 10 Land Use Designation
Location	The lands affected by this Amendment are located in the Downtown Core Character Area
Purpose	To replace Downtown Core Local Area Plan. This Amendment also amends the right-of-way (R-O-W) Range Tables of Mississauga Official Plan by adding the Downtown Core Character Area to the Road Classification for Minor Collectors and deleting and replacing the R-O-W – Range for the Road Classification for Local Roads in the Downtown Core.
City Adoption Date	March 6, 2013
Regional Approval Date	N/A
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL130350 File Number: PL111148 February 20 <sup>th</sup> , 2014: Modifies the following Schedules, maps and text to reflect Partial Approval of MOPA 8: Schedules 1, 2, 3, 4, 5, 10, and Downtown Core Local Area Plan Land Use Map; adds Special Site 7
In Effect Date	
<b>MOPA # 11</b>	
Applicant	Glen Schnarr and Associates Inc.
Character Areas	Lakeview Local Area Plan
Section	Section 4.19
Location	The lands affected by this Amendment are located on the north side of Lakeshore West, west of Cawthra Road.
Purpose	To change the land use designation of the subject lands from “Business Employment” to “Residential Medium Density”, “Mixed Use” and “Greenbelt” to permit fifteen live/work townhouse units and 118 townhouse units and to revise the Special Site 19.19 polices as they apply to this site.
City Adoption Date	October 9, 2013
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	November 5, 2013

<b>MOPA # 13</b>	
Applicant	City of Mississauga
Character Areas	All lands within the City of Mississauga
Section	Sections 7, Subsection 7.2.10 Housing; 11.2 General Land Use, Subsection 11.2.5.9
Location	All lands within the City of Mississauga and lands designated "Residential" that permit detached, semi-detached and townhouse dwellings.
Purpose	To permit second unit in semi-detached and townhouse dwellings by amending Section 11.2 General Land Use policies. Section 11.2 include policies to permit second units in detached dwellings. This Amendment was prepared in response to amendments to the <i>Planning Act</i> by <i>Bill 140 : Strong Communities through Affordable Housing Act, 2011</i> which requires municipalities to establish second unit policies in detached, semi-detached or townhouse dwellings.
City Adoption Date	July 3, 2013
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	July 3, 2013
<b>MOPA # 15</b>	
Applicant	City of Mississauga
Character Areas	Cooksville, Erin Mills and Mineola Neighbourhood Character Areas
Section	Schedules 1, 1a, 4 and 10
Location	The lands affected by this Amendment are the Douglas Drive closed road allowance, located near Pinetree Way and Calverton Court (Site 1), 2151 Camilla Road (Site 2) and 2250 and 2264 Council Ring Road (Site 3).
Purpose	To change the land use designation of three sites: Site 1 – from no designation to "Greenbelt"; Site 2 – from "Residential Low Density I" to "Public Open Space" and "Greenbelt", and, Site 3 – from "Public Open Space" and "Residential Low Density I" to "Residential Low Density I" and " Public Open Space".
City Adoption Date	April 23, 2014
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	May 21, 2014
<b>MOPA # 17</b>	
Applicant	501 Lakeshore Inc./Trinity Properties Lakeshore Inc.

Character Areas	Lakeview Neighbourhood Area
Section	Section 4.19
Location	The lands affected by this Amendment are located on the northeast corner of Lakeshore Road East and Enola Avenue.
Purpose	To change the land use designation of the subject lands from “Business Employment” and “Residential Low Density II” to “Mixed Use”, “Residential High Density” and “Greenbelt” to permit mixed use commercial development adjacent to Lakeshore Road East, apartment dwellings to the rear of site and natural hazard lands adjacent to Cooksville Creek.
OMB Issue Date	OMB Issue Date – November 13, 2013 Case # PL120944 / File # PL120944
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	November 13, 2013
<b>MOPA # 18</b>	
Applicant	Amacon Development (City Centre) Corp.
Character Areas	Downtown Local Area Plan
Section	Downtown Core Character Area, Downtown Core Local Area Plan Land Use Designations, Schedules 1- Urban System, 1a – Urban System: Green System, 4 – Parks and Open Spaces, 5 – Long Term Road Network and 10 – Land Use Designations.
Location	The lands affected by this Amendment are located on the west side of future Parkside Village Drive and west of the intersection of Confederation Parkway and Square One Drive.
Purpose	To change the land use designations of the subject lands from “Public Open Space” to “Downtown Mixed Use”, and to add a new Minor Collector road between Confederation Parkway and Rathburn Road West that extends Square One Drive westwards.
City Adoption Date	February 12, 2014
Regional Approval Date	N/A
Status	<b>In Effect</b>
In Effect Date	March 12, 2014
<b>MOPA # 19</b>	
Applicant	City of Mississauga
Character Areas	Port Credit Local Area Plan

Section	Port Credit Local Area Plan, Schedules 1 – Urban System, 1a – Urban System: Green System, 1b – Urban System: City Structure, 2 – Intensification Areas, 3 – Natural System, 4 – Parks and Open Spaces, 9 – Character Areas and 10 – Land Use Designations
Location	The lands affected by this Amendment are located in the Port Credit Local Area Plan which contains the Port Credit Community Node Character Area and the Port Credit Neighbourhood Character Area.
Purpose	To replace the Port Credit Local Area Plan of the Mississauga Official Plan and to redesignate certain parcels of land to “Mixed Use”, “Special Waterfront”, “Residential Low Density II”, “Residential High Density”, and “Greenbelt”.
City Adoption Date	March 5, 2014
Regional Approval Date	N/A
Status	<b>Under Appeal</b>
In Effect Date	

## Mississauga Official Plan Amendment Appeals

There are two types of appeals to Mississauga Official Plan (MOP). The first are appeals in response to the Region of Peel Notice of Decision dated October 5, 2011 to approve MOP. These are Mississauga Official Plan (MOP) Appeals numbered 1 through 19, listed in the section titled "Original Appeals".

The second type of appeal is an appeal of an amendment to MOP, or a Mississauga Official Plan Amendment (MOPA) appeal. MOPA appeal details and status are included in Table 2, below. Policies affected by outstanding MOP appeals are noted in the body of the Plan and listed in the tables under the sections titled "Policies Under Appeal" and "In-Effect Policies".

**Table 2: Mississauga Official Plan Amendment (MOPA) Appeals**

<b>MOPA # 1 Appeal:</b>	
Appellant (Solicitor)	Dr. Geoff Edwards (Russell D. Cheeseman)
Character Area	Port Credit Local Area Plan
Appealed Policies	Sections 5.38 and 5.39, Figure 3: Location of Special Sites, Port Credit Local Plan,, only as they relate to the appellant's lands.
Scope of Appeal	Site specific
Location	46 Port Street East
Details of Appeal	The appellant objects to the City approving MOPA # 1 policies, as it relates to their property, located at 46 Port Street East, due to the impacts it would have on the existing land use and future redevelopment potential of the immediately adjacent lands.
Date of Appeal	March 6, 2014
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL140225 File Number: PL140225 Issue Date:
In Effect Date	
<b>MOPA # 2 Appeal:</b>	
Appellant (Solicitor)	Gordon Woods Developments Limited / RML 2130 Hurontario Ltd., RML 2124 Hurontario Ltd., 859513 Ontario Ltd., Richard Rabba, RML 2113 Grange Dr. Ltd., 859514 Ontario Ltd. and RML 2095 Grange Dr. Ltd. (Patrick J. Devine, Fraser Milner Casgrain LLP (FMC Law))
Character Area	Cooksville Neighbourhood
Appealed Policies	Policies 16.6.5.4 Special Site 4 and 16.6.5.8 Special Site 8, only as they relate to the appellant's lands.
Scope of Appeal	Site specific



Location	1095, 2107, 2113 & 2121 Grange Drive and 2114, 2124 & 2130 Hurontario Street
Details of Appeal	The appellant objects to the City approving MOPA # 2 policies in advance of a Council decision on the appellants' OPA and Rezoning applications (City File No.: OZ 12/003 W7).
Date of Appeal	March 8, 2013
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL130265 File Number: PL130265 Issue Date:
In Effect Date	
<b>MOPA # 7 Appeal:</b>	
Appellant (Solicitor)	1429036 Ontario Ltd. / Benisasia Funeral Home Inc. (Gerald S. Swinkin, Blakes)
Character Area	Gateway Employment Area, Northeast Employment Area
Appealed Policies	Policies 6.6.6, 17.5.1.3, and 17.8.1.3
Scope of Appeal	City wide
Location	3263 Derry Road East
Details of Appeal	Appeals against MOPA #7 and Zoning Amendment By-law 0028-2013. Appeal with respect to the failure to deal with OPA & Zoning Amendment Application OZ 09/012 W5 relating to the lands at 3263 Derry Road East for the purpose of authorizing the establishment of a crematorium on the lands.
Date of Appeal	March 8, 2013
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL130269 File Number: PL130269 Issue Date:
In Effect Date	
<b>MOPA # 8 Appeals:</b>	
Appellant (Solicitor) & Date of Appeal	1077022 Ontario Inc. and Touchstone Construction Limited 3600/3606 and 3518 Hurontario and 0 Enfield (Conservatory Group) (J. Alati, Davies Howe Partners LLP) <b>Scope of Appeal:</b> Specific policies and sections as they relate to landholdings – 3600-3606 and 3518 Hurontario and 0 Enfield Place.  April 9, 2013
	Quick Service Restaurants, McDonalds Restaurant, Wendy's Restaurants of Canada Inc., Ontario Restaurants Hotel and Motel Association, A&W Food Services of Canada Inc. and TDL Group Corp. (Denise Baker, Weir Foulds LLP) <b>Scope of Appeal:</b> Entire OPA 8 - to be consolidated with MOP (PL11148). Appealed the Downtown Core Local Area Plan policies and Amendment 8 which replaces that Plan and continues the prohibition on drive-throughs in the Downtown

	Core.  April 9, 2013
	Omers Realty Management Corporation and 156 Square One Limited (Mark Noskiewicz; David Bronskill, Goodmans LLP) <b>Scope of Appeal:</b> Appealing Amendment in its entirety. Partial approval issued February 20, 2014. OMB Case No. 130350/OMB File No. 111148)  April 9, 2013
	Rogers Telecommunications Limited (Neil Davis, Davis Webb LLP) <b>Scope of Appeal:</b> Site specific and only certain policies and sections as they relate to Rogers' lands.  April 9, 2013
	Morguard Investments Limited (Dennis Wood, Wood Bull LLP) <b>Scope of Appeal:</b> Site Specific to Amendment 8 in its entirety as it applies to Morguard lands (33, 55, 77 and 201 City Centre Drive)  April 9, 2013
	Baif Development Limited (Roslyn Houser, Goodmans) <b>Scope of Appeal:</b> Entire policies and specific parts of other policies and sections.  April 8, 2013
	Wal-Mart Canada Corp (@ Square One Mall) (Roslyn Houser, Goodmans) <b>Scope of Appeal:</b> Site specific as the policies apply to Square One and to the Wal-Mart.  April 8, 2013
	Kerava Grove Estates (John Dawson, McCarthy Tetrault LLP) <b>Scope of Appeal:</b> Policies and sections as they related directly or indirectly to Kerava's property located at 180 and 152 Burnhamthorpe Road West.  April 8, 2013
Character Area	Downtown Core Local Area Plan
Appealed Policies	Appealed in its entirety and partial appeals
Scope of Appeal	Appealed in its entirety and partial appeals
Location	The lands affected by this Amendment are located in the Downtown Core Character Area in the Mississauga Official Plan.
Details of Appeals	See above
Dates of Appeals	See above
Status	<b>Under Appeal</b>  Partial Approval: 2014 February 20 (OMB Order)

OMB Decision	Case Number: PL130350 File Number: PL130350 Related File Number: PL130351 Issue Date: 2014 February 20 (Partial Approval)
In Effect Date	
<b>MOPA # 19 Appeals:</b>	
Appellant (Solicitor)	High Benson Holdings Inc., 2375675 Ontario Inc., 2375684 Ontario Inc., 1687667 Ontario Limited, 2375673 Ontario Inc., Helmuth Strobel and Ranieri Possami. (Blake, Cassels & Graydon, LLP)
Character Area	Port Credit Local Area Plan
Appealed Policies	Port Credit Local Area Plan (Site Specific appeal)
Scope of Appeal	Site Specific appeal confined to lands located at: 5 Benson Avenue, 266 through 272, 274, 280, 290 and 294 Lakeshore Road West and 125, 127, 131, 135, 139, 141 and 143 High Street West
Location	Referenced above
Details of Appeal	The policies of this Amendment are appealed to ensure the incorporation of certain land use designations and site-specific policies which will ultimately be determined through the site-specific amendment process with respect to the lands of the above referenced owners. These lands are presently the subject of site-specific amendment applications proceeding under City File OZ 13/016 W1.
Date of Appeal	April 1, 2014
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL140282 File Number: PL140282 Issue Date:
In Effect Date	
Appellant (Solicitor)	Dr. Geoff Edwards (Russell D. Cheeseman)
Character Area	Port Credit Local Area Plan
Appealed Policies	Port Credit Local Area Plan (Appealed in its entirety as it applies to lands located at 46 Port Street East)
Scope of Appeal	Site Specific appeal confined to lands located at: 5 Benson Avenue, 266 through 272, 274, 280, 290 and 294 Lakeshore Road West and 125, 127, 131, 135, 139, 141 and 143 High Street West
Location	Referenced above
Details of Appeal	The appellant objects to the City approving MOPA # 19 policies, as it relates to their property, located at 46 Port Street East, due to the impacts it would have on the

	existing land use and future redevelopment potential of the immediately adjacent lands.
Date of Appeal	March 31, 2014
Status	<b>Under Appeal</b>
OMB Decision	Case Number: PL140282 File Number: PL140282 Issue Date:
In Effect Date	