

Amendment No. XX

To the City of Mississauga Official Plan

The following text and map designated Schedule “A” attached hereto constitutes Amendment No. XX.

Schedule “A” of this Amendment is an excerpt from the Land Use Designations map (Schedule 10) of the Mississauga Official Plan, with the proposed *Residential Medium Density* designation outlined in heavy black line.

PURPOSE

The Purpose of the Official Plan Amendment is to delete the *Residential Low Density I* designation applying to a 1,651.7 square metre (0.17 hectare) parcel of land located at the northeast corner of Hurontario Street and Pinewood Trail (the “subject lands”) as contained on the Land Use Designations map (Schedule 10) of the Mississauga Official Plan and replace it with a *Residential Medium Density* designation.

This Amendment will permit the development of the subject lands for nine (9) townhouse dwellings.

LOCATION

The subject lands are located at the northeast corner of Hurontario Street and Pinewood Trail, in the City of Mississauga. The subject lands are legally described as Part 1, Range 2 Credit Indian Reserve City of Mississauga, and are known municipally in the year 2023 as 1489 Hurontario Street.

BASIS

The development concept for the subject lands consists of 9 townhouse dwellings. Townhouse residential development is not permitted within the *Residential Low Density I* designation.

The Official Plan Amendment is appropriate from a planning standpoint for the following reasons:

- The proposed development represents a modest form of residential intensification that is appropriate to the site’s location at the edge of a residential neighbourhood.
- The proposed intensification is also appropriate given the location of the subject lands within a Major Transit Station Area (within 500 metres of Mineola Transit station).
- The proposal is supportive of the policy framework expressed in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Mississauga Official Plan, all of which promote intensification within built-up urban areas, particularly in locations which are well-served by municipal infrastructure, including public transit.
- From a built form and urban design perspective, the proposed townhouse dwellings will appropriately frame both Hurontario Street and Pinewood Trail with good proportion and will be compatible with their surroundings and not have any unacceptable built form impacts on nearby residential properties.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Land Use Designations map (Schedule 10) of the Mississauga Official Plan is hereby amended by deleting the *Residential Low Density I* designation on the subject lands and replacing it with a *Residential Medium Density* designation as shown on Schedule “A” attached hereto.

IMPLEMENTATION

Provisions will be made through the rezoning of the lands subject to this Amendment for development to occur subject to approved site development, architectural and landscaping plans.

INTERPRETATION

The provisions of the Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

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

Upon approval of this Amendment, the various Sections, Land Use Maps and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

