

Amendment No. XXX
to
Mississauga Official Plan

The following text constitutes Amendment No. XXX

PURPOSE

The purpose of this Amendment is to amend Schedule 10, Land Use Designations.

LOCATION

The lands affected by this Amendment are located on the west side of Chalkwell Close, north of Truscott Drive. The land is municipally addressed as 2620 Chalkwell Close. The Subject Lands are located within the Clarkson – Lorne Park Neighbourhood Character Area, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals at the Ontario Land Tribunal.

The Mississauga Official Plan ('MOP') contains a City Structure which outlines where growth ought to be encouraged and discouraged within the City. The City Structure is comprised of Intensification Areas and Non-Intensification Areas. Non-Intensification Areas include Neighbourhoods. The Subject Lands are located within a Neighbourhood, where contextually appropriate, compact, pedestrian-oriented development is encouraged.

As per the in-effect Clarkson – Lorne Park Neighbourhood Character Area policies, a maximum building height and density are not specified. The overall, City-wide Neighbourhood policies require a maximum height of four (4) storeys be maintained. The City requires that the Site be re-designated to accommodate the proposed built form: this has been included in the enclosed implementing Official Plan Amendment.

The Subject Lands are currently designated 'Residential Low Density II'. Permitted uses on the Subject Lands include detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

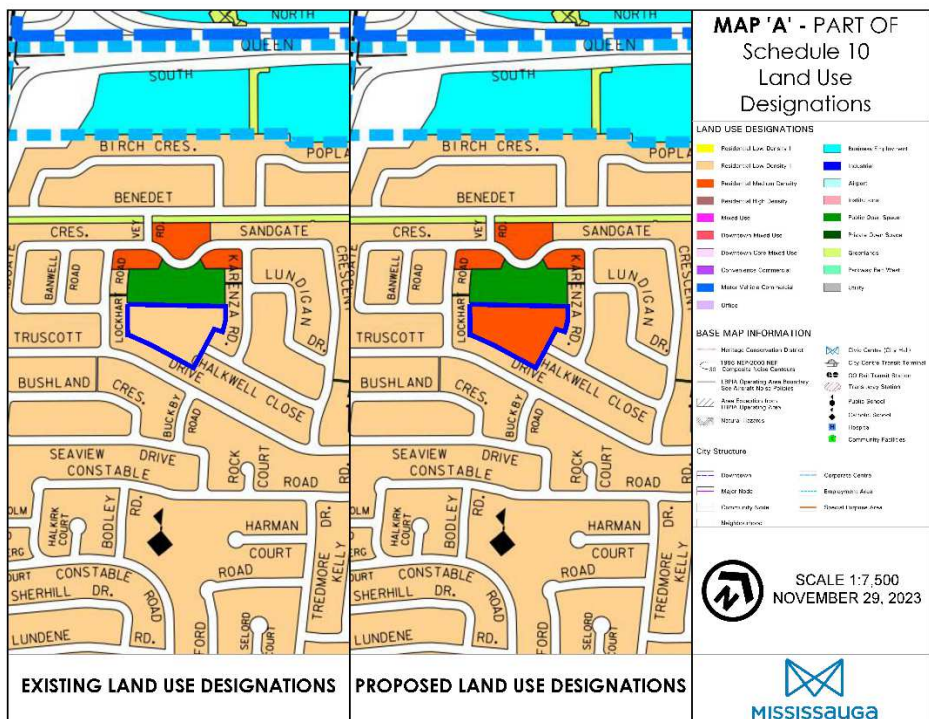
The Official Plan Amendment is required to amend Schedule 10, Land Use Designations to apply a Residential Medium Density designation to the Site. The Official Plan Amendment is required to permit the proposed built form. Overall, the proposed Official Plan Amendment is to further implement City Council's direction as outlined in the recent City initiatives to promote contextually appropriate development within Neighbourhoods. The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the reasons as follows:

1. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to and does not conflict with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). In addition, the proposed development will bring the Peel Regional Official Plan (2022) and the Mississauga Official Plan (2023) into consistency with the Provincial Policy Statement and into conformity with A Place to Grow. The proposed development represents reinvestment and intensification of an underutilized site.

2. The Subject Lands are located within a Built-Up Area of the City and within a comfortable 5 to 10-minute walking distance of transit stops as well as services and facilities to meet daily needs. As noted in A Place to Grow, the Peel Regional Official Plan and the Mississauga Official Plan, Built-Up Area lands are areas for intensification and compact, pedestrian-oriented development to occur.
3. The proposed development will utilize existing servicing and future servicing can be provided in an efficient, cost-effective manner.
4. The proposal with heights of 3 storeys is a compact, compatible development on lands that are well-served by existing transit networks. The Site is also well-served by existing greenspace, active transportation networks and service and retail establishments in the surrounding area. Bringing additional residents to this otherwise underutilized parcel will bring families and households within a comfortable walking distance to an abundance of services, facilities and amenities which will support the creation of Clarkson – Lorne Park as a complete, vibrant, walkable community.
5. The proposed development will improve and contribute to the evolution of Clarkson – Lorne Park as a complete, vibrant community with housing choice.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, is hereby amended by re-designating the Site to 'Residential Medium Density'.



IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, the 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 the Mississauga Official Plan dated July 27, 2023.

INTREPRETATION

The provisions of the 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 the Mississauga Official Plan.

A By-law to Adopt Mississauga Official Plan Amendment No. XXX

WHEREAS in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.. 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 and Housing 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 Council 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. XXX, in his or her opinion the Amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desired to adopt certain amendments to the Mississauga Official Plan regarding a change to land use and to the Clarkson – Lorne Park Neighbourhood Character Area;

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

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

ENACTED and PASSED this _____ day of _____, 20XX.

Mayor

Clerk