

**Proposed Amendments to Mississauga Official Plan, Site Plan Control By-law and  
 Mandatory Pre-Application Meetings By-law**

	<b>Section</b>	<b>Proposed Amendment(s)</b>	<b>Comment/Explanation</b>
Mississauga Official Plan	19.4, Development Applications	<p>1. Add “plans, drawings” and “or site plan application” to the first sentence contained in Policy 19.4.5 as follows:</p> <p>Some or all of the following studies, reports, plans, drawings and/or documents may be required as part of a complete application submission for an official plan amendment, rezoning, draft plan of subdivision or draft plan of condominium, consent or site plan application, dependent on the type of application, the property location and adequacy of services.</p> <p>2. Add the following to the list of materials required as part of a complete application submission:</p> <ul style="list-style-type: none"> <li>• Plans and drawings as necessary including but not limited to: site plan, elevation plan, grading plan, servicing plan, floor plan and landscape plan</li> </ul>	<p>Bill 109 requires that municipalities shall respond to the completeness of applications for site plan approval within 30 days of any fees being paid under s. 69 of the <i>Planning Act</i>. To address this new requirement, an amendment to the implementation policies of Mississauga Official Plan is required.</p> <p>Site Plan applications and associated materials have been added to Policy 19.4.5 to address complete application submissions and include plans and drawings.</p>
Site Plan Control By-law 0293-2006	4	<p>Add a new class of development to which Section 2 of the Site Plan Control By-law would not apply:</p> <ul style="list-style-type: none"> <li>• Duplex</li> </ul>	<p>Removing duplexes from site plan control will result in equitable and consistent regulation between duplexes and detached dwellings with a second unit.</p>
	5	Amend 5 (h) to include duplexes	<p>Duplexes that are subject to Section 5 of the Site Plan Control By-law would still require site plan approval, such as those within the site plan infill areas.</p>
	5-12	Renumber Sections 5-12 to accommodate the insertion of a new provision regarding exterior design and streetscape	N/A

	<b>Section</b>	<b>Proposed Amendment(s)</b>	<b>Comment/Explanation</b>
	5 (new)	<p>Add a new Section to the by-law as follows:</p> <p>To ensure that the design provisions contained in Section 19.14 of the Official Plan for the City of Mississauga are addressed, plans, drawings and other material submitted in support of an application for site plan approval shall be required to show exterior architectural details and design features, including the following information:</p> <ul style="list-style-type: none"> <li>• matters relating to exterior design such as, but not limited to, the character, scale, appearance and design features of all buildings, and their sustainable design;</li> <li>• sustainable design elements on the development site and adjoining highways under Mississauga's jurisdiction including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curbs, ramps, waste and recycling containers, and bicycle parking facilities.</li> </ul>	<p>New provision required to align with Mississauga Official Plan policies regarding the scope of site plan applications, specifically in regards to exterior design elements and streetscape.</p>
Mandatory Pre-Application Meetings By-law	1	<p>Include the words "or obtain site plan approval" in the definition of "application"</p>	<p>Adding site plan approval to the definition of application will enable the City to require pre-application meetings to review complete application requirements with applicants.</p>