

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: April 20, 2015

CASE NO(S): PL140847

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Hanlon Glen Home Inc.
Subject: Proposed Official Plan Amendment No. 22
Municipality: City of Mississauga
OMB Case No.: PL140847
OMB File No.: PL140847

Heard: April 15, 2015 by telephone conference call

APPEARANCES:

Parties

Hanlon Glen Homes Inc.

City of Mississauga

Counsel

Aaron Platt

Marcia Taggart

Participant

Brian Carmody



**MEMORANDUM OF ORAL DECISION DELIVERED BY J. P. ATCHESON ON
APRIL 15, 2015 AND ORDER OF THE BOARD**

[1] This was a hearing by way of telephone conference call ("TCC") in the matter of an appeal by Hanlon Glen Homes Inc. ("Appellant") from the Council of the City of Mississauga's ("City") passing of Official Plan Amendment No. 22 ("OPA-22")

[2] The purpose of OPA-22 is to amend the Meadowvale Village Neighbourhood Character Area Policies of the City of Mississauga Official Plan ("MOP") to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014) and to add and amend Detached Dwelling Zones within the area.

[3] The Appellant owns a property, some 221 acres in size, ("subject property") located at 1200 Old Derry Road within the Meadowvale Village Neighbourhood area.

[4] The substance of the appeal is that while much of OPA-22 amends the Meadowvale Village Neighbourhood Character Area Policies to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014), it also redesignates a portion of the subject property from Residential Low Density II to Open Public Space to secure a designation for a proposed park within the subject property (The Conceptual Park).

[5] The Appellant in its appeal contends that at the time of its appeal, the form, shape and layout of any development proposed for the subject property has yet to be established. Consequently, the optimal location for the Conceptual Park within the subject property remains unknown and that until the location of the Conceptual Park is identified as a component of the development of the subject property, a down-designation of any lands from Residential Low Density to Public Open Space remains premature.

[6] The Appellant further contends that proposed Open Public Space redesignation now may result in the potential need for a future official plan amendment if the location for any parkland is determined to be different than the lands currently redesignated Open Public Space in OPA-22.

Background and Evidence

[7] The Board with the consent of the parties granted participant status to Mr. Brian Carmody. His sole concern was with the location of the subject property.

[8] The Board was advised by counsel for the Appellant that his clients have a fifty percent interest in the subject property and that he had been in discussions with counsel for the other owner who has indicated that the other owner takes no position with respect to the settlement reached.

[9] Counsel for the parties advised the Board that they had reached a settlement as set out in Minutes of Settlement (Exhibit 2).

[10] The Board received uncontradicted affidavit evidence (Exhibit 3) and heard from Ms. Karen Crouse, a qualified Land Use Planner employed by the City as Planner in the Policy Planning Division of the Planning and Building Department.

[11] She supports the settlement reached and the modified wording as set out in the Minutes of Settlement. It was her opinion that the inclusion of the revised language in the OPA- 22 represented good planning and should be approved.

[12] Ms. Crouse in her affidavit testified to the following; namely that:

On July 2, 2014 City Council adopted OPA 22 which was a City-initiated amendment to Mississauga Official Plan ("MOP"). The purpose of the Amendment was to amend the Meadowvale Village Neighbourhood Character Area Policies to reflect the Meadowvale Village Heritage Conservation District Plan as adopted by Council for the City of Mississauga in 2014 (the "Meadowvale Village Heritage Conservation District Plan").

The Amendment further added Special Site 10 for certain table lands on the east side of the Credit River, south of Old Derry Road, known municipally as 1200 Old Derry Road (the "Lands"). Such lands are anticipated to be developed for primarily residential uses in the future. Map 16-17 Meadowvale Village Neighbourhood Character Area Map was amended to add Special Site 10 and to redesignate certain parts of the Lands from Residential Low Density to Public Open Space in order to permit a future park (the "Future Park"). The relevant excerpts from OPA 22 are attached hereto as Exhibit "B".

On July 29, 2014 Hanlon Glen Homes Inc. ("Hanlon Glen") appealed the City's approval of OPA 22. In their appeal letter, Hanlon Glen indicated their primary concern was with the redesignation proposed for the lands at 1200 Old Derry Road.

As the location and shape of the Future Park was still conceptual, Hanlon Glen was concerned that a further official plan amendment might be

required once the precise shape and location of the Future Park was identified as part of a future development application.

[13] She confirmed as well that:

the parties agreed that Hanlon Glen's appeal could be resolved by revising the Special Site 10 policies to include language recognizing that the location of the Future Park is conceptual in nature and the exact location and design of the park will be determined through the approval of development applications.

[14] The proposed modification to OPA-22 agreed to by the parties and as set out in the Minutes of Settlement is as follows:

Official Plan Amendment No. 22
Modifications to Special Site 10 Policies

16.17.4. A park with active recreational uses with an area approximately 0.5 hectares in size will be located within proximity to the Credit River Valley. The exact location and design of the park will be determined through the approval of development applications and will not require an amendment to this Plan.

[15] Counsel for the parties present confirmed on questioning from the Board that they were in agreement with the modified wording to OPA-22 noted above, and further confirmed that Mississauga Council had endorsed the Settlement set out in Exhibit 2.

[16] Mr. Carmody confirmed that he had no concerns with the proposed modification but sought confirmation regarding the precise location of the subject property.

[17] Counsel for the City undertook at the conclusion of the TCC to apprise Mr. Carmody of the location of the subject property.

[18] Ms. Crouse on questioning from the Board testified that in her opinion there were no provincial planning policy issues with respect to the 2014 Provincial Policy Statement or with the Provincial Growth Plan for the Greater Golden Horseshoe Area resulting from the proposed modification to OPA-2 as set out in Exhibit 2. The Board concludes that the matters before the Board in this case are local in nature and do not affect any

provincial interest and should be considered within the context of the MOP, and the test of what constitutes good planning for this part of the City.

Findings and Conclusion

[19] The Board after considering the submission of counsel and the affidavit evidence of Ms. Crouse together with the materials filed can find nothing that would alter the uncontradicted opinions proffered by Ms. Crouse that the modification to OPA-22 is good planning for this part of Mississauga and should be approved.

[20] Accordingly the Board will approve OPA-22 subject to the above noted modification set out at Exhibit 3, Tab-c.

[21] The Board commends the parties for their efforts in reaching a settlement of this appeal.

Order

[22] The Board orders that the appeal of Hanlon Glen Homes Inc. is allowed in part and Official Plan Amendment No. 22 to the City of Mississauga Official Plan is modified as set out in Attachment 1 to this Order, and as modified is approved.

"J. P. Atcheson"

J. P. ATCHESON
MEMBER

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

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

Official Plan Amendment No. 22 Modifications to Special Site 10 Policies

16.17.4. A park with active recreational uses with an area approximately 0.5 hectares in size will be located within proximity to the Credit River Valley. The exact location and design of the park will be determined through the approval of development applications and will not require an amendment to this Plan.

Memorandum



FOR IMMEDIATE ATTENTION AND ACTION

TO: Ed Sajecki, Commissioner of Planning & Building

FROM: Diana Rusnov, Office of the City Clerk

DATE: July 29, 2014

RE: Appeal Pursuant to 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13,
Application to Amend Zoning By-law 0225-2007
To appeal a decision
North and South of Old Derry Road, east and west of Second Line West.
Our File: OPA 22- Ward 11

Attached please find copy of a letter of appeal dated July 28, 2014 received July 29, 2014 from Davies Howe Partners LLP, solicitors for Hanlon Glen Homes Inc., with respect to files OPA 22, in the City of Mississauga.

In accordance with Planning Act requirements, the City is required to submit the Notice of Appeal, Municipal Submission Form (including prescribed records) and appeal fee to the Ontario Municipal Board within 15 days after the Notice of Appeal is received. In order to meet this deadline, we request that you provide our office with the following information outlined on the attached Municipal Submission Form.(R1) **no later than August 8, 2014:**

- Part 4: Related Matters
- Part 5: Official Plan Information
- Part 6: Scheduling Information (including the estimated number of days for the hearing)
- Part 7: Municipal Representative Information (Legal or Planning)
- Part 8: Required Documentation (include the applicable documents and information indicated by a tick)

Thank you for your co-operation

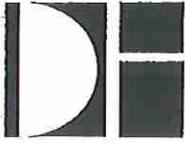
Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 ext. 5421

:mj

Att.

cc: Karen Crouse, Planning and Building (via email)
Mary E. Bench, City Solicitor (via email)
Councillor, Ward 11 (via email)
Planning Notification List (via email)

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Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

Please refer to: **Aaron I. Platt**
e-mail: aaronp@davieshowe.com
direct line: 416.263.4500
File No. 702861

July 28, 2014

By RUSH Courier

Clerk of the City of Mississauga
Legislative Services, Corporate Services Department
300 City Centre Drive
Mississauga, ON L5B 3C1

Attention: Crystal Greer

Dear Madame:

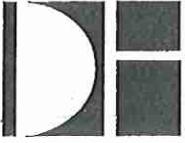
**Re: Appeal pursuant to s. 17(24) of the *Planning Act*, as amended
Amendment 22 to the Official Plan for the City of Mississauga**

We are counsel to Hanlon Glen Homes Inc., an entity with a legal and valid interest in approximately 221 acres of land within the City of Mississauga being legally described as Part of Lots 9 and 10, Concession 3, WHS and Part of Lot 10, Concession 4, WHS, City of Mississauga which lands are assigned the municipal address of 1200 Old Derry Road, Mississauga. These lands are generally located south of Old Derry Road, east of Old Creditview Road, north of Hwy. 401 and west of existing and developed subdivision(s) (the "Subject Lands").

On July 2, 2014, the City of Mississauga passed Amendment 22 to the City Mississauga Official Plan ("OPA 22"). While much of OPA 22 amends the Meadowvale Village Neighbourhood Character Area Polices to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014), OPA 22 also redesignates a portion of the Subject Property from Residential Low Density II to Public Open Space. It is our understanding that the redesignation is intended to secure a designation for a proposed park within the Subject Lands (the "Conceptual Park").

Our client's grounds for are as follows:

1. At this time, the form, shape and layout of any development proposed for the Subject Lands has yet to be established. Consequently, the optimal location for the Conceptual Park within Subject Site remains unknown.



Davies
Howe
Partners
LLP

2. Until the location for the Conceptual Park is identified as a component of the development of the Subject Site, a *down-designation* of any lands from Residential Low Density II to Public Open Space remains premature.
3. A redesignation now may result in the potential need for a future official plan amendment where the location for any parkland is determined to be different than the lands redesignated Public Open Space.
4. Such other reasons as Counsel may suggest and the Board may accept.

Enclosed with this notice of appeal is at copy of the requisite Ontario Municipal Board Appellant Form. Enclosed also please three firm cheques, in the amount of

1. \$125.00 payable to the Minister of Finance, representing the filing fee associated with the processing of this appeal; and
2. \$150.00 payable to the City of Mississauga, representing the City Clerk's Offices Administrative Processing Fee.

We trust this is satisfactory. However, please do not hesitate to contact us if you have any questions or require anything further.

Yours truly,
DAVIES HOWE PARTNERS LLP



Aaron I. Platt

AIP:AIP
encls.:

copy: Client



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality

Receipt Number (OMB Office Use Only)

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions Imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input checked="" type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

Pat of Lots 9 and 10, Concession 3, WHS and Part of Lot 10, Concession 4, WHS
 Address and/or Legal Description of property subject to the appeal:

Municipality/Upper tier: City of Mississauga; Region of Peel

Part 3: Appellant Information

First Name: _____ Last Name: _____

Hanlon Glen Homes Inc.

Company Name or Association Name (Association must be incorporated – Include copy of letter of incorporation)

Professional Title (if applicable): _____

E-mail Address: _____

By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____

Street Address Apt/Suite/Unit# City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

(Signature not required if the appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

Part 4: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: Aaron Last Name: Platt

Company Name: Davies Howe Partners LLP

Professional Title: Lawyer

E-mail Address: aaronp@davieshowe.com

By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 416-977-7088 xt 237 Alternate Telephone #: 416-263-4500

Fax #: 416-977-8931

Mailing Address: 99 Spadina Avenue 5th Floor Toronto

Street Address Apt/Suite/Unit# City/Town

Ontario M5V 3P8

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: July 28, 2014

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 5: Language and Accessibility

Please choose preferred language: English French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print)

Please refer to attached Notice of Appeal letter.

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print)

Please refer to attached Notice of Appeal letter.

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: _____
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:
**If more space is required, please continue in Part 9 or attach a separate page.

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO
(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

DECLARATION

Subsection 17 of the Planning Act

Applicant: City Initiated
Municipality City of Mississauga
Our File: OPA 22

I, Diana Rusnov, Deputy Clerk solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 2, 2014 when By-law Number 0191-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on July 9, 2014.
2. That 1 appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

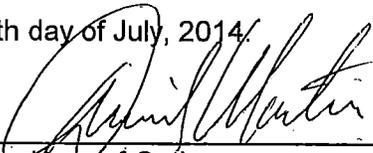
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 30th day of July, 2014.



Commissioner of Oaths



Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2017.



PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51

DATE OF NOTICE	July 9, 2014	
OPA NUMBER	OPA 22 (By-law 0191-2014)	
ZONING BY-LAW NUMBER	0192-2014	
DATE PASSED BY COUNCIL	July 2, 2014	
LAST DATE TO FILE APPEAL	July 29, 2014	
FILE NUMBER	CD.03.MEA	Ward 11
APPLICANT	City of Mississauga	
PROPERTY LOCATION	North and south of Old Derry Road, east and west of Second Line West	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

The Purpose and Effect: Is to amend the Meadowvale Village Neighborhood Character Area Policies to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014), and to add and amend Detached Dwelling Zones within the area.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 22 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, at the address below, no later than July 29, 2014.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Diana Rusnov, Deputy Clerk
Legislative Services, Corporate Services Department
300 City Centre Drive, Mississauga, ON L5B 3C1

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Amendment No. 22

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0191-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 22

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*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 ("MMAH") authorized the Regional Municipality of Peel (the "Region") 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 councils 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 of Peel has advised that, with regard to Amendment No. 22, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The following text and Maps "A", "B", "C" and "D" attached constitute Amendment No. 22 to Mississauga Official Plan, specifically the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 2 day of July, 2014.

MAYOR

CLERK

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	23	6	14

Amendment No. 22

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and maps designated Map "A", Map "B", Map "C" and Map "D", attached hereto constitutes Amendment No. 10.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated March 25, 2014, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend the Meadowvale Village Neighbourhood Character Area Policies to reflect the approved Meadowvale Village Heritage Conservation District Plan (2014), reorganize the policies to better reflect development that has occurred within the character area, to change the land use designation on one site from Residential Low Density II to Public Open Space and to add a new Special Site policy for lands on the south side of Old Derry Road east of the Credit River to provide guidance for future development.

LOCATION

The lands affected by this Amendment are located in the Meadowvale Village Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The proposed Amendment is acceptable from a planning standpoint and should be approved as the subject policies have been reviewed and updated to reflect the new Meadowvale Village Heritage Conservation District Plan and changing local circumstances.

Details regarding this Amendment to the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Report dated March 25, 2014, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.17 Meadowvale Village is hereby amended by revising the special site numbers on Map 16-17: Meadowvale Village Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
2. Section 16.17.1 Urban Design Policies is hereby deleted and replaced with the following:

16.17.1 Context

The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mill, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century the rail lines were routed around the Village which lead to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural community with much of its nineteenth century character intact.

The *Ontario Heritage Act* was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

16.17.2.1 New development will comply with the Heritage Conservation District Plan and integrate individual developments into a cohesive whole.

16.17.2.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

16.17.2.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

16.17.2.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.2.5 Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village, are encouraged.

16.17.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting – all of which differ from existing City standards.

16.17.2.7 Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, size and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening will meet the requirements of the Zoning By-law.

16.17.2.8 The design of the street right-of-way and the design of the lands along the street affect the *streetscape* and should have regard for the following:

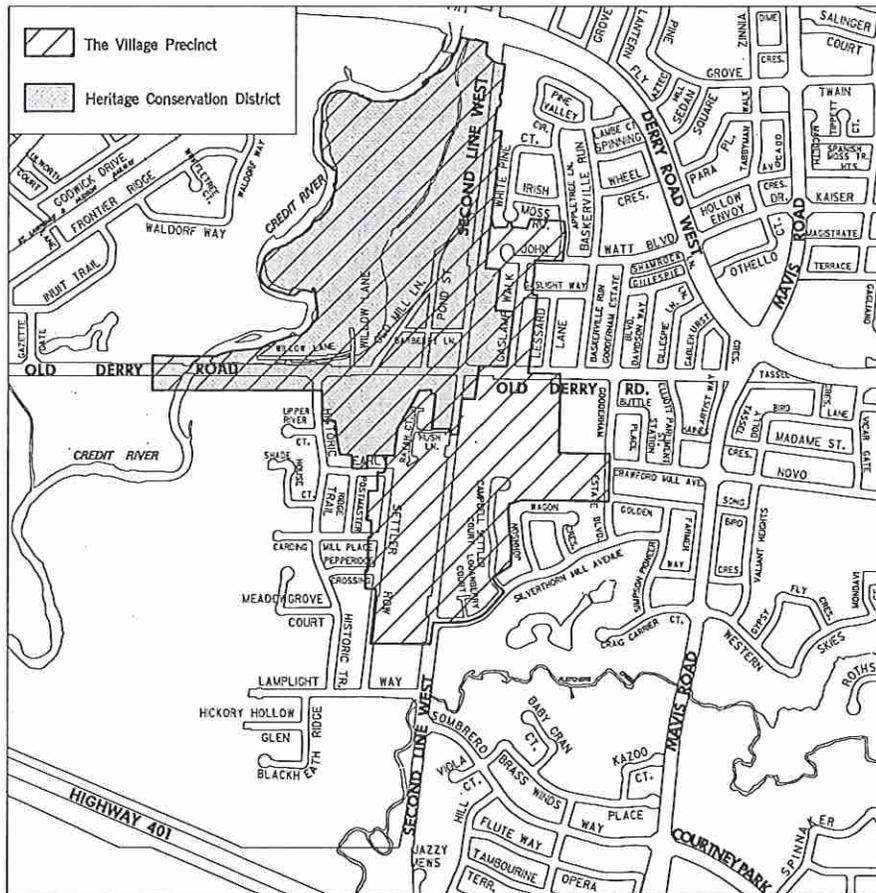
- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and

- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

16.17.2.9 In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. the presence of garages should be minimized to create an attractive *streetscape*. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front face of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable *streetscape* is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and
- b. reverse frontage lots may be permitted, providing the lots have a minimum depth of 45m.

The Village Precinct



Map 16-17.1: Meadowvale Village Precincts

16.17.2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Map 16-17.1: Meadowvale Village Precincts.

16.17.2.11 The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control. For lands within the Heritage Conservation District, substantive alterations to properties, as defined in the Meadowvale Village Heritage Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).

16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in close proximity to the Heritage Conservation District.

16.17.2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.2.15 Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.2.16 The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements as stated in the Heritage Character Statement and Heritage Attributes as contained in the Heritage Conservation District Plan.

16.17.2.18 The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.2.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.2.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The progression of spaces leading to the Village starts with a *streetscape* which is loosely enclosed by buildings or tree planting, followed by a *streetscape* which is enclosed by a canopy of trees which marks the entrance to the Village.

16.17.2.21 Lots should vary in size from street block to street block to create a varied and interesting *streetscape* sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Limited land severances within the Heritage Conservation District that are in compliance with the applicable zoning regulations and respect the historic patterning of open space and their relationship to properties, structures and elements, will be permitted.

16.17.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings set out in the *Planning Act*, as amended.

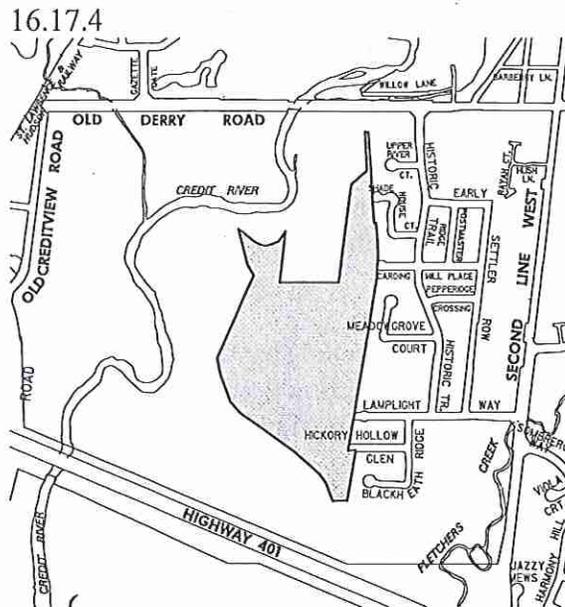
16.17.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west of the existing park.

3. Section 16.17.4 Special Site Policies is hereby amended by deleting the preamble and replacing it with the following:

There are sites within the Character Area that merit special attention. Notwithstanding other policies of this Plan, any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, consultation with the Mississauga Heritage Advisory Committee.

4. Policies 16.17.4.1.3 and 16.17.4.1.4 are hereby deleted.
5. Section 16.17.4.7 Site 7 is hereby deleted.

6. Section 16.17.4 Special Site Policies is hereby amended by adding the following:



16.17.4. __ The lands identified as Special Site __ are located on the south side of Old Derry Road, east of the Credit River.

16.17.4. __ Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.

7. Schedule 1 – Urban System of Mississauga Official Plan is hereby amended by changing from Neighbourhood to Green System.
8. Schedule 1a – Urban System – Green System of Mississauga Official Plan is hereby amended by adding the Green System.
9. Schedule 4 – Parks and Open Space of Mississauga Official Plan is hereby amended by adding Public and Private Open Space Spaces.
10. Schedule 10 – Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation from Residential Low Density II to Public Open Space.

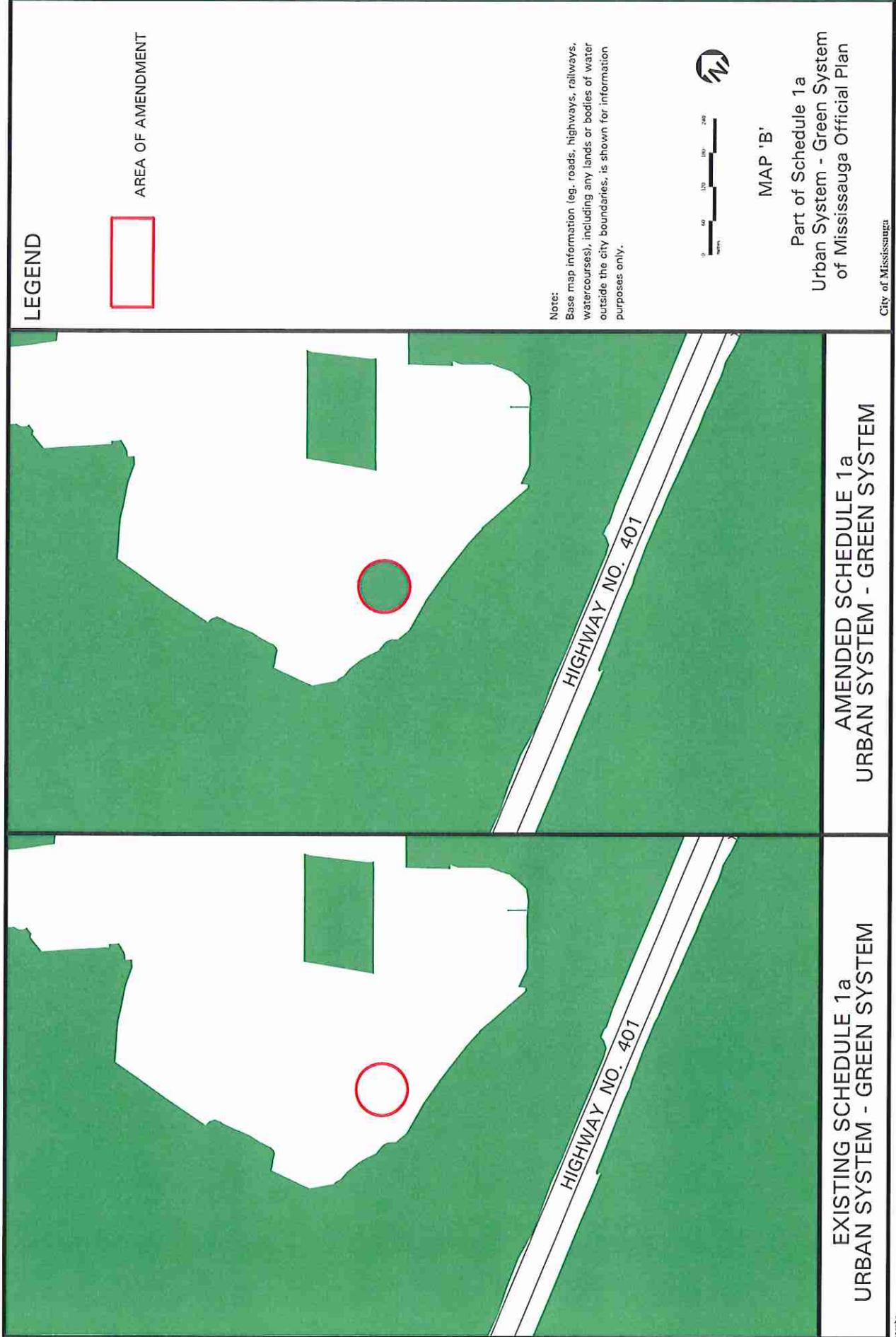
IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

INTERPRETATION

The provisions of 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 Mississauga Official Plan.



LEGEND



AREA OF AMENDMENT

Note: Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



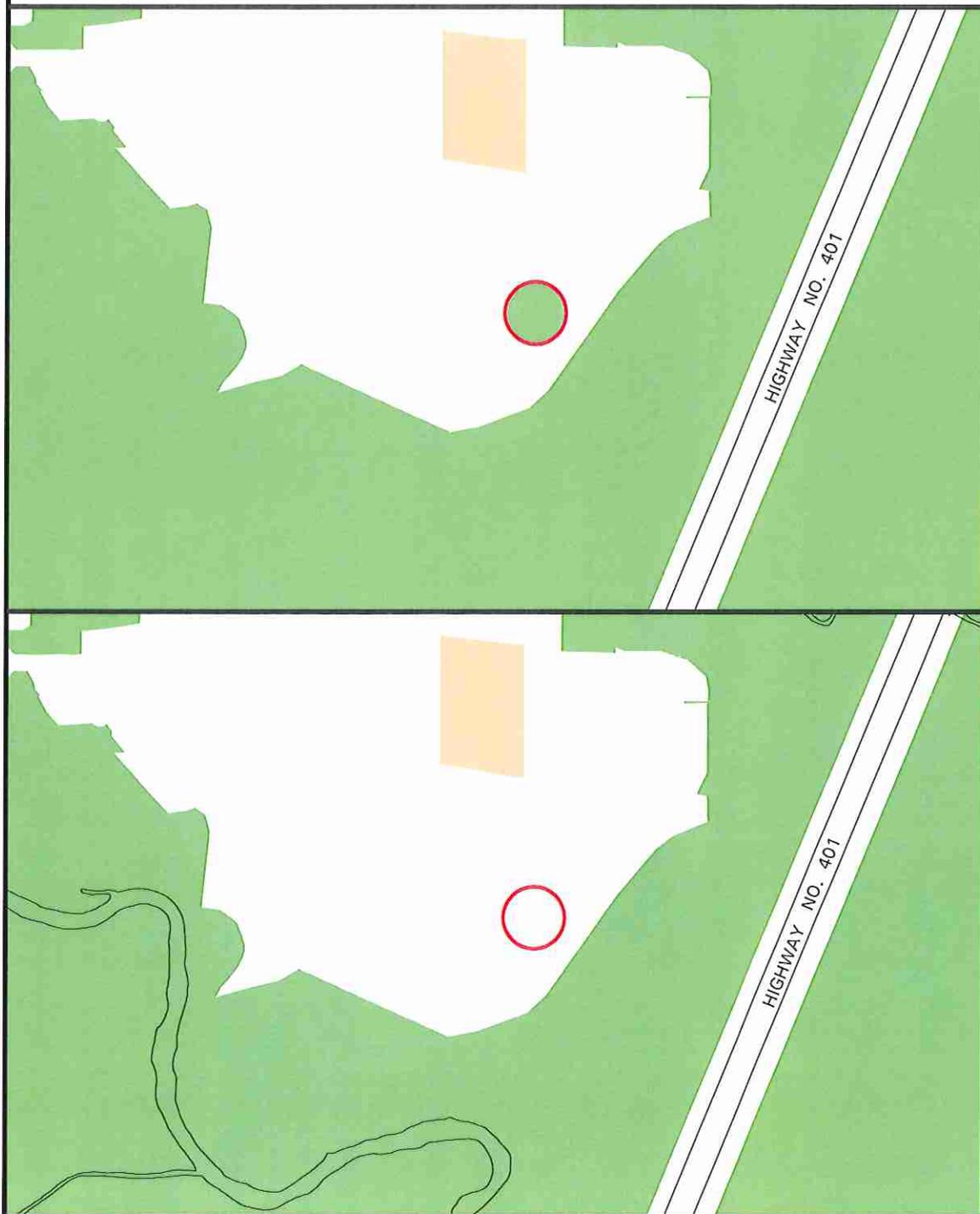
MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

City of Mississauga

AMENDED SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM

EXISTING SCHEDULE 1a
URBAN SYSTEM - GREEN SYSTEM



LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

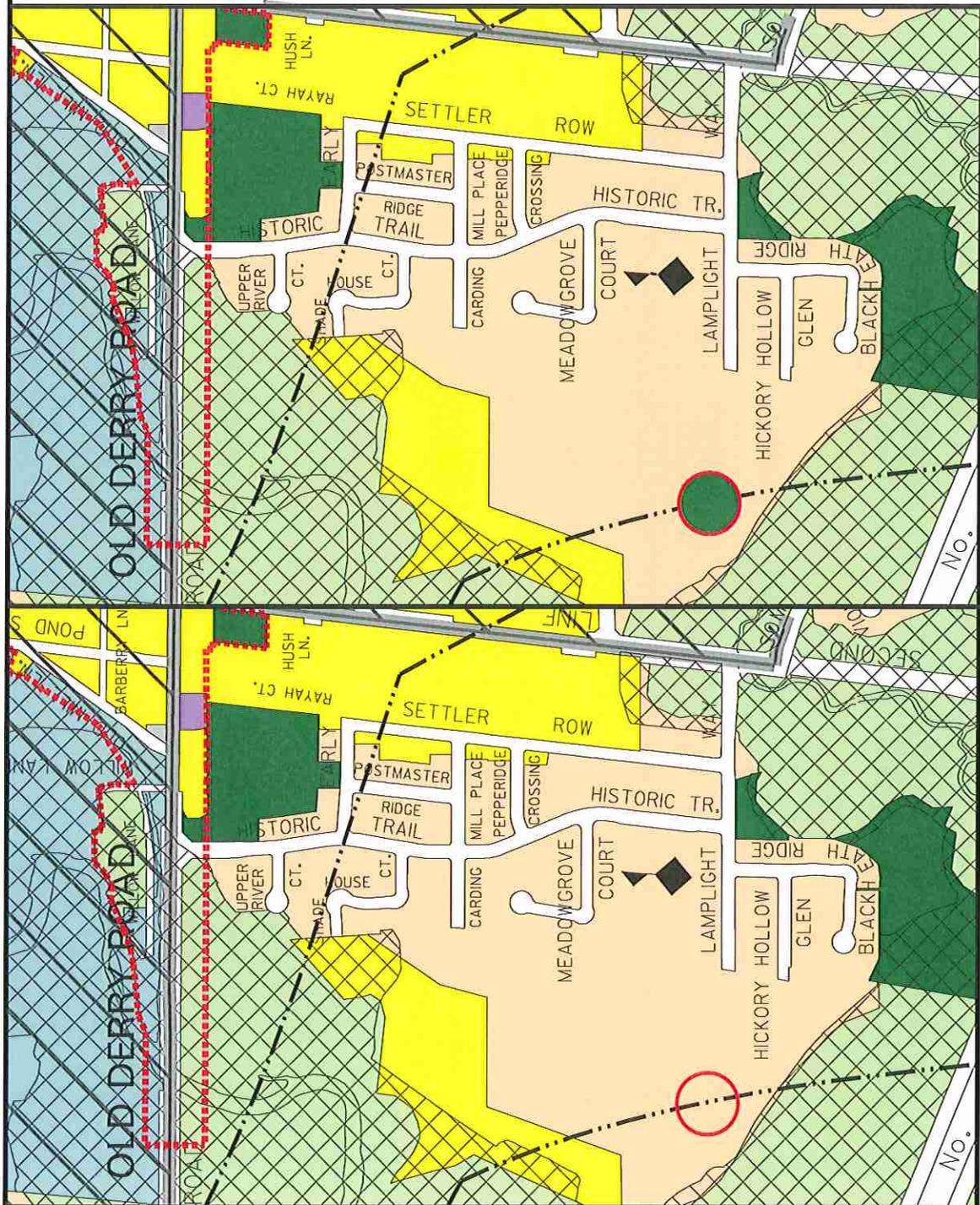
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



MAP 'C'

**Part of Schedule 4
Parks and Open Spaces
of Mississauga Official Plan**

City of Mississauga



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown Core Commercial
- Mixed Use
- Convenience Commercial
- Major Vehicle Commercial
- Office
- To Be Determined
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility
- To Be Determined

LAND USE LEGEND

- Heritage Conservation District
- 1996 NEP/2000 NEP
- Composite Noise Contours
- LIPPA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LIPPA Operating Area
- Natural Hazards
- CITY STRUCTURE
- Heritage Conservation District
- 1996 NEP/2000 NEP
- Composite Noise Contours
- LIPPA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LIPPA Operating Area
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- CITY STRUCTURE
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- 1996 NEP/2000 NEP
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- Area Exempt from LIPPA Operating Area
- Natural Hazards
- CITY STRUCTURE

CITY STRUCTURE

- Heritage Conservation District
- 1996 NEP/2000 NEP
- Composite Noise Contours
- LIPPA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LIPPA Operating Area
- Natural Hazards
- CITY STRUCTURE
- Heritage Conservation District
- 1996 NEP/2000 NEP
- Composite Noise Contours
- LIPPA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LIPPA Operating Area
- Natural Hazards
- CITY STRUCTURE

ND2 Region of Peel Non-Decision

- ND2 Region of Peel Non-Decision

AREA OF AMENDMENT

- AREA OF AMENDMENT

FROM:

- RESIDENTIAL LOW DENSITY II

TO:

- PUBLIC OPEN SPACE



MAP 'D'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

APPENDIX I

PUBLIC MEETING

Notice of the public meeting was advertised in the Mississauga News and notices were sent to all residents within the Meadowvale Village Heritage Conservation District inviting them to attend a Public Meeting of the Planning and Development Committee held on June 10, 2013 to consider the proposed amendment.

At the Public Meeting, several residents stated their concerns with the proposal and the proposed changes to the Meadowvale Village Heritage Conservation District Plan.

Subsequent to the Public Meeting, a focus group of village residents was formed to work towards a collective set of guiding heritage policies, Official Plan policies and zoning regulations.



Corporate Report

Clerk's Files

Originator's Files CD.03.MEA

PDC APR 14 2014

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Proposed Amendments to Mississauga Official Plan and Zoning
By-law 0225-2007 for the Meadowvale Village Neighbourhood
Character Area - Report on Comments
Ward 11

RECOMMENDATION: That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 contained in the report from the Commissioner of Planning and Building dated March 26, 2013, as amended by recommendations in the report titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments", dated March 25, 2014, be approved.

**REPORT
HIGHLIGHTS:**

- Focus group meetings were held with the community to come to consensus on policies and zoning regulations to ensure longevity and viability of Meadowvale Village as a heritage conservation district; and
- Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in keeping with policies of the revised Meadowvale Village Heritage Conservation District Plan are proposed.

BACKGROUND:

On June 10, 2013 a public meeting of the Planning and Development Committee was held to consider amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area, based on the proposed Meadowvale Village Heritage Conservation District Plan (2013 draft). Use the following link to view this report.

http://www5.mississauga.ca/research_catalogue/reports/PDC_Reports/PDC_Report_June_10_2013.pdf

A number of residents attended the meeting and expressed concern with the proposed official plan and zoning amendments and with the proposed Meadowvale Village Heritage Conservation District Plan.

Subsequent to the June 10, 2013 public meeting, a focus group of village residents was formed. Ward 11 Councillor George Carlson, along with staff from the Culture Division of Community Services and staff from the Policy and Development and Design Divisions of the Planning and Building Department, held four meetings with the focus group to realize a collective set of guiding heritage policies, Official Plan policies and zoning regulations.

The collaborative efforts of the focus group are reflected in the proposals in this report that will implement the policies of the revised Meadowvale Village Heritage Conservation District Plan. These policies will aid in conserving the heritage attributes of the village while allowing for appropriate change and evolution.

The Meadowvale Heritage Conservation District Plan, 2014 was approved by City Council on April 2, 2014.

COMMENTS:

Proposed official plan and zoning by-law changes based on the comments received as part of the public meeting and focus group consultations are detailed in Appendix 1.

Appendix 2 is a compilation of proposed amendments to the Meadowvale Village Neighbourhood Character Area policies. It includes the recommendations proposed in the report presented to the public on June 10, 2013, as further amended by the recommendation contained in this report. Amendments proposed in this report are noted.

Proposed revised zoning regulations are detailed in Appendix 3.

Proposed changes to the Mississauga Official Plan are as follows:

- Map 16-17.1 Meadowvale Village Precincts has been amended to show the boundaries of the Heritage Conservation District as per the revised Meadowvale Village Heritage Conservation District Plan;
- the Meadowvale Village Heritage Conservation District Review Committee is being dissolved and substantive applications will go directly to the Mississauga Heritage Advisory Committee;
- limited severances within the Heritage Conservation District will be permitted;
- the preamble paragraph for special sites has been modified to remove the reference to the Meadowvale Village Heritage Conservation District Review Committee;
- the policies for Special Site 1 (Gooderham Estate) have been revised to remove wording that is no longer applicable;
- Special Site 10 has been added for the table lands on the east side of the Credit River, south of Old Derry Road that are anticipated to be redeveloped in the future;
- Map 16-17 Meadowvale Village Neighbourhood Character Area Map has been amended to add Special Site 10; and
- redesignation from Residential Low Density to Public Open Space on lands on the east side of the Credit River, south of Old Derry Road to permit a future park (Appendix 4).

Proposed changes to the Zoning By-law 0225-2007 are as follows:

- proposed changes to the R1-32 zone for Meadowvale Village (Appendix 2); and
- an exception zone is proposed for the properties at 7057 and 7061 Pond Street that have lot frontages less than the minimum being proposed (Appendix 5).

STRATEGIC PLAN: The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 support the Connect pillar of the Strategic Plan and foster the completion of our neighbourhoods while nurturing our villages.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Proposed amendments to the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan and changes to Zoning By-law 0225-2007 were detailed at the public meeting of the Planning and Development Committee in June 2013. Subsequent to the public meeting, a focus group of village residents was formed to come to a consensus on the contents of the Heritage Conservation District Plan, Official Plan policies and zoning regulations for the village. This report details the results of these meetings and the final recommendations for approval.

ATTACHMENTS:

- Appendix 1: Response to Comments Table
- Appendix 2: Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)
- Appendix 3: Revised Zoning Regulations
- Appendix 4: Part of Schedule 10 Land Use Designation of Mississauga Official Plan



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Karen Crouse, Policy Planner

Response To Comments Table					
Respondent	Section ¹	Issue	Response	Recommendation ²	
Staff	Map 16-17: Meadowvale Village Neighbourhood Character Area	With the addition of a new Special Site 10, Map 16-17 needs to be amended to add this special site.	The location of Special Site 10 needs to be added to Map 16-17.	1	That Special Site 10 be added to Map 16-17.
Staff	Map 16-17.1: Meadowvale Village Precincts	Changes have been made to the Heritage Conservation District Boundary since the public meeting. The final boundaries as shown in the Heritage Conservation District Plan must be shown on this map.	Agree. The final boundaries of the Heritage Conservation District are to be shown on Map 16-17.1.	2	That a revised Map 16-17.1 Meadowvale Village Precincts be incorporated into the Neighbourhood Character Area Policies.
Staff	16.17.2.11	The approval process for property alterations within the Heritage Conservation District is recommended to be streamlined to only report to the Mississauga	Agree. The Meadowvale Village Heritage Conservation District Review Committee is being dissolved and the wording should be revised to reflect the new reporting structure.	3	That policy 16.17.2.11 be deleted and replaced with the following: <i>The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control. For lands within the Heritage Conservation District, substantive alterations to properties, as defined in the Meadowvale Village Heritage</i>

¹ Policy numbers refer to those shown in Appendix 2.

² Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

Respondent	Section	Issue	Response	Recommendation
Focus group members	16.17.2.22	Heritage Advisory Committee and the policy addressing this is to be revised. The policy as currently drafted, prohibits the severance of lots.	Upon further discussions during the focus group meetings, it was identified that a limited number of lots do have the potential to be severed in keeping with the proposed zoning regulations for minimum lot frontage and area. The policy should be revised to reflect this situation.	<u>Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).</u> That policy 16.17.2.22 be deleted and replaced as follows: <u>Limited land severances within the Heritage Conservation District that are in compliance with the applicable zoning regulations and respect the historic patterning of open space and their relationship to properties, structures and elements, will be permitted.</u>
Staff	16.17.5 Special Site Policies	The preamble needs to be changed to reflect the new approval structure.	The Meadowvale Village Heritage Conservation District Review Committee is proposed to be dissolved and all items of a substantive nature will go directly to the Heritage Advisory Committee. The preamble to the special site policies should be amended to reflect this.	That policy 16.17.5 Special Site Policies be deleted and replaced as follows: <u>There are sites within the Character Area that merit special attention. Notwithstanding other policies of this Plan, any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, consultation with the Mississauga Heritage Advisory Committee.</u>
Frank and Andrea Bosnjak 7079 Second Line West	16.17.5.1 Site 1	The landowners have requested that their property be added to the Special Site 1 policies to allow the severance of land, demolition of the existing dwelling and the building of two new residential	The proposed revisions to the Meadowvale Village Heritage Conservation District Plan that allow for substantive alterations to properties and the creation of specific zoning regulations for Meadowvale Village that relate to minimum lot frontage and area, will satisfy the identified concerns.	n/a No change required.

Respondent	Section	Issue	Response	Recommendation
Staff	16.17.5.1.3 and 16.17.5.1.4	<p>dwelling</p> <p>These policies were introduced at the time that the Gooderham Estate was redeveloped for a private school and when the adjacent residential plans of subdivisions were being built. These policies are no longer applicable as the park is now owned by the City of Mississauga.</p>	<p>Both policies 16.17.5.1.3 and 16.17.5.1.4 should be deleted from the Special Site 1 policies of the Meadowvale Village Neighbourhood Character Area as they are no longer applicable.</p>	<p>That policies 16.17.5.1.3 and 16.17.5.1.4 be deleted from the Meadowvale Village Neighbourhood Character Area policies.</p> <p>16.17.5.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.</p> <p>16.17.5.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.</p>
Staff	16.17.5.10 Site 10	<p>A new special site is proposed to be added to deal with future development on lands on the east side of the Credit River, south of Old Derry Road where it is anticipated that new low density residential development will occur.</p>	<p>A large area of low density residential development is expected in future on the east side of the Credit River, south of Old Derry Road. A new special site is proposed to be introduced to ensure that the any new development respects its relationship to the Meadowvale Village Heritage Conservation District and is developed in a similar manner as the subdivision development immediately east of the lands.</p>	<p>That a new Special Site 10 policy be added as follows:</p> <p><u>16.17.5.10 Site 10</u></p> <p><u>16.17.5.10.1 The lands identified as Special Site 10 are located on the south side of Old Derry Road, east of the Credit River.</u></p> <p><u>16.17.5.10.2 Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.</u></p>
Staff	Schedule 10 Land Use Designations	<p>The Credit River Parks Strategy as endorsed by City Council in</p>	<p>The general location of a future park site should be designated Open Space on Schedule 10 Land Use Designations to</p>	<p>That an Open Space designation be shown on Schedule 10 Land Use Designations.</p>

Respondent	Section	Issue	Response	Recommendation
		September, 2013, noted a future park site on lands proposed to be identified as Special Site 10 in this report.	implement the Credit River Parks Strategy as approved by City Council. The boundaries of the Heritage Conservation District are shown as base information on Schedule 10 Land Use Designations and will be changed in accordance with the changes to Map 16-17.1.	
Staff	Zoning By-law 0225-2007 Revised Zoning Regulations for Meadowvale Village	The proposed zoning regulations have changed based on the outcomes from the focus group meetings and the zoning regulations need to be amended.	Agree. Changes to the zoning regulations are needed to reflect the outcomes from the focus group meetings.	9 That the zoning regulations for the R1-32 zone be changed in accordance with the changes shown in bold in the last column of Appendix 3.
Owner of properties at 7057 and 7061 Pond Street	Zoning By-law 0225-2007 R1 Exception Zones	The owner has requested recognition of his existing properties of record that will not meet the proposed new minimum lot frontage regulations for the R1-32 zone.	Agree. Existing lots that do not meet the proposed minimum lot frontage regulations should be formally recognized in the zoning by-law.	10 That the following exception zone be added for the properties at 7057 and 7061 Pond Street: <i>In a R1-XX zone, the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:</i> <i>Regulations</i> 1. <i>Minimum lot area</i> <u>900 m²</u>

K:\PLAN\POLICY\GROUP\2014 Districts\Meadowvale Village\Report on Comments\Response To Comments Table.doc

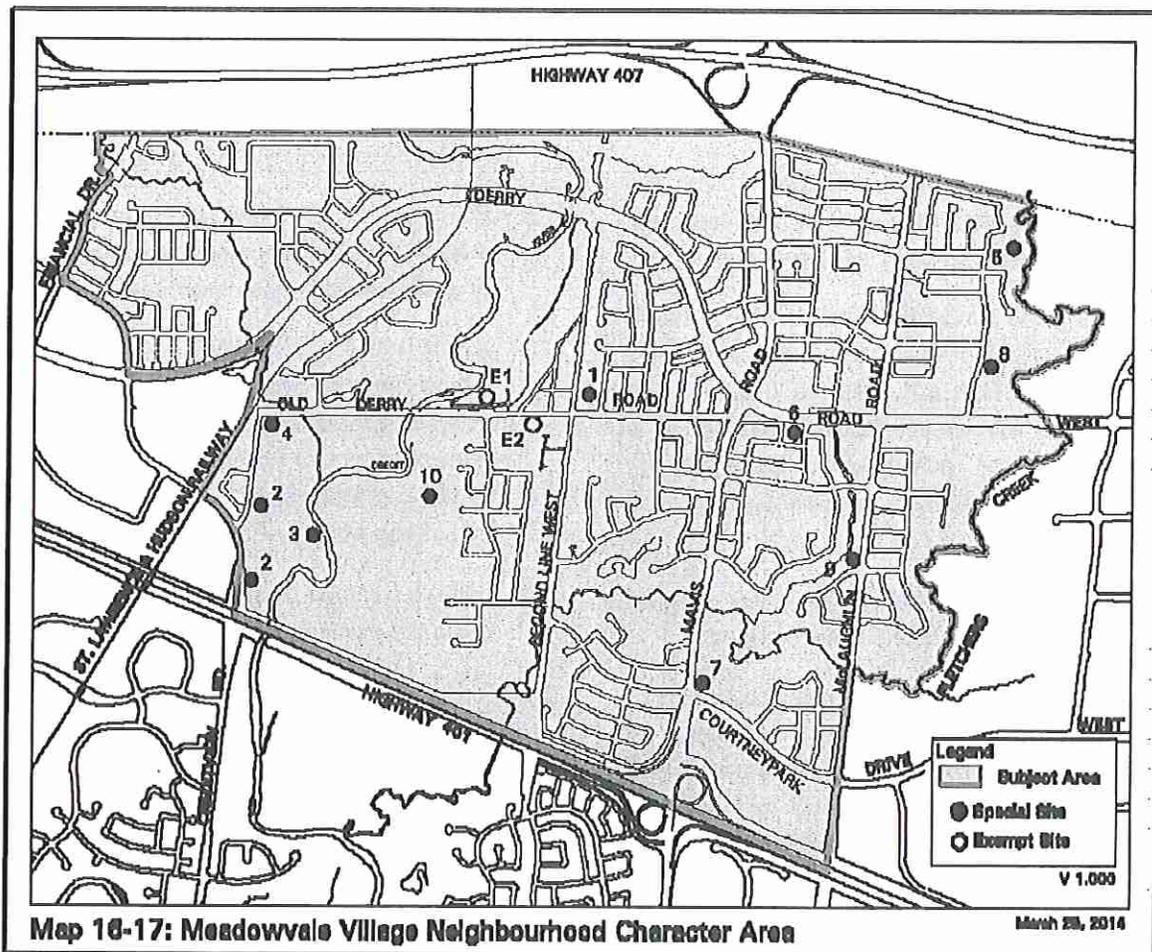
Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)

16.17 Meadowvale Village

16.17.1 Context

16.17.1.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent to the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mills, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century, the rail lines were routed around the Village which led to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural community with much of its nineteenth century character intact.



The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

16.17.2.1 New development will comply with the Heritage Conservation District Plan and integrate individual developments into a cohesive whole.

16.17.2.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

16.17.2.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

16.17.2.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.2.5 Subdivisions which provide a mixture of lot sizes vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

16.17.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing City standards.

16.17.2.7 Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening shall meet the requirements of the Zoning-By-law.

16.17.2.8 The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

16.17.2.9 In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. the presence of garages should be minimized to create an attractive **streetscape**. Garages

should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and

- b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.

The Village Precinct

16.17.2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Map 16-17.1: Meadowvale Village Precincts.

16.17.2.11 The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control.

For lands within the Heritage Conservation District, substantive alterations to properties, as defined in the Meadowvale Village Heritage Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).

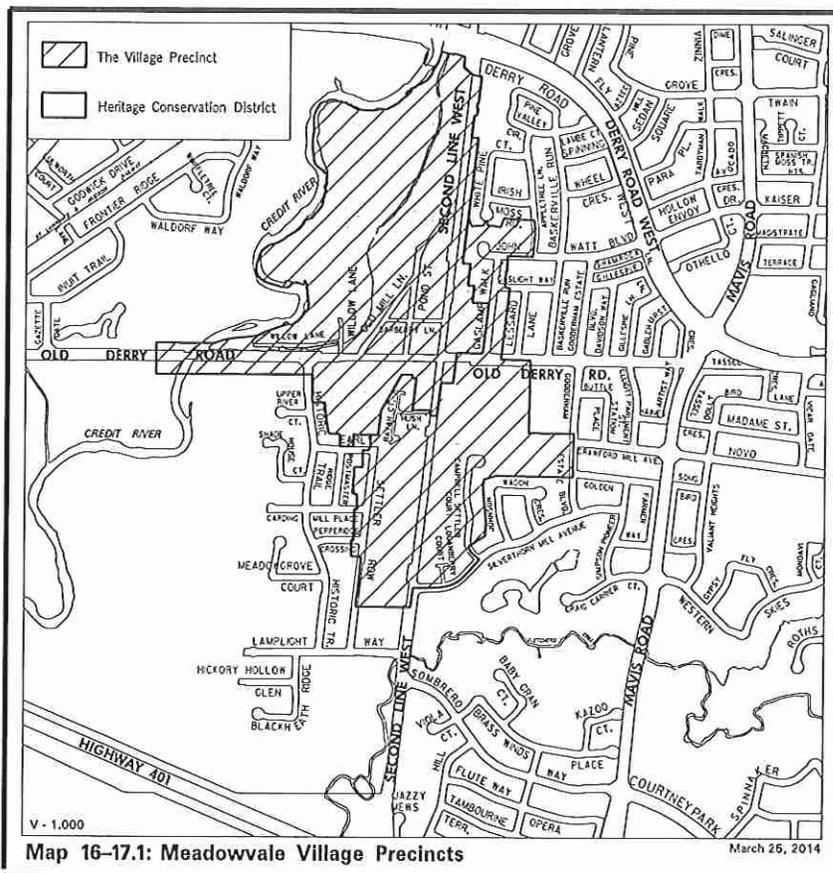
16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in proximity to the Heritage Conservation District.

16.17.2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.2.15 Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.2.16 The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on



topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements stated in the Heritage Character Statement and Heritage Attributes as stated in the Heritage Conservation District Plan.

16.17.2.18 The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.2.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.2.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

16.17.2.21 Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Limited land severances within the Heritage Conservation District that are in compliance with the applicable zoning regulations and respect the historic patterning of open space and their relationship to properties, structures and elements, will be permitted.

16.17.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

16.17.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

16.17.3 Land Use

16.17.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

16.17.3.2 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

16.17.3.3 Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.3.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;
- c. financial institution;

- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. ***secondary office***;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

16.17.4 Transportation

16.17.4.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

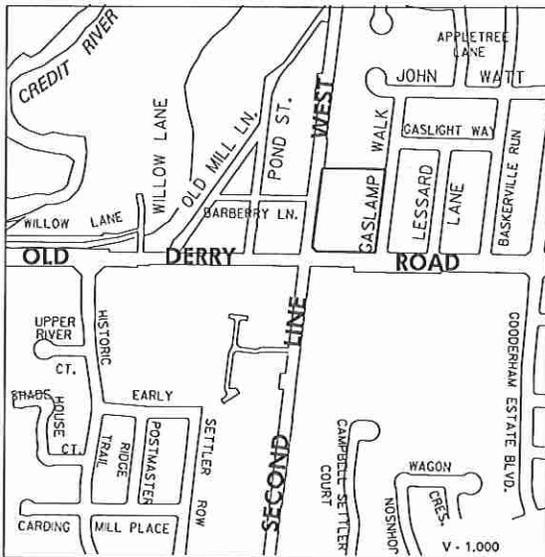
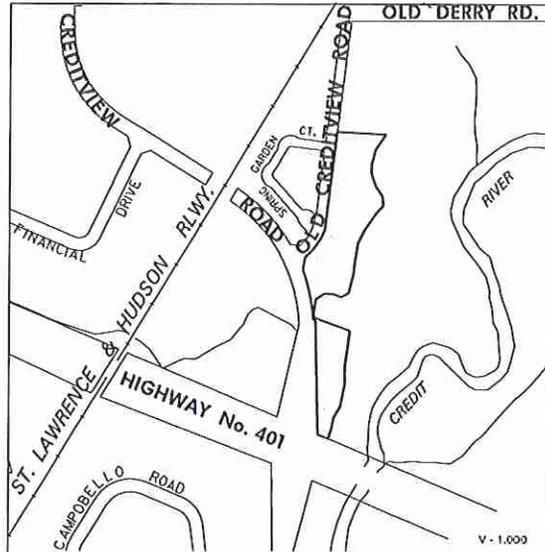
16.17.4.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

16.17.5 Special Site Policies

16.17.5.2 Site 2

There are sites within the Character Area that merit special attention. Notwithstanding other policies of this Plan, any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, consultation with the Mississauga Heritage Advisory Committee.

16.17.5.1 Site 1



16.17.5.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

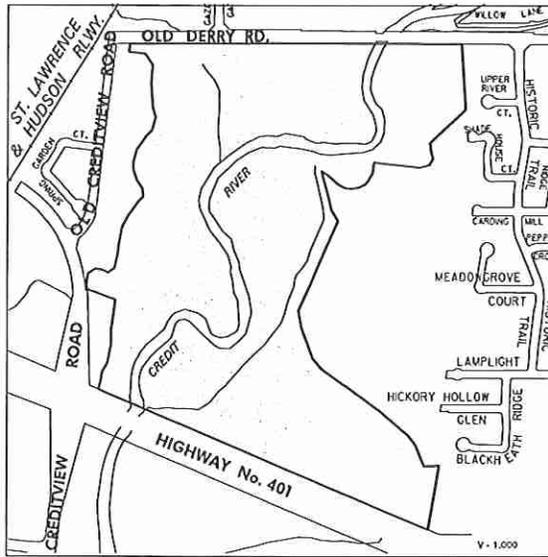
16.17.5.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

16.17.5.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

16.17.5.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density I may include but are not limited to, overnight accommodation, including bed and breakfast, restaurants, public and private community uses, an art gallery, and multiple unit housing.

Note: Policies 16.17.5.1.3 and 16.17.5.1.4 deleted

16.17.5.3 Site 3



16.17.5.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

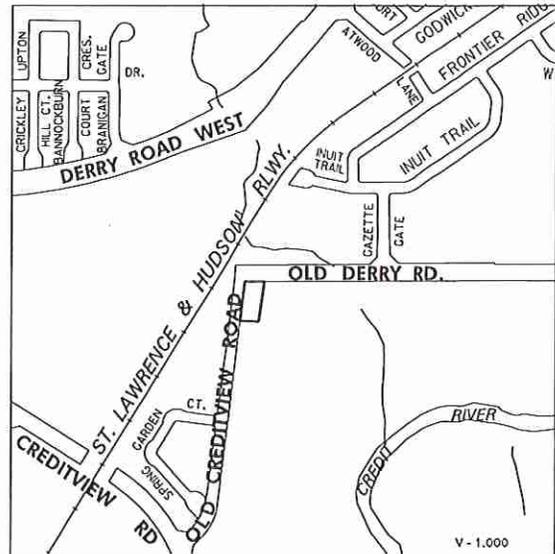
16.17.5.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

16.17.5.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- a. compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- b. compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

- c. compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and
- d. the widening of Provincial Highway 401.

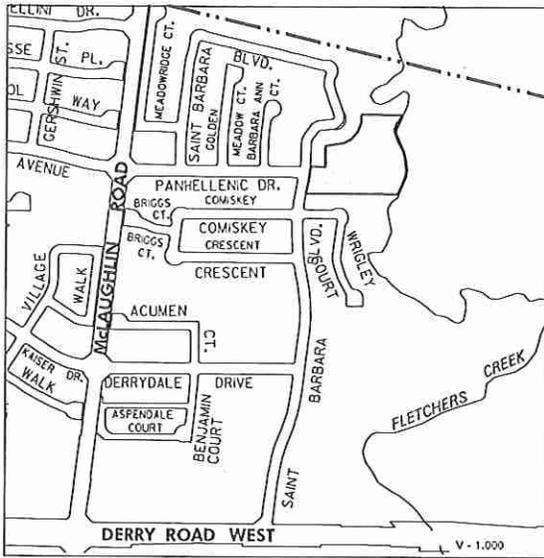
16.17.5.4 Site 4



16.17.5.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.5.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

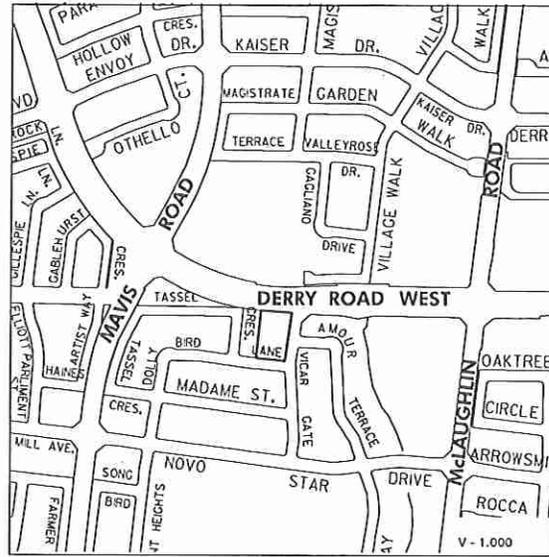
16.17.5.5 Site 5



16.17.5.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.5.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

16.17.5.6 Site 6



16.17.5.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.5.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

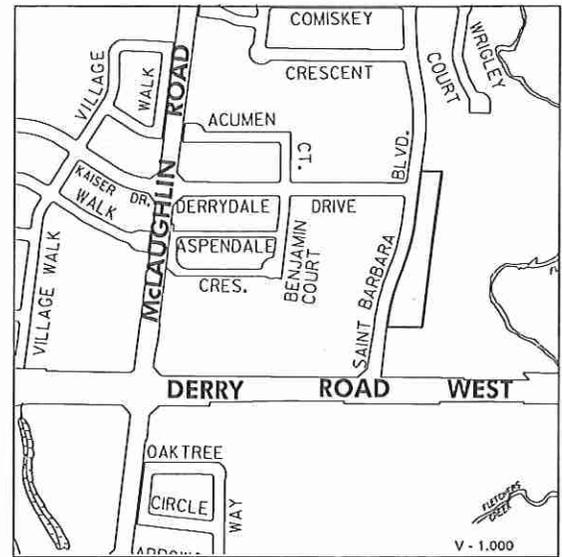
16.17.5.7 Site 7



16.17.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of Courtney Park Drive and Mavis Road.

16.17.5.7.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, the lands may be developed for Convenience Commercial uses.

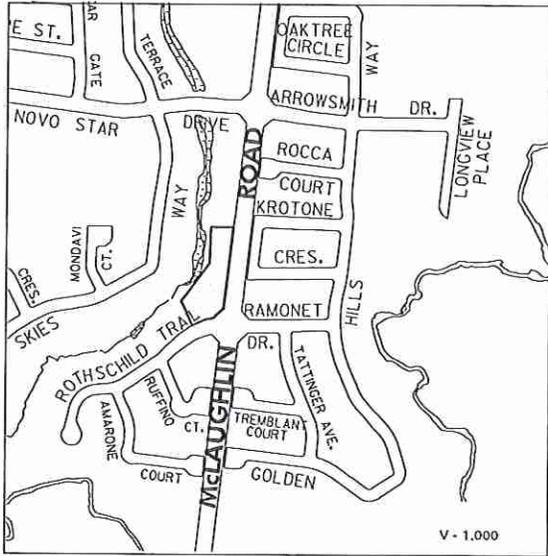
16.17.5.8 Site 8



16.17.5.8.1 The lands identified as Special Site 8 are located north of Derry Road West, east of McLaughlin Road.

16.17.5.8.2 Notwithstanding the provisions of the Business Employment designation, community infrastructure will not be permitted.

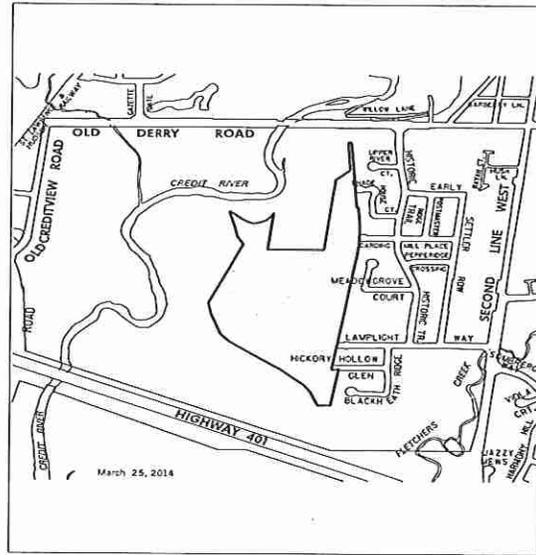
16.17.5.9 Site 9



16.17.5.9.1 The lands identified as Special Site 9 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.5.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.

16.17.5.10 Site 10

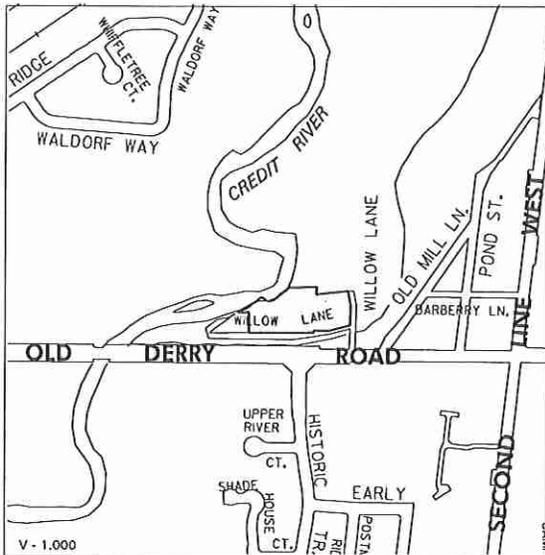


16.17.5.10.1 The lands identified as Special Site 10 are located on the south side of Old Derry Road, east of the Credit River.

16.17.5.10.2 Development will have regard for its relationship to the Meadowvale Village Heritage Conservation District and will be designed in a similar manner to the lands to the east of the site and incorporate similar design features.

16.17.6 Exempt Site Policies

16.17.6.1 Site 1



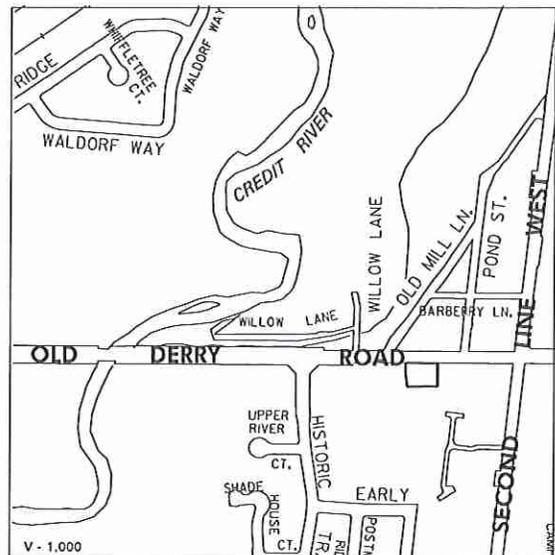
16.17.6.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.6.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.

16.17.6.2 Site 2



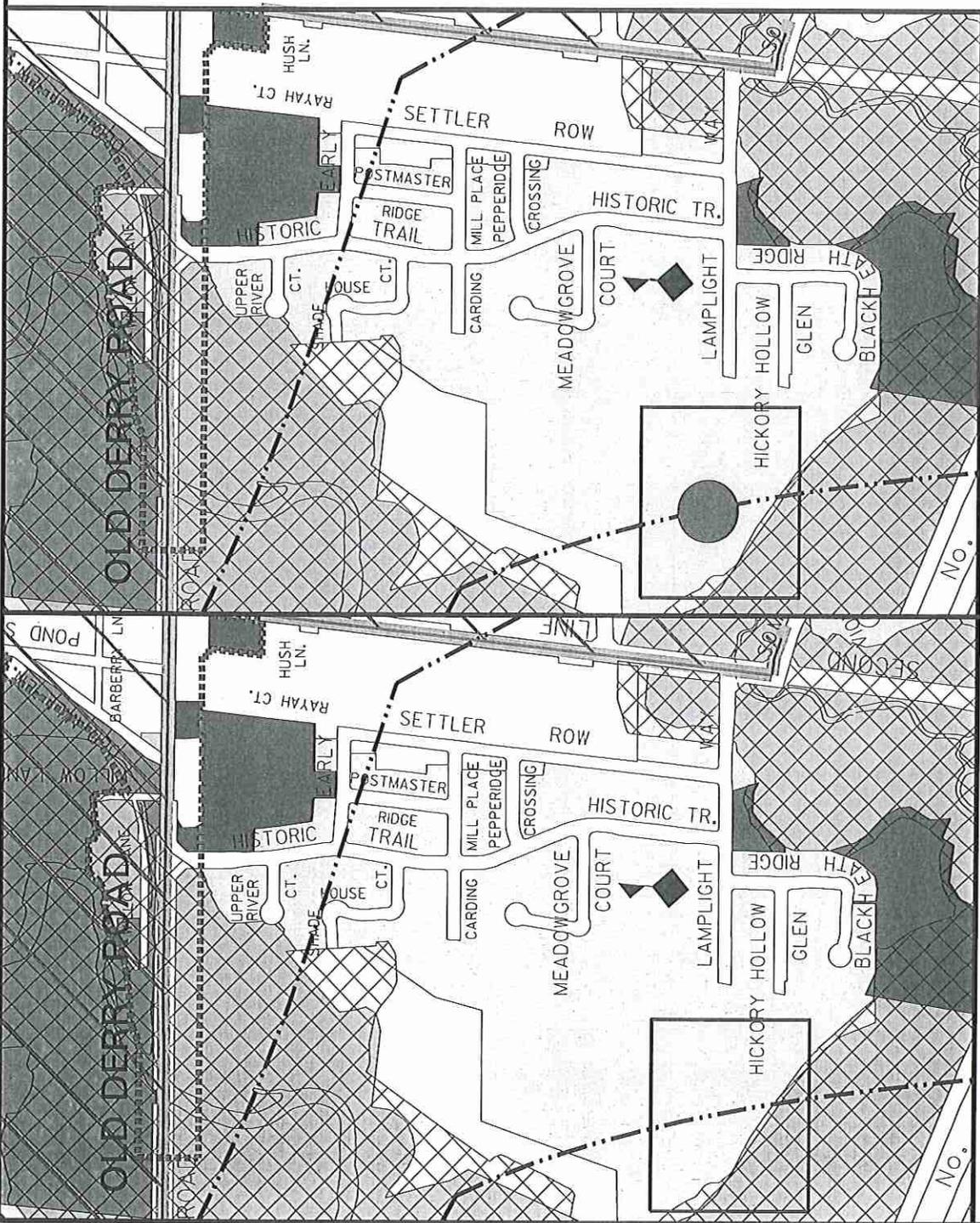
16.17.6.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.6.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that they are in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

Regulation	R1 Base Zone	R1 – 32 Existing Meadowvale Village Zoning	R1 – 32 Proposed at Public Meeting	R1 – 32 Final Recommendation*
Min. Lot Area	750 m ² (8,072 ft ²)	750 m ² (8,072 ft ²)	1200 m ² (12,917 ft ²)	1050 m² (11,302 ft²)
Min. Lot Frontage	22.5 m (73.8 ft)	22.5 m (73.8 ft)	22.5 m (73.8 ft)	22.5 m (73.8 ft)
Max. Lot Coverage	25%	25%	25%	25%
Min. Front Yard	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)
Min. Ext. Side Yard	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Min. Int. Side Yard	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)	1.8/4.2 m (5.9/13.8 ft)
Min. Rear Yard	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Minimum Combined Width of Side Yards One storey dwelling Two storey dwelling	n/a	n/a	20% of the lot frontage 27% of the lot frontage	20% of the lot frontage 27% of the lot frontage
Maximum Height	10.7 m (35.1 ft)	7.0 m (23 ft) highest ridge - sloped roof Flat roof not permitted	7.0 m (23 ft) for sloped roof flat roof not permitted	7.5 m (24.6 ft) for sloped roof flat roof not permitted
Maximum GFA	n/a	n/a	150 m ² (1,615 ft ²) plus 0.10 times the lot area	160 m² (1,722 ft²) plus 0.10 times the lot area
Maximum Floor Area Garage	n/a	75 m ² (807 ft ²)	50 m ² (538 ft ²)	50 m² (538 ft²)
Max. Garage Projection	n/a	0.0 Attached garage not permitted	0.0 No attached garage	0.0 No attached garage
Max. Dwelling Depth	n/a	n/a	17.0 m (55.8 ft)	n/a
Max. Driveway Width	n/a	Lesser of 8.5 m (27.9 ft) or 50% of lot frontage	3.0 m (9.8 ft) ⁽¹⁾	3.0 m (9.8 ft)⁽¹⁾

*Regulations shown in **bold** are those that have changed since originally proposed. Non-bolded regulations remain as per the existing R1-32 zone regulations.

NOTE: (1) For lots having a lot frontage of 18.0 m or greater, the maximum driveway width may be increased to 6.0 m (19.7 ft) for that portion of the driveway that is within 6.0 m (19.7 ft) of the front garage face and which is providing direct vehicular access to the garage, provided that the driveway does not cover more than 50% of the area of the front yard and/or exterior side yard.



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To be Determined

- LAND USE LEGEND**
- Heritage Conservation District
 - 1988 NEP/2000 NEP
 - Compatible Noise Contours
 - LIPA Operating Area Boundary
 - See Aircraft Noise Policies
 - Area Exempt from LIPA Operating Area
 - Natural Hazards
 - CITY STRUCTURE Elements
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - ND2 Region of Peel Non-Decision
 - Civic Centre (City Hall)
 - City Centre/Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- Corporate Centre
- Employment Area
- Special Purpose Area
- AREA OF AMENDMENT
- FROM:** RESIDENTIAL LOW DENSITY II
- TO:** PUBLIC OPEN SPACE

APPENDIX 4



DRAFT

Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS