



Corporate Report

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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	Section¹	Issue	Response	Recommendation²	
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><u>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</u></i>

¹ Policy numbers refer to those shown in Appendix 2.

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

Respondent	Section	Issue	Response	Recommendation
		Heritage Advisory Committee and the policy addressing this is to be revised.		<u>Conservation District Plan, will require consultation with the Heritage Advisory Committee (HAC).</u>
Focus group members	16.17.2.22	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.	4 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.	5 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.

9-9

Respondent	Section	Issue	Response	Recommendation
		dwellings		
Staff	16.17.5.1.3 and 16.17.5.1.4	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.	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 policies as they are no longer applicable.	6 That policies 16.17.5.1.3 and 16.17.5.1.4 be deleted from the Meadowvale Village Neighbourhood Character Area policies. 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. 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.
Staff	16.17.5.10 Site 10	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.	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.	7 That a new Special Site 10 policy be added as follows: <u>16.17.5.10 Site 10</u> <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> <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>
Staff	Schedule 10 Land Use Designations	The Credit River Parks Strategy as endorsed by City Council in	The general location of a future park site should be designated Open Space on Schedule 10 Land Use Designations to	8 That an Open Space designation be shown on Schedule 10 Land Use Designations.

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><u>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:</u></i> <i><u>Regulations</u></i> <i><u>1. Minimum lot area 900 m²</u></i>

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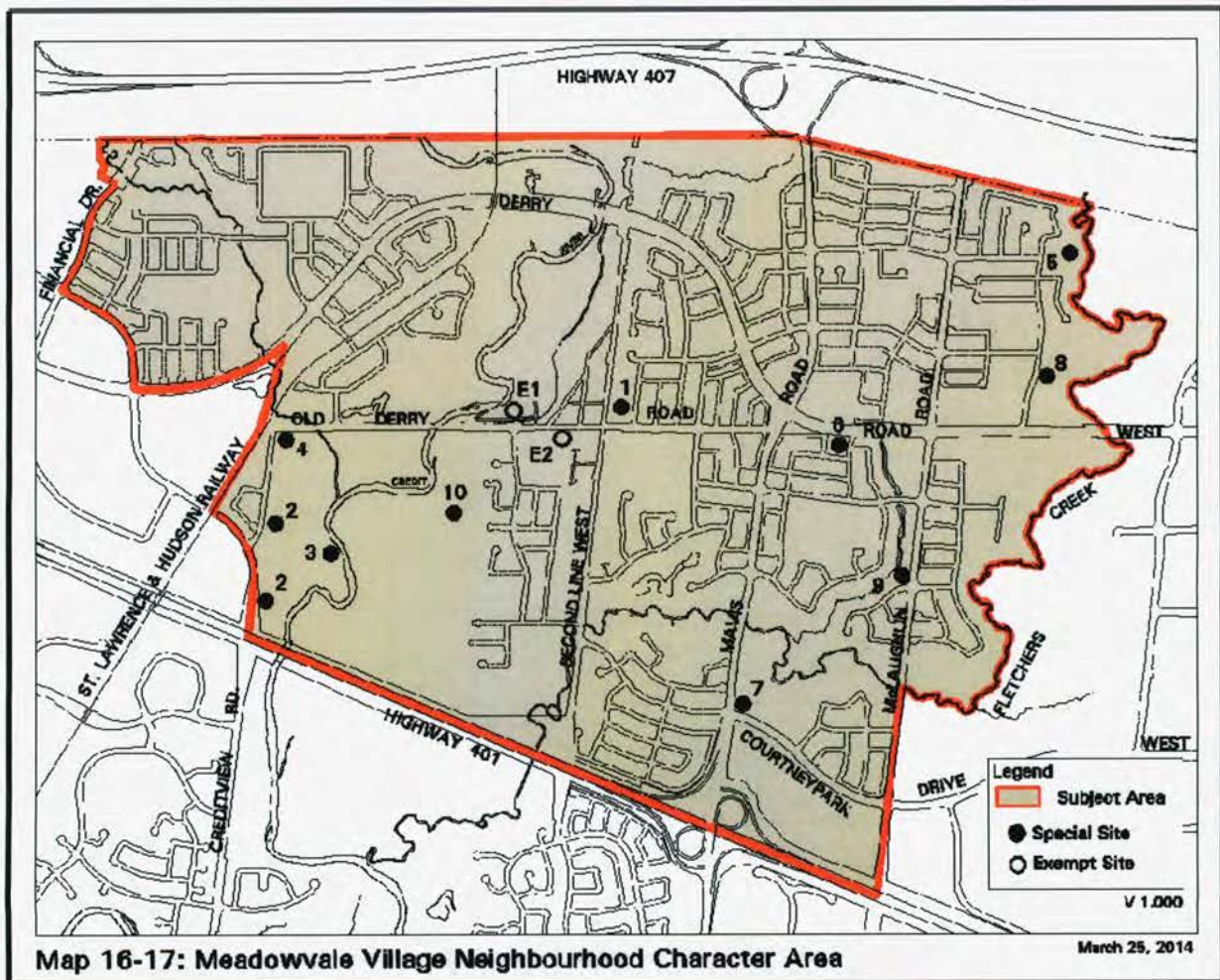
Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)

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).

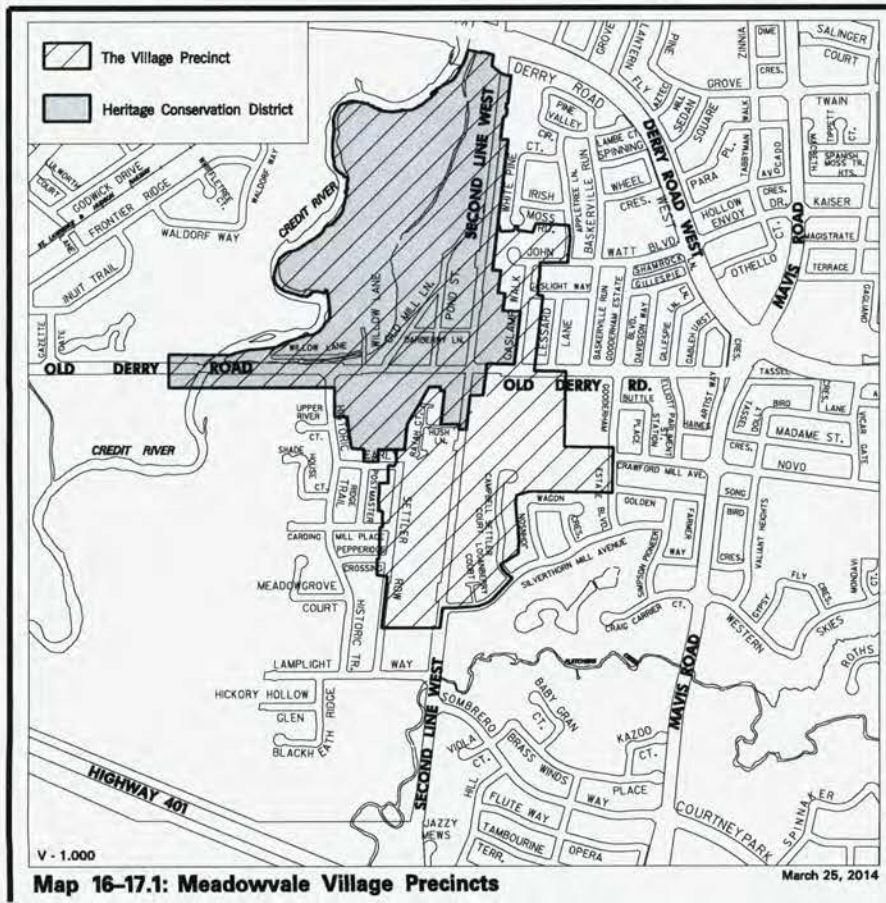
16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in proximity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

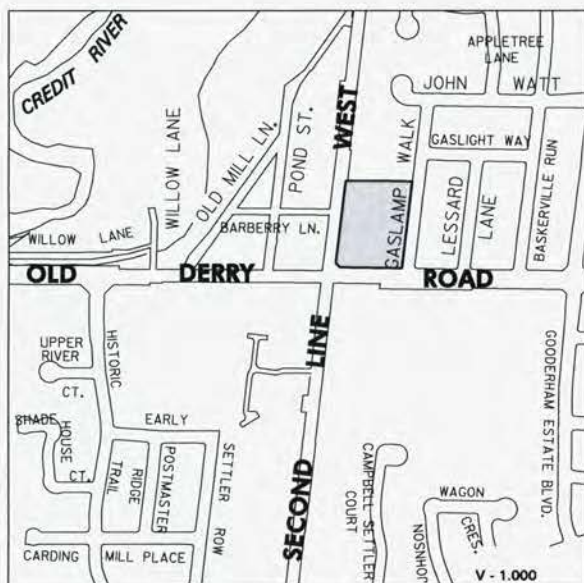
16.17.4.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

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

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.

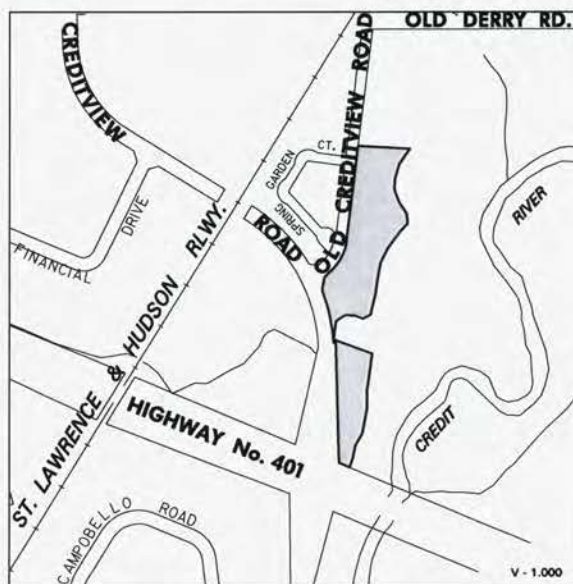
16.17.5.1 Site 1



16.17.5.1.1 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.

16.17.5.2 Site 2

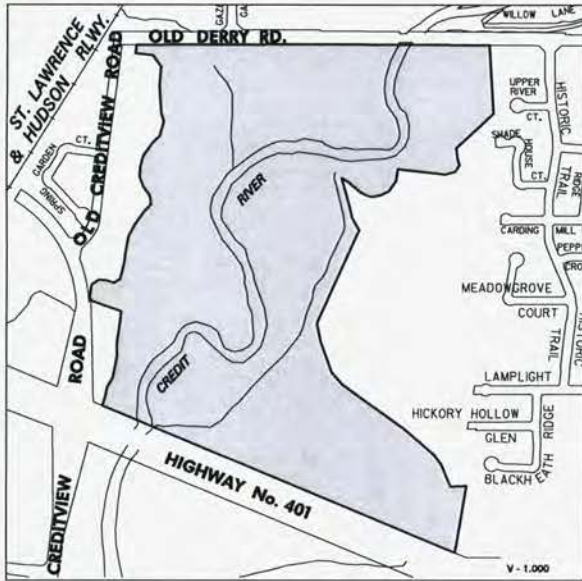


16.17.5.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

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.

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.

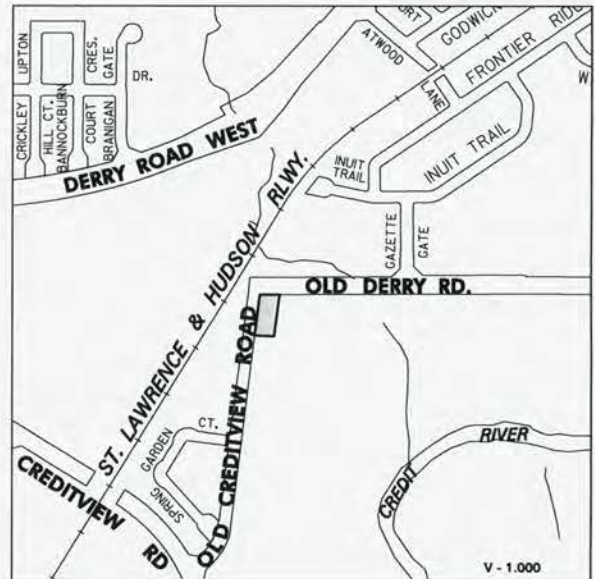
16.17.5.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

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.

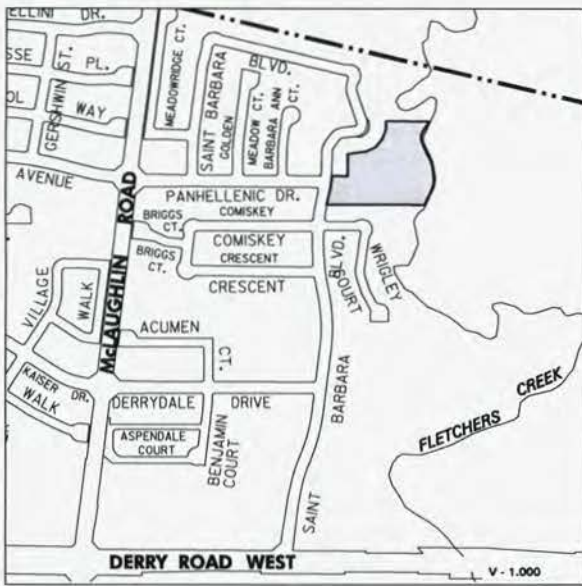
16.17.5.4 Site 4



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.

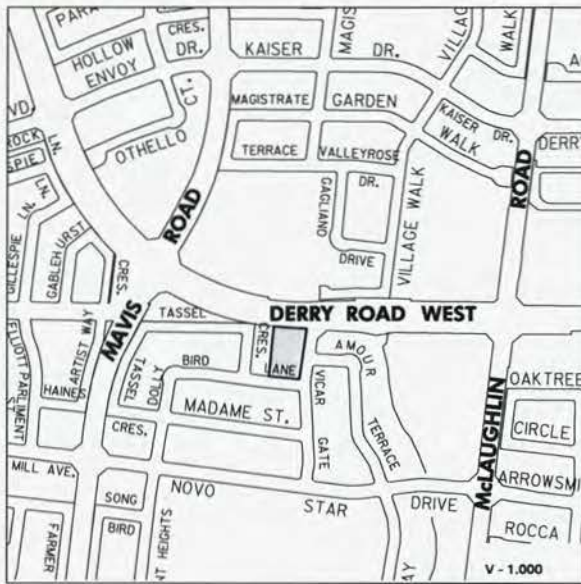
16.17.5.5 Site 5



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.

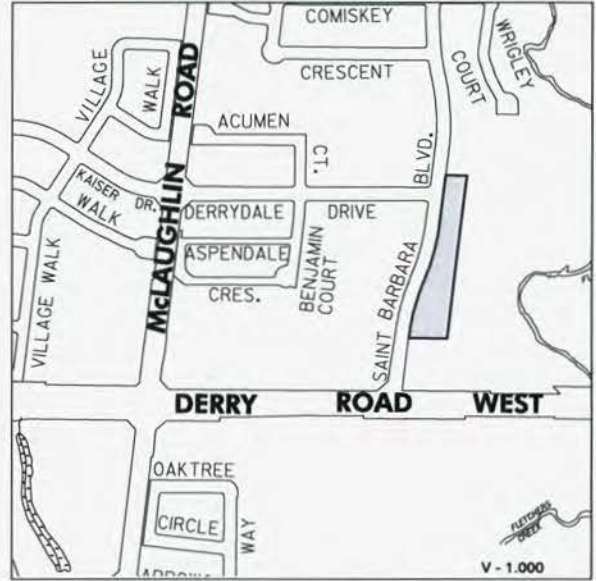
16.17.5.7 Site 7



16.17.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of Courtneypark 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.

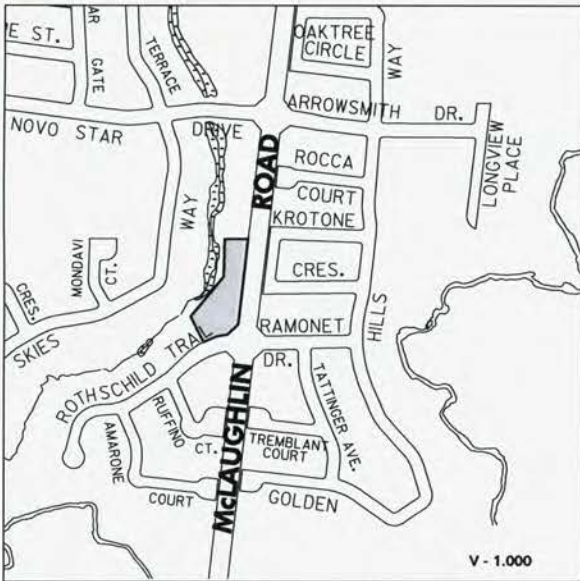
16.17.5.8 Site 8



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

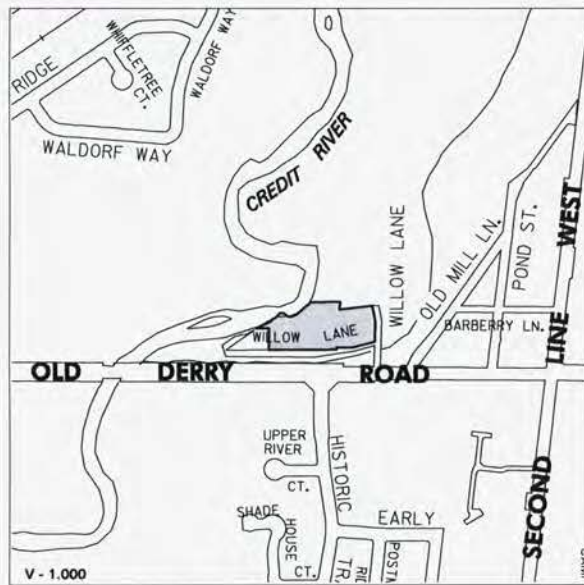


16.17.5.10.1 The lands identified as Special Site 10 are located on the south side of Old Derry Road, east of the Credit River.

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



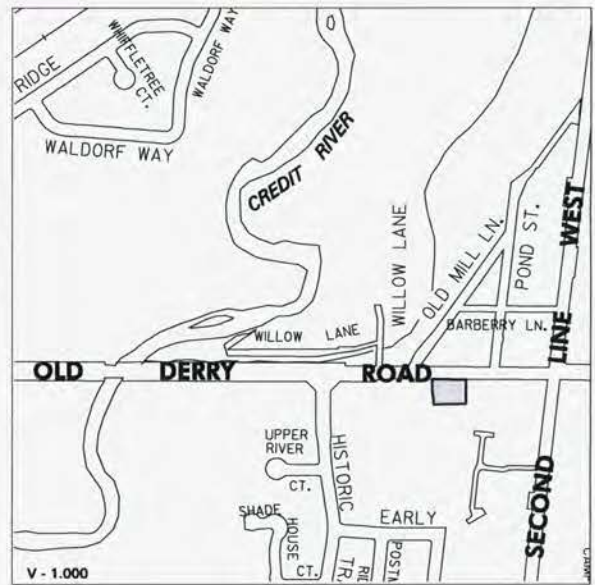
16.17.6.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

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.

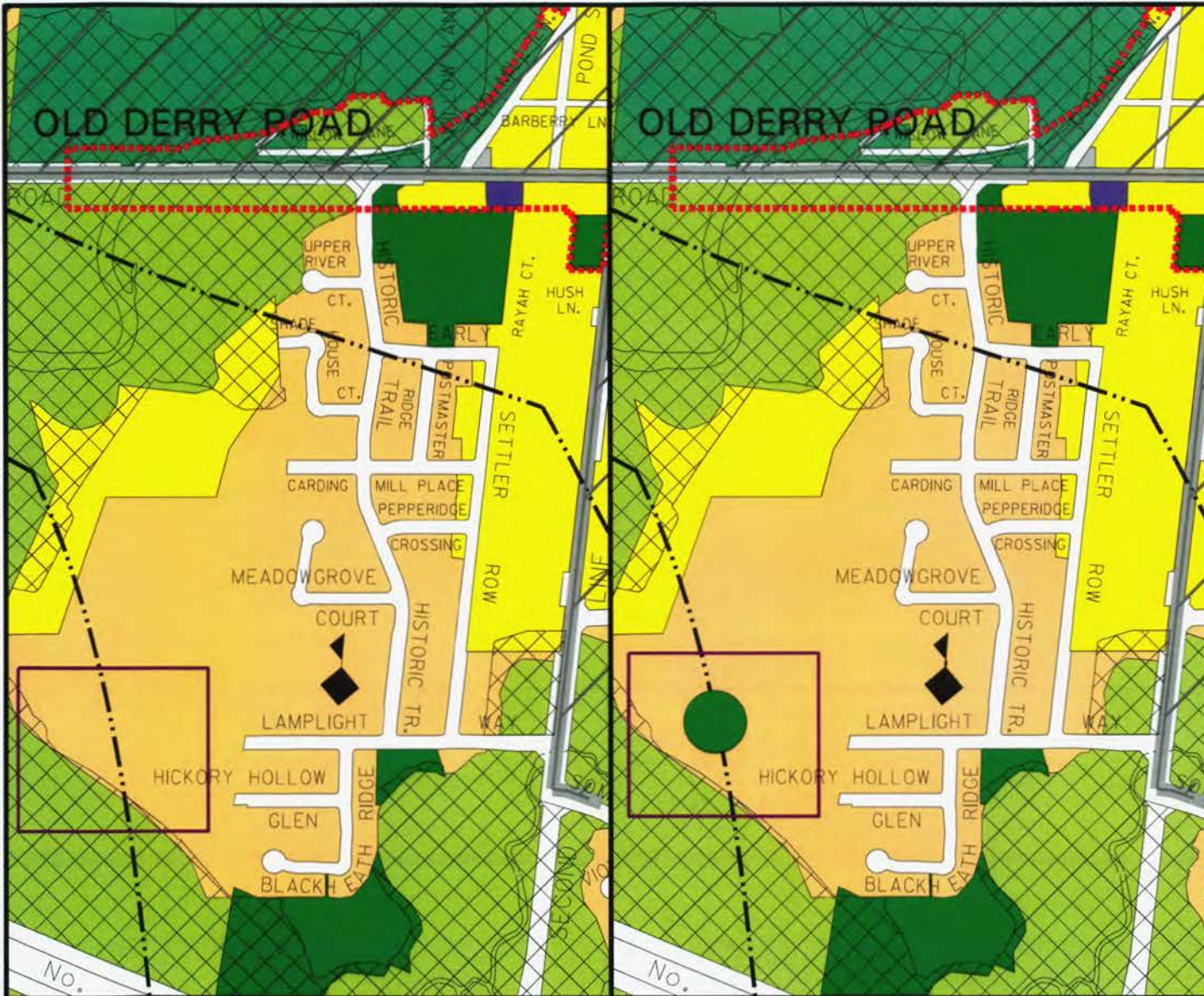
REVISED ZONING REGULATIONS

APPENDIX 3

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.



EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

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

- LAND USE LEGEND**
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre/Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

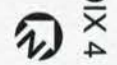
- CITY STRUCTURE Elements**
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

- ND2 Region of Peel Non-Decision
- AREA OF AMENDMENT
- FROM:**
- RESIDENTIAL LOW DENSITY II
- TO:**
- PUBLIC OPEN SPACE



DRAFT

Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX 4