

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE APPLEWOOD PLANNING DISTRICT OF MISSISSAUGA PLAN, AND MUST BE READ IN CONJUNCTION WITH ALL THE POLICIES OF MISSISSAUGA PLAN

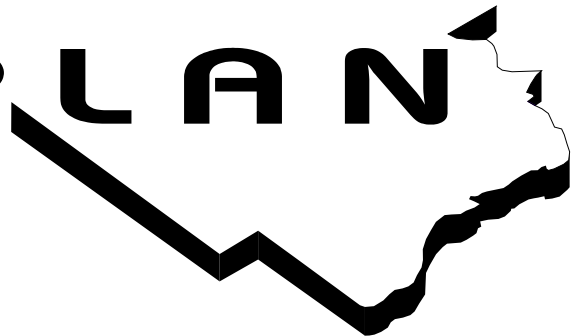
PLEASE REFER TO MISSISSAUGA PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE APPLEWOOD DISTRICT POLICIES OF MISSISSAUGA PLAN CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE AREAS MARKED AND OUTLINED IN THIS PLAN THAT HAVE BEEN APPEALED TO THE OMB.

ALL APPEALS HAVING BEEN SETTLED, THE APPLEWOOD DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

M I S S I S S A U G A

P L A N



**SECTION 4.3
APPLEWOOD
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2012 November

MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Applewood District Policies of Mississauga Plan (Official Plan), as amended, prepared for the purpose of convenience only. For accurate reference, the "originals" should be consulted.

The number in brackets and italics, eg. (*MPA-123*), at the end of a section, subsection, paragraph, subparagraph, etc., is the number of the Amendment or By-law amending the Applewood District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Applewood District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Applewood District Policies of Mississauga Plan (Official Plan), modified and approved by the Region of Peel, 2003 May 05, save and except certain parts that were appealed to the Ontario Municipal Board.

	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Applewood District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Applewood District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B4 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 14	District Land Use Map	2004 Mar. 29	All approved	Ontario Municipal Board Order No. 0662
Amendment 19	District Policies and District Land Use Map	2004 Dec. 17	All approved	City of Mississauga
Amendment 34	District Policies	2005 July 19	All approved	City of Mississauga
Amendment 44	District Land Use Map	2005 Nov. 11	All approved	City of Mississauga
Amendment 61	District Policies	2005 Oct. 11	All approved	City of Mississauga
Amendment 69	District Policies	2007 May 23	All approved	City of Mississauga
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved Except for Site Specific appeal to OMB	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 40	District Policies	2008 Mar. 24	All approved Except for two (2) appeals to the OMB <i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed	City of Mississauga
Amendment 77	District Policies and District Land Use Map	2008 March 27	All approved	Ontario Municipal Board Case No.: PL060571 File No.0060110 Issued 2008 March 27
Amendment 25	District Policies and District Land Use Map	2009 Feb. 04	All approved	Ontario Municipal Board Case No.: PL070625 File No.: 0070122 Issued 2009 January 23

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Applewood District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	All approved Except for two (2) appeals to the OMB Term " <i>retail</i> commercial" is no longer under appeal	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2010 Jan. 07	Partial approval All appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel
Amendment 110	District Policies and District Land Use Map	2010 July 21	All approved	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2011 Feb. 25	All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel Withdrawal Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place) 2011 Feb. 25 Case No. PL101408 File Nol. PL100111
Amendment 95	District Policies and District Land Use Map	2011 May 09	All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp., Solmar Dev. Corp.	Region of Peel Withdrawn: Solmar Dev. Corp., 2011 May 09 Case No. PL101408 File No. PL100111
Amendment 116	District Land Use Map	2011 June 21	All approved	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2011 Dec. 13	All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp.	Region of Peel Withdrawn: Azuria Group Inc., 2011 Dec. 13 Case No. PL101408 File No. PL100111

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Applewood District Policies of Mississauga Plan

PREFACE

The adopting By-laws and Region of Peel approval certificate for Mississauga Plan (Official Plan) is on file in the Planning and Building Department.

CITY OF MISSISSAUGA APPROVAL

Mississauga Plan (Official Plan) for the City of Mississauga, except for the Commercial Policies and Commercial Land Use Designations, was adopted by By-law Number 0317-2002 by *City* Council on the 10th day of July, 2002. The Commercial Policies, Commercial Land Use Designations and modifications for Mississauga Plan (Official Plan) were adopted by By-law Number 0085-2003 by *City* Council on the 26th day of February, 2003.

REGION OF PEEL APPROVAL

Pursuant to sections 17(35) of the *Planning Act*, the Region of Peel made a Decision on 2003 March 31, to modify and approve part of Mississauga Plan (Official Plan) for the City of Mississauga Planning Area as adopted by By-laws 0317-2002 and 0085-2003

Dated at Brampton this 31st day of March, 2003.

"NICK TUNNACLIFFE"
Commissioner of Planning
Region of Peel

The Notice of Decision was issued 2003 April 14 with the Last Date of Appeal being 2003 May 04.

ONTARIO MUNICIPAL BOARD APPEALS

MISSISSAUGA PLAN (OFFICIAL PLAN) CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE FOLLOWING WHICH HAVE BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD.

Pursuant to section 17(42) of the *Planning Act*, the Region of Peel is forwarding to the Ontario Municipal Board the following parts of Mississauga Plan (Official Plan), which have been appealed as set out in Part B, and indicated in Mississauga Plan (Official Plan) text and on the Schedules and Land Use Maps and labelled as **B#**.

THE FOLLOWING PARTS OF MISSISSAUGA PLAN HAVE BEEN APPEALED:

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.3, Applewood District Policies:
 - Section 4.3.4.3, Commercial, Land Use;
 - District Land Use Map, the Commercial Land Use Designations.

**APPEAL DISMISSED
OMB Order No. 0662 - 2004 Mar. 29**

"MARK H. KLUGE"
Principal Planner
Development Planning Services
Region of Peel

**ALL APPEALS HAVING BEEN SETTLED,
THE APPLEWOOD DISTRICT POLICIES
OF MISSISSAUGA PLAN ARE IN FULL
FORCE AND EFFECT.**

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

4.3 APPLEWOOD

4.3.1 Planning Context

The Applewood District was originally designated for residential, commercial, open space and greenbelt uses in the 1953 Official Plan for the Township of Toronto Planning Area, and in the North Dixie Secondary Plan, first approved in 1963. The most recent review of the North Dixie Secondary Plan occurred in 1988.

In March, 1997 *City* Council adopted City Plan which readopted the North Dixie Secondary Plan and changed the name of the Planning District to Applewood. City Plan established the area as predominantly residential and identifies a Node in the District.

Most of the lands within the District have been developed for a wide variety of residential uses which are served by a number of retail commercial facilities and linear retail commercial *development* along Dundas Street East. (MPA-40)

The District is drained by portions of four discrete *watersheds*, although only Etobicoke Creek and Little Etobicoke Creek run through the District. Etobicoke Creek serves as the easterly boundary of Mississauga. Little Etobicoke Creek is a major tributary to Etobicoke Creek.

Natural features in the District include two natural areas following the Etobicoke Creek and Little Etobicoke Creek *watercourses*, two special management areas (part of Little Etobicoke Creek, near Dixie Road, and part of Etobicoke Creek near Burnhamthorpe Road East), and a *Special Policy Area Floodplain* (near Little Etobicoke Creek).

A number of potentially *contaminated sites*, most of which are closed gas station sites, have been identified in the District.

NOTE:

All terms listed in Section 7, Glossary, where used, are *bolded and italicised* throughout the text. (MPA-25)

4.3.2 *Development Concept*

The Applewood District is generally a stable, established area with a number of sites remaining to be developed or redeveloped. The focus of these policies is on preserving the *character* of existing neighbourhoods, facilitating *infilling* and *redevelopment*, improving the nature and appearance of retail commercial *development* along major streets, maintaining and *enhancing* environmental features and processes, and improving the transportation system. (MPA-40)

The concentration of a variety of uses at relatively high densities will be encouraged in the Node at the intersection of Dixie Road and Burnhamthorpe Road East, to form a focal point for the District.

Retail commercial *development* will continue to be concentrated in existing areas and along Dundas Street East. (MPA-40)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

4.3.3 Urban Design Policies

4.3.3.1 Bloor Street

East of Dixie Road, *development* consists primarily of high density residential uses, with some retail commercial uses. The following policies apply to *development* or *infilling* of this segment of the street to encourage an improved pedestrian environment:

- a. high density residential *development* should relate to the street, with buildings sited to minimize setbacks from Bloor Street. Efforts to develop a continuous street frontage through the construction of ground related podium structures (not including above ground parking structures), intensive landscaping at the street edge, and the orientation of buildings parallel to the street are encouraged;
- b. the retail commercial properties on Bloor Street should have a stronger relationship to Bloor Street, with the main entrances of the buildings oriented towards Bloor Street and at least half of the linear frontage occupied by built form, wherever possible. (MPA-40)

4.3.3.2 Dundas Street East

- a. Creative massing solutions are encouraged in the design of built form and site layouts for retail commercial lands on Dundas Street East. The height of buildings should be maximized, and the amount of parking between the front building facade and the street line decreased. Emphasis should be placed upon creative and effective landscape treatment. Signs should form an integral part of the overall concept of site and building design.
- b. In high density residential *development*, efforts to develop a continuous street frontage through the orientation of buildings parallel to the street and the placement of significant building mass adjacent to the street edge are encouraged. Where this is not possible, the construction of ground related podium structures (not including above ground parking structures) and intensive landscaping at the street edge, may be considered.
- c. Pedestrian activity on the retail Commercial lands at the northwest corner of Dundas Street East and Dixie Road should be encouraged by:

- minimizing building setbacks and the

amount of parking between the front facade of buildings and the street;

- orienting buildings parallel to the street with a significant portion of the building mass located along the street frontage;
- providing a continuous landscape area between the front wall of buildings and the street. (MPA-40)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

4.3.4 Land Use

4.3.4.1 Residential

4.3.4.1.1 Residential Low Density I

The Residential Low Density I designation permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per *net residential hectare*.

4.3.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, and duplex dwellings at a density range of 18-30 units per *net residential hectare*. (MPA-61)

4.3.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse dwellings within a density range of 25-50 units per *net residential hectare*.

4.3.4.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings, all forms of horizontal multiple dwellings, and apartment dwellings, at a *Floor Space Index (FSI)* of 0.4-0.9. Building height should not exceed four (4) storeys. (MPA-25)

4.3.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.5-1.2. (MPA-25)

4.3.4.1.6 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.2-1.5. (MPA-25)

4.3.4.1.7 Medium and High Density Development

New *development* should not exceed the height of any existing buildings on the property, and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential *development*. Buildings immediately adjacent to low density housing forms should be limited to three (3) storeys. In situations where the low density housing forms are separated from the high

density *development* by a public road, park, utility corridor or other permanent open space feature, four (4) to five (5) storeys may be *compatible*.

4.3.4.2 Intensification of Existing Apartment Sites

Proposals for additional *development* on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential *development* in this Plan:

- a. on lands designated Residential High Density I or II, other than those located within the Node, *development* in addition to existing buildings will be restricted to the uses permitted in the Residential Medium Density I designation, up to the maximum density specified for the Residential High Density designation;
- b. as a condition of *development*, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.

4.3.4.3 Commercial

4.3.4.3.1 General Retail Commercial

Notwithstanding the General Retail Commercial policies of this Plan, motor vehicle sales will not be permitted on the lands located at the northwest corner of Bloor Street and Runningbrook Drive. (MPA-25) (MPA-40)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

4.3.5 Transportation

4.3.5.1 Road Classification

The transportation system for the District is presented on the Applewood District Land Use Map, and described in Table 1, Basic Road Characteristics Table 1, Applewood District.

TABLE 1: BASIC ROAD CHARACTERISTICS, APPLEWOOD DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Burnhamthorpe Road East	Cawthra Road to Etobicoke Creek	City of Mississauga	50 m
	Dundas Street East	Cawthra Road to Etobicoke Creek	City of Mississauga	35 m
	Cawthra Road	Burnhamthorpe Road East to Dundas Street East	Region of Peel	36/45 m (45 m at intersections)
	Dixie Road	Burnhamthorpe Road East to Dundas Street East	Region of Peel	45 m
MAJOR COLLECTOR	Bloor Street	Cawthra Road to Dixie Road	City of Mississauga	26 m
	Bloor Street	Dixie Road to Etobicoke Creek	City of Mississauga	30 m
	Tomken Road	Burnhamthorpe Road East to Dundas Street East	City of Mississauga	26 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20 m

*These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along **Higher Order Transit** Corridors, **Bus Rapid Transit** facility, **Bus Rapid Transit** stations, auxiliary lanes, side slopes, bicycle paths, **streetscape** works, etc. (MPA-25) (MPA-95 assoc. with OMB File No.: PL100111)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

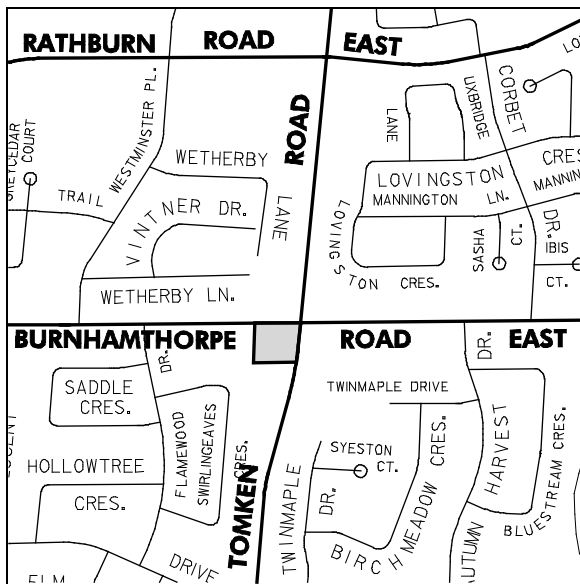
Applewood District Policies of Mississauga Plan

4.3.6 Special Site Policies

4.3.6.1 Introduction

There are sites within the District which merit special attention and are subject to the following policies.

4.3.6.2 Site 1

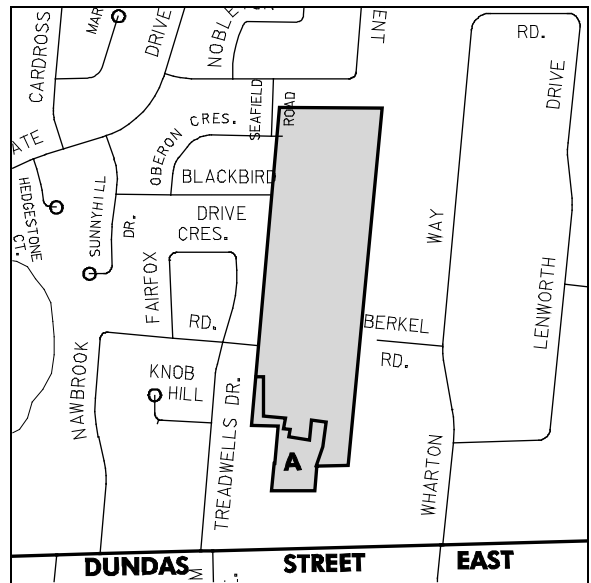


The lands identified as Special Site 1 are located at the southwest corner of Burnhamthorpe Road East and Tomken Road.

Notwithstanding the provisions of the Motor Vehicle Commercial designation, the following additional policy will apply:

- a. *office* uses will also be permitted.

4.3.6.3 Site 2



The lands identified as Special Site 2 are located north of Dundas Street East, west of the Ontario Hydro corridor.

Notwithstanding the provisions of the Residential Low Density II designation, a maximum of two-hundred and thirty-nine (239) mobile homes or land lease community homes with accessory administrative facilities will be permitted.

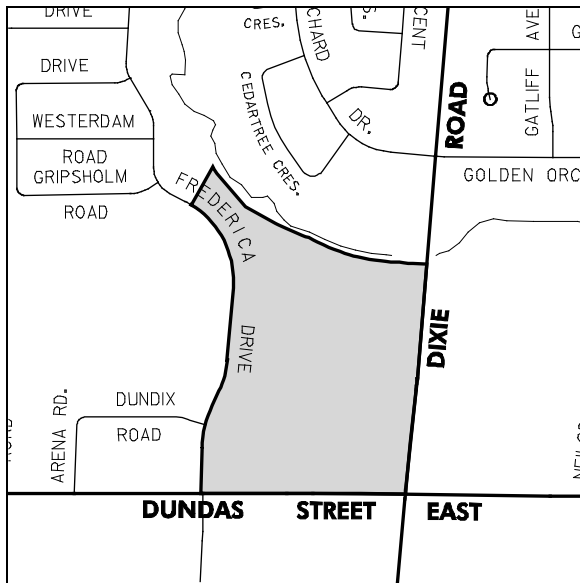
4.3.6.3.1 Area 2A

The lands identified as Area 2A are located at the southwest corner of Site 2. Notwithstanding the Residential High Density I designation, an apartment house having a maximum height of eight (8) storeys will be permitted.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

4.3.6.4 Site 3



The lands identified as Special Site 3 are located at the northwest corner of Dundas Street East and Dixie Road. These lands are situated within a spill zone associated with the Regional Storm flood overtopping the south bank of the Little Etobicoke Creek channel and are classified as a **Special Policy Area Floodplain** on Schedule 3: Environmental Areas.

The status of the Regional Storm **Floodplain** as a **Special Policy Area** is described in Appendix C: Regional Storm **Floodline - Special Policy Areas**.

Notwithstanding the policies of this Plan which relate to **development** within the Regional Storm **Floodplain**, and the provisions of the General Retail Commercial, Motor Vehicle Commercial and Residential High Density I designations, the following policies will apply: (MPA-25) (MPA-40)

- a. the construction of any buildings or structures, including any additions to an existing building, and the placing or dumping of fill of any kind, or the alteration of any **watercourse**, will not be permitted within the **Special Policy Area** without the approval of the Toronto and Region Conservation Authority (TRCA);
- b. **development** will not be permitted within the 100-year storm **floodplain**;
- c. **development** outside the 100-year storm **floodplain** will be permitted only on the basis of approvals by the **City** and the TRCA;
- d. ideally, new buildings and structures will be protected from flooding under Regional Storm conditions. Where this level of protection is technically or economically

not feasible, Mississauga may, in consultation with the TRCA, consider a lesser level of protection. In no case, however, will the minimum level of protection be less than the 350-year storm **floodplain**;

- e. notwithstanding subsections c. and d. above of this section, **development**, or additions will not be permitted, where, as a result of a flood event equal to or less than the Regulatory Flood, structures will be subject to flows which, due to velocity and/or depth, would present conditions of hazard to life or potential damage to structures;
- f. in support of any **development** application, Mississauga or the TRCA may require engineering studies related to flood frequency, velocity and depth of flood flows, appropriate flood damage reduction measures, and stormwater management techniques. Based on these studies and other information, Mississauga or the TRCA may specify that any approval of the application will be subject to certain design considerations related to location, structural integrity, setbacks, coverage, elevation of ground floor openings, and other matters as may be determined by the **City** or the TRCA:
 - ingress and egress should be "safe" pursuant to Provincial Government **floodproofing standards**, and/or achieve the maximum level of flood protection determined to be feasible and practical based on existing infrastructure;
 - new **development** will not be permitted to locate in the **floodplain** where the use is:
 - associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of floodproofing measures;
 - associated with uses, such as, hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young),

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Applewood District Policies of Mississauga Plan

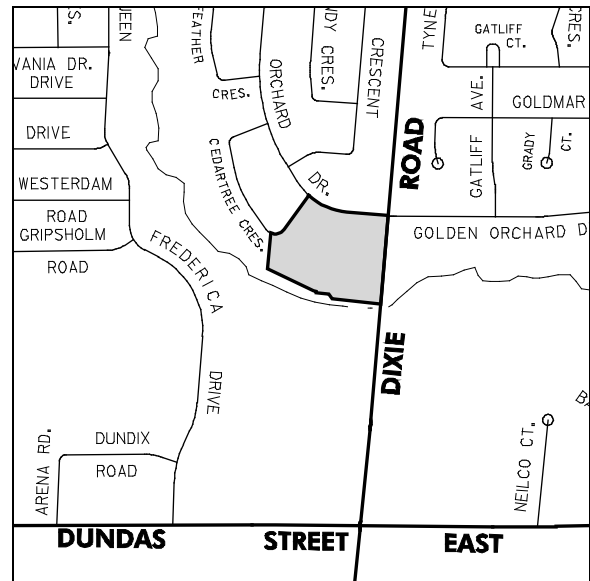
if involved in an emergency evacuation situation as a result of flooding or failure of floodproofing measures;

— associated with services, such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of floodproofing measures;

- where new *development* is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional floodproofing precautions above the Regulatory Flood level, may still be required due to the sensitive nature of the *development*;

- g. any amendment to the Zoning By-law will include provisions required by the *City* or the TRCA to implement the Special Site 3 policies of this Plan.

4.3.6.5 Site 4



The lands identified as Special Site 4 are located at the southwest corner of Golden Orchard Drive and Dixie Road.

Notwithstanding the provisions of the Residential High Density I designation, the number of units will not exceed three-hundred and twenty-eight (328) apartment units with a maximum density of one-hundred and thirty-four (134) units per hectare.

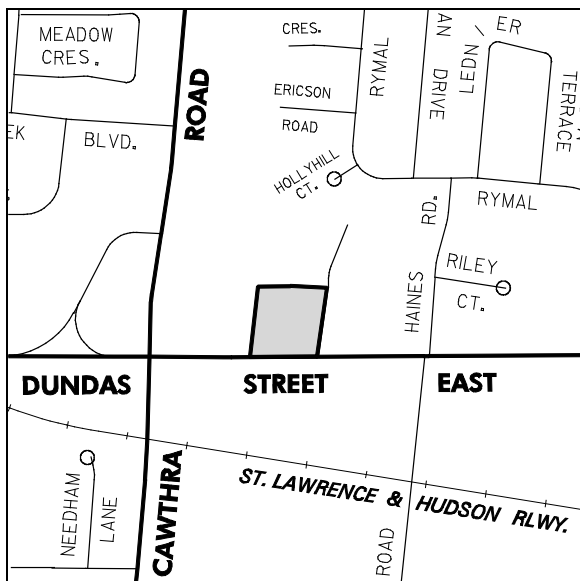
In addition to the other applicable policies, the site will incorporate the following design guidelines:

- a. Built Form - the perceived building scale of all new construction will be minimized, by incorporating the top level of apartment units within a gable roof form with dormer window accents;
- b. Site Layout - a landscaped forecourt will be provided at principal building entrances incorporating a vehicular drop-off, visitor parking and pedestrian areas;
- c. Architectural Integration - architectural details and materials of all new construction must complement the *character* of existing buildings on the site;
- d. Landscaping - extensive landscape buffering will be provided along the westerly and northerly streetlines, in combination with a decorative fence. A 1.8 m high privacy fence will be erected to provide privacy for the single family dwelling with a common property line to the west.

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Applewood District Policies of Mississauga Plan

4.3.6.6 Site 5 (MPA-25)

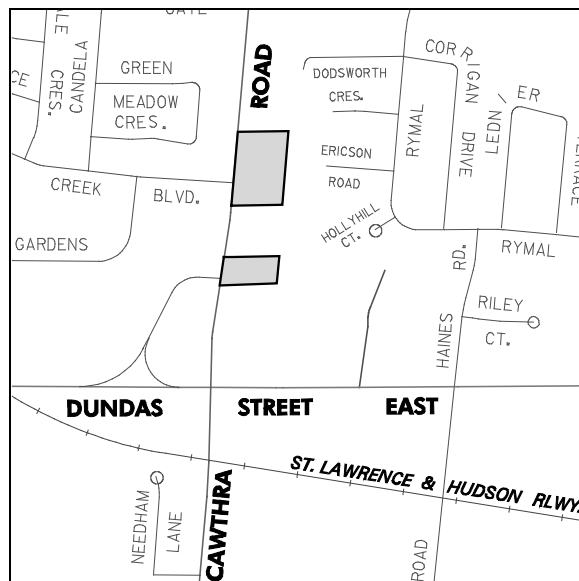


The lands identified as Special Site 5 are located on the north side of Dundas Street East, east of Cawthra Road.

Notwithstanding the provisions of the *Office* designation, apartment dwellings in accordance with the Residential High Density I designation, will also be permitted and the following additional policies will apply: (MPA-25)

- a. the extension of the existing *cemetery* is also permitted on the westerly portion of these lands;
- b. approval for *development* will be subject to approval of a tree survey submission which demonstrates appropriate tree preservation measures. (OMB File No.: O070122)

4.3.6.7 Site 6 (Deleted and replaced by MPA-116)



The lands identified as Special Site 6 are located along the east side of Cawthra Road, north of Dundas Street East.

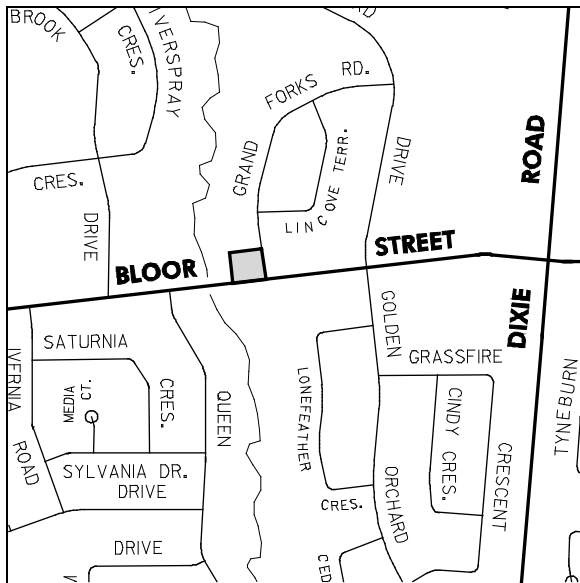
Notwithstanding the provisions of the Residential Low Density I designation, *offices* will be permitted.

Approval for *development* will be subject to approval of a tree survey submission which demonstrates appropriate tree preservation measures.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

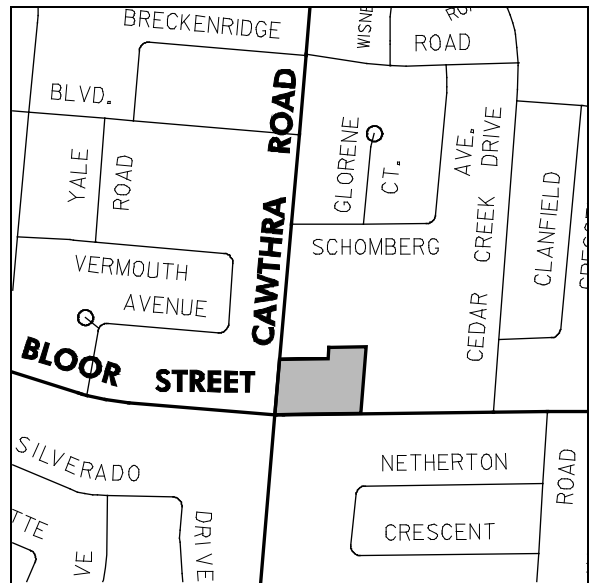
4.3.6.8 Site 7



The lands identified as Special Site 7 are located at the northwest corner of Grand Forks Road and Bloor Street.

Notwithstanding the provisions of the Residential Low Density I designation, *offices* are also permitted, subject to the requirement that the external appearance of the building be visually *compatible* with the adjacent low density residential *development*.

4.3.6.9 Site 8



The lands identified as Special Site 8 are located on the northeast corner of Bloor Street and Cawthra Road.

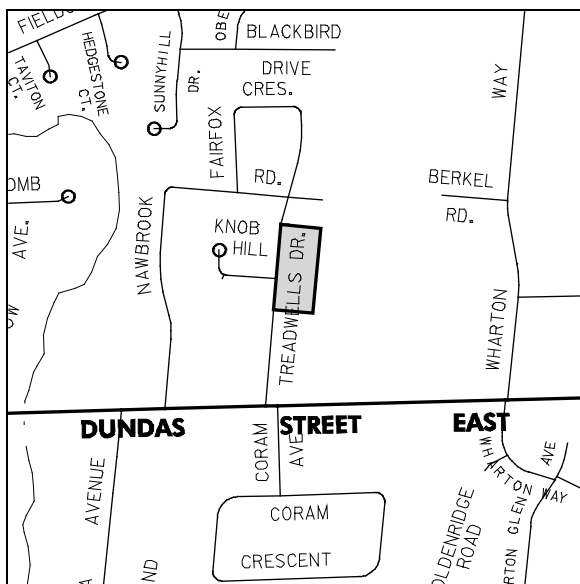
Notwithstanding the provisions of the Residential High Density II designation, the following additional policies will apply:

- a. a residential apartment building will be permitted subject to the following:
 - the total gross floor area of all buildings and structures will not exceed 1.65 times the lot area;
 - no building or structure will exceed a height of 11.9 m above established grade excluding any mechanical penthouse.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

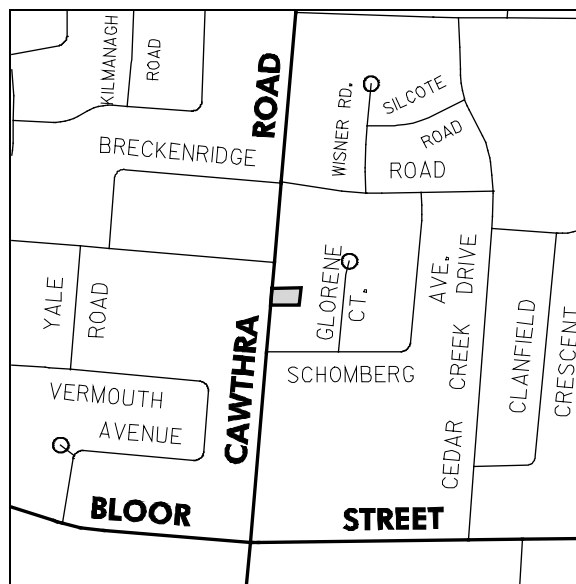
4.3.6.10 Site 9 (MPA-19)



The lands identified as Special Site 9 are located on the east side of Treadwells Drive, north of Dundas Street East.

Notwithstanding the provisions of the Residential Medium Density I designation, a maximum of nine (9) detached dwellings and twenty-three (23) townhouse dwellings will be permitted.

4.3.6.11 Site 10 (MPA-34)



The lands identified as Special Site 10 are located on the east side of Cawthra Road, north of Schomberg Avenue.

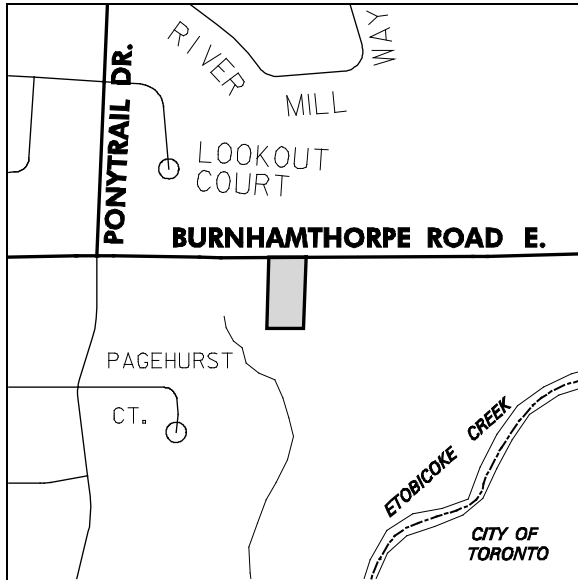
Notwithstanding the provisions of the Residential Low Density II designation, the following additional policies will apply:

- a. a window and door showroom and associated *office* will be permitted in addition to residential uses;
- b. the building, including amenities and signage, whether new or modified, will have a residential appearance which is consistent with the form, design and scale of the surrounding residential area;
- c. all required and related parking will be accommodated at grade in such a manner that minimizes the loss of vegetation and provides for limited impact on adjoining residential *development*;
- d. to minimize the amount of hard surface area, on-site parking areas should have efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;
- e. new buildings or modified buildings used for a window and door showroom and associated *office* will not exceed one-hundred and fifty (150) m².

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

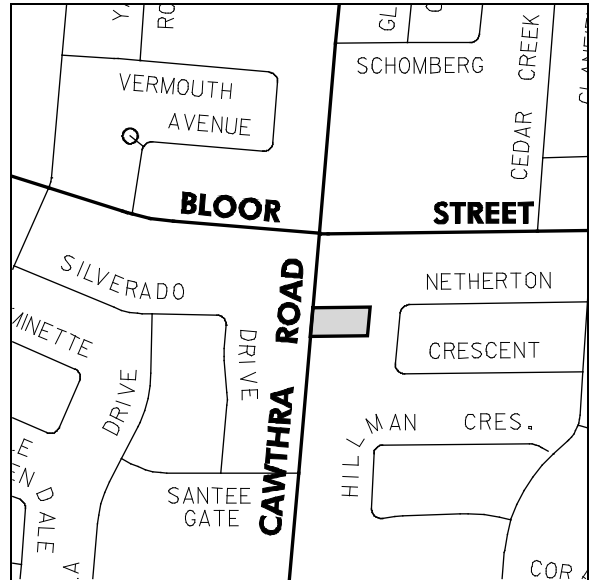
4.3.6.12 Site 11 (MPA-25)



The lands identified as Special Site 11 are located on the south side of Burnhamthorpe Road East, east of Ponytrail Drive.

Notwithstanding the provisions of the Greenbelt designation, a veterinary clinic will also be permitted.

4.3.6.13 Site 12 (MPA-25)



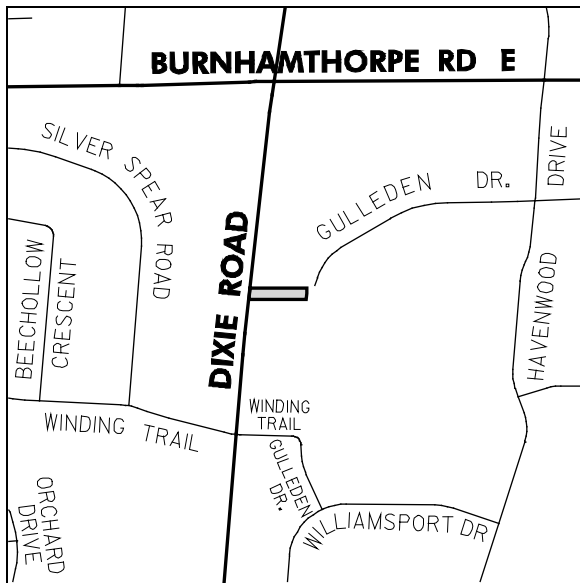
The lands identified as Special Site 12 are located on the east side of Cawthra Road, south of Bloor Street.

Notwithstanding the provisions of the Residential Low Density II designation, only a detached dwelling or an *office* for a maximum of three (3) non-resident physicians, dentists and drugless practitioners will be permitted.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

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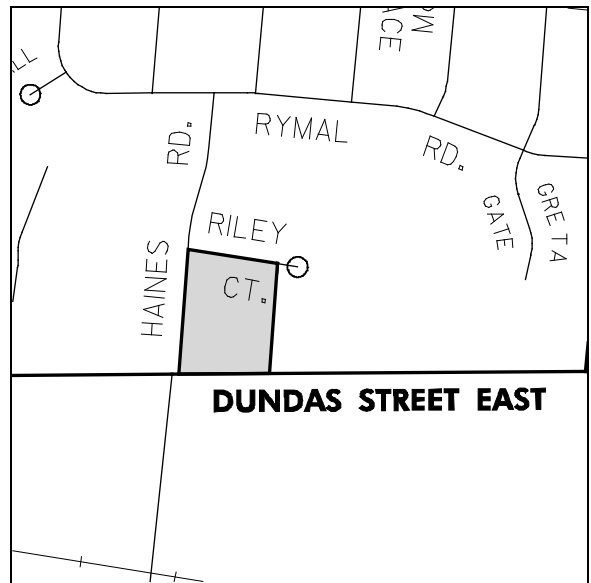
4.3.6.14 Site 13 (MPA-69)



The lands identified as Special Site 13 are located on the east side of Dixie Road, south of Burnhamthorpe Road East.

Notwithstanding the provisions of the Residential Medium Density I designation, detached and semi-detached dwellings may also be permitted.

4.3.6.15 Site 14 (MPA-25)



The lands identified as Special Site 14 are located on the east side of Haines Road, north of Dundas Street East.

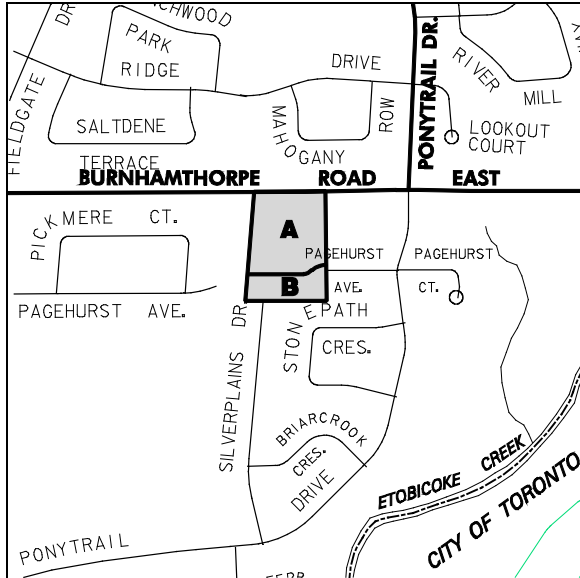
Notwithstanding the provisions of the Residential High Density I designation, the following additional policies will apply:

- a. apartment dwellings with a maximum height of ten (10) storeys if the lot area is equal to or greater than six-thousand six-hundred (6 600) m²;
- or
- b. apartment dwellings with a maximum height of four (4) storeys if the lot area is less than six-thousand six-hundred 6 600 m².

Specific policies in this section must be read in conjunction with all the policies in this Plan.

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4.3.6.16 Site 15 (MPA-77) (Deleted and replaced by MPA-110)



The lands identified as Special Site 15 are located on the south side of Burnhamthorpe Road East, west of Ponytrail Drive.

Notwithstanding the provisions of the Residential Medium Density I designation applying to Area 15A, a maximum of ninety-six (96) townhouse units and twenty-four (24) semi-detached units will be permitted.

Notwithstanding the provisions of the Residential Low Density I designation applying to Area 15B, a maximum of eleven (11) detached dwellings will be permitted.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

Applewood District Land Use Map

Amended by:

Appeal B4 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the Commercial Land Use Designations (Greater Toronto Airports Authority).

Amendment No. 14

- Amend – Land Use Designation of the lands located at the southeast corner of Burnhamthorpe Road West and Dixie Road from "Motor Vehicle Commercial" to "General Commercial".

Amendment No. 19

- Amend – Land Use Designation of the lands located on the east side of Treadwells Drive, north of Dundas Street East from "Residential Low Density II" to "Residential Medium Density I".

Amendment No. 44

- Amend – Land Use Designation of the lands located east of Constitution Boulevard north of Dundas Street East from "Residential Medium Density I", "Residential Medium Density II" and "General Commercial" to "Residential Low Density II", "Residential Medium Density I" and "Open Space - Community Park".

Amendment No. 77 (OMB File No. O060110)

- Amend – Land Use Designation of the lands located on the south side of Burnhamthorpe Road East, west of Ponytrail Drive from "Residential Low Density I" to "Residential Medium Density I". (Deleted and replaced by MPA 110)

Amendment No. 25

- Amend – Land Use Designation of the lands located north of Dundas Street East, east of Cawthra Road from "Office" and "Residential High Density I" to "Office"; (*OMB File No. O070122*)
- Amend – Land Use Designation of the lands located at the northwest corner of Dundas Street East and Dixie Road, from "General Commercial" to "Motor Vehicle Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located east of Fieldgate Drive, south of Kirkwall Crescent, from "Residential Low Density II" to "Public Open Space";

- Amend – Land Use Designation of the lands located at the northeast corner of Dundas Street East and Cawthra Road, from "Private Open Space - Cemetery" to "Public Open Space - Cemetery";
- Amend – Land Use Designation of the lands located at the southwest corner of Dixie Road and Burnhamthorpe Road East from "Open Space - Cemetery" to "Private Open Space - Cemetery";
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.

Amendment No. 95

- Amend – Land Use Map by deleting from the Land Use Legend Major Transit Corridor and replacing it with Higher Order Transit Corridor. (*MPA-95 assoc. with OMB File No.: PL100111*)

Amendment No. 110

- Amend – Land Use Designation of the lands located on the south side of Burnhamthorpe Road East, west of Ponytrail Drive from "Residential Low Density I" to "Residential Medium Density I".

Amendment No. 116

- Amend – Land Use Designation of the lands located on the east side of Cawthra Road, north of Dundas Street East, and municipally known as 3075 Cawthra Road, from "Residential Low Density I – Special Site 6" to "Residential Medium Density II".

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Applewood District Policies of Mississauga Plan

