

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE MEADOWVALE BUSINESS PARK 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 MEADOWVALE BUSINESS PARK 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 MEADOWVALE BUSINESS PARK 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 4.22 MEADOWVALE BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

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

Meadowvale Business Park District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Meadowvale Business Park 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 Meadowvale Business Park District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Meadowvale Business Park District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Meadowvale Business Park 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 | Meadowvale Business Park District Policies and District Land Use Map | 2003 May 05 | Partially approved with modifications and appeals to OMB | Region of Peel |
| Meadowvale Business Park District Policies subsequently further amended by: | | | | |
| AMENDED BY | SECTION | DATE | STATUS | APPROVED BY |
| Mississauga Plan | Appeal B8 - District Policies and District Land Use Map | 2004 Mar. 25 | Further approval | Appeal Withdrawn |
| Mississauga Plan | Appeal B3 - District Policies and District Land Use Map | 2004 Mar. 29 | Further approval with modifications | Ontario Municipal Board Order No. 0662 |
| Mississauga Plan | Appeal B4 - District Land Use Map | 2004 Mar. 29 | Further approval Appeal dismissed | Ontario Municipal Board Order No. 0662 |
| Mississauga Plan | Appeal B12 - District Policies and District Land Use Map | 2004 Mar. 29 | Further approval Appeal dismissed | Ontario Municipal Board Order No. 0662 |
| Mississauga Plan | Appeal B7 - District Land Use Map | 2004 July 30 | Further approval with modifications | Ontario Municipal Board Order No. 1271 |
| Mississauga Plan | Appeal B19 - District Land Use Map | 2005 Mar. 03 | Further approval | Appeal Withdrawn |
| Mississauga Plan | Appeal B9 - District Land Use Map | 2005 Mar. 21 | Further approval with modifications | Ontario Municipal Board Order No. 0666 |
| Mississauga Plan | Appeal B14 - District Land Use Map | 2005 Mar. 21 | Further approval with modifications | Ontario Municipal Board Order No. 0666 |
| Amendment 27 | District Land Use Map | 2005 Apr. 01 | All approved | City of Mississauga |
| Amendment 31 | District Land Use Map | 2005 June 30 | All approved | City of Mississauga |
| Amendment 45 | District Land Use Map | 2005 Jan. 06 | All approved | City of Mississauga |
| Amendment 54 | District Policies | 2006 May 24 | All appealed to OMB | City of Mississauga |
| Mississauga Plan | Appeal B7 - District Land Use Map | 2006 May 30 | Further approval with modification All approved | Ontario Municipal Board Order No. 1598 |
| Amendment 55 | District Policies | 2006 June 23 | All approved | City of Mississauga |
| Amendment 54 | District Policies | 2006 Sept. 05 | Appeal dismissed All approved | Ontario Municipal Board Order No. 2493 |

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Meadowvale Business Park District Policies of Mississauga Plan

| Meadowvale Business Park District Policies subsequently further amended by: | | | | |
|---|--|---------------|---|---|
| AMENDED BY | SECTION | DATE | STATUS | APPROVED BY |
| 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 25 | District Policies and District Land Use Map | 2008 Jan. 21 | All Approved | Ontario Municipal Board Case No. PL070625 Ontario Municipal Board File No. O070104 Issued 2008 April 29 |
| 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 40 | District Policies and District Land Use Map | 2009 Dec. 01 | All Approved Except for two (2) site specific appeals to the OMB Term <i>“retail commercial”</i> is no longer under appeal | City of Mississauga |
| Amendment 95 | District Policies | 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 103 | District Policies | 2010 Mar. 26 | All Approved | City of Mississauga |
| Amendment 112 | District Policies and District Land Use Maps | 2010 Oct. 07 | All Approved | City of Mississauga |
| Amendment 95 | District Policies | 2011 Feb. 25 | Partial Approval 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 Withdrawn: Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place) 2011 Feb. 25 Case No. PL101408 File No. PL100111 |

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Meadowvale Business Park District Policies of Mississauga Plan

| | | | | |
|--------------|-------------------|--------------|--|---|
| Amendment 95 | District Policies | 2011 May 09 | <p>Partial Approval All Appealed to the OMB</p> <p>(Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp., Solmar Dev. Corp.</p> | <p>Region of Peel</p> <p>Withdrawn: Solmar Dev. Corp., 2011 May 09</p> <p>Case No. PL101408 File No. PL100111</p> |
| Amendment 95 | District Policies | 2011 Dec. 13 | <p>Partial Approval All Appealed to the OMB</p> <p>(Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp.</p> | <p>Region of Peel</p> <p>Withdrawn: Azuria Group Inc., 2011 Dec. 13</p> <p>Case No. PL101408 File No. PL100111</p> |
| Amendment 95 | District Policies | 2012 Apr. 25 | <p>Partial Approval Site Specific Appeal to the OMB</p> <p>Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road Orlando Corp.</p> | <p>Region of Peel</p> <p>Withdrawn: Orlando Corp., 2012 Apr. 25</p> <p>Case No. PL101408 File No. PL100111</p> |
| Amendment 95 | District Policies | 2012 Nov. 20 | All Approved | <p>Region of Peel</p> <p>Withdrawn: Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road 2012 Nov. 20 Case No. PL101408 File No. PL100111</p> |
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Meadowvale Business Park 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:

B3. The following as it applies to the lands located on the south side of Argentinia Road, east of Winston Churchill Boulevard (Home Depot Canada):

- Section 4.22, Meadowvale Business Park District Policies:
 - Section 4.22.6.5, Site 4, Special Site Policies;

APPROVED AS MODIFIED

OMB Order No. 0662 - 2004 Mar. 29

- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Business Employment Land Use Designation and the limit of the Node Boundary.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

B4. The following in their entirety (Greater Toronto Airports Authority):

- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Commercial Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

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

Meadowvale Business Park District Policies of Mississauga Plan

- B7.** The following as it applies to the lands located on the south side of Argentia Road, east of Tenth Line West (W.C./401 Developments Limited):
- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Business Employment Land Use Designation.

APPROVED AS MODIFIED

OMB Order No. 1598 – 2006 May 30

- B7.** The following as it applies to the lands located on the south side of Argentia Road, east of Tenth Line West (W.C./401 Developments Limited):
- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Future Commuter Rail Station symbol.

APPROVED AS MODIFIED

OMB Order No. 1271 - 2004 July 30

- B7.** The following in their entirety (W.C./401 Developments Limited):
- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Node Boundary.

APPROVED AS MODIFIED

OMB Order No. 1271 - 2004 July 30

- B8.** The following as it applies to the lands located at the northeast corner of Britannia Road West and Erin Mills Parkway (Jannock Properties Limited):
- Section 4.22, Meadowvale Business Park District Policies:
 - Sections 4.22.1, last paragraph, Planning Context;
 - Sections 4.22.2, second last paragraph, Development Concept;
 - Sections 4.22.3.4, Urban Design Policies;
 - District Land Use Map, the Business Employment Land Use Designation and the District Boundary limit.

APPEAL WITHDRAWN

By Applicant - 2004 Mar. 25

- B9.** The following as it applies to the lands located on the east side of Millcreek Drive, south of Erin Mills Parkway (Loblaw Properties Limited and National Grocers Limited):
- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Business Employment Land Use Designation.

APPROVED AS MODIFIED

OMB Order No. 0666 - 2005 Mar. 21

- B9.** The following as it applies to the lands located 500 m south of the property limit of the Jannock Properties Limited lands from the lands located on the east side of Millcreek Drive, south of Erin Mills Parkway (Loblaw Properties Limited and National Grocers Limited):

- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Business Employment Land Use Designation.

APPEAL DISMISSED

OMB Order No. 0666 - 2005 Mar. 21

- B12.** The following in their entirety (Canadian Petroleum Products Institute):

- Section 4.22, Meadowvale Business Park District Policies:
 - Section 4.22.4.1, Business Employment, Land Use;
 - District Land Use Map, the Business Employment Land Use Designations.
 - District Land Use Map, the Industrial Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

- B14.** The following as it applies to the lands located on the west side of Mississauga Road, north of Britannia Road West, (Canadian Pacific Railway Company):

- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Business Employment Land Use Designation.

APPROVED AS MODIFIED

OMB Order No. 0666 - 2005 Mar. 21

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

Meadowvale Business Park District Policies of Mississauga Plan

- B19.** The following as it applies to Sixteen Mile Creek north of the Argentia Road extension, east of Ninth Line (Conservation Halton):
- Section 4.22, Meadowvale Business Park District Policies:
 - District Land Use Map, the Greenbelt Land Use Designation not being identified.

**APPEAL WITHDRAWN
By Applicant - 2005 Mar. 03**

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

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

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Meadowvale Business Park District Policies of Mississauga Plan



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Meadowvale Business Park District Policies of Mississauga Plan

4.22 MEADOWVALE BUSINESS PARK

4.22.1 Planning Context

City Plan, approved in 1997, established the Meadowvale Business Park District as an Employment District which contains primarily employment uses as well as some retail commercial uses related to employment activities. (MPA-40)

The Meadowvale Business Park District straddles the *watershed* boundaries of Credit Valley Conservation and Conservation Halton. The District is within the *watersheds* of the Credit River, Mullett Creek, Levi Creek, and Sixteen Mile Creek.

The most significant natural feature within the District is Mullet Creek which bisects the District. Portions of Mullet Creek have been impacted by channelization associated with flood and erosion control and stormwater management; however, natural areas remain along the *watercourse corridor*, the largest being north of Meadowvale Boulevard. The Mullett Creek corridor has potential for passive recreation, and restoration and rehabilitation opportunities exist along the *watercourse*.

There are remnant *woodlands* within the District. There are also *woodlands* that have been incorporated within private *developments* while others are located within *City* parklands.

There is an operational quarry for the manufacturing of bricks located in the northeast quadrant of Erin Mills Parkway and Britannia Road West.

NOTE:

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

4.22.2 *Development Concept*

The District will continue to develop primarily for corporate head *offices*, manufacturing, research and *development* and accessory retail commercial. More recent trends toward the emergence of multi-tenant *developments* providing space for a variety of businesses are recognized. To achieve a high quality business image, specific design guidelines will apply along Provincial Highway 401 and all major roads to provide for showcase enterprises at highly visible locations. (MPA-40)

Existing industrial operations, which may have extensive outdoor processing or storage areas, will be permitted to continue and expand in accordance with Industrial policies of this Plan.

Within this framework, more specific forms of commercial *development* will be encouraged. The amount of *office development* will be regulated so that the traffic generated can be accommodated by transportation facilities available or to be provided. Nodes are designated in the vicinity of the interchanges at Provincial Highway 401 and Mississauga Road and at Provincial Highway 401 and Winston Churchill Boulevard.

All *development* should ensure that there is minimal impact on adjacent residential lands, especially when developing the lands abutting the westerly boundary of the District.

Accessibility to the District is provided by Provincial Highway 401 which traverses its boundaries as well as Provincial Highway 407 located just north of the District. These facilities act as an impetus to developing the remaining vacant lands in the District.

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

Meadowvale Business Park District Policies of Mississauga Plan

4.22.3 Urban Design Policies

4.22.3.1 To achieve a high standard of building design, landscape and *streetscape*, the following design policies will be used to evaluate the design aspects of *development* proposals:

- a. existing natural features, particularly significant forested areas, the Mullet Creek valley and tributaries of the Credit River will be recognized as opportunities for urban design and will be incorporated with *development* in a manner which will not impair their visual or ecological integrity;
- b. by taking advantage of special building forms on lands proposed for *office* and commercial uses, interesting and varied entrance corridors will be created;
- c. in order to firmly establish the prestige image of the area, special attention will be given to site planning, building design and landscaping along arterial and major collector roads, at major road intersections and at other highly visible locations.

4.22.3.2 The Meadowvale Business Park District contains two Nodes, one at the interchange of Provincial Highway 401 and Mississauga Road and the second at the interchange of Provincial Highway 401 and Winston Churchill Boulevard. These Nodes should contain visually prominent buildings which contribute to the *City's* overall urban form.

4.22.3.3 Business Employment lands which are located directly adjacent to residential lands will require acoustical barriers and landscape buffers in order to achieve adequate noise attenuation, distance separation, and landscaping between the land uses. The sensitive residential land uses must be buffered from the loading, service and parking areas associated with the Business Employment lands.

4.22.3.4 Proposals for Business Employment and Industrial uses adjacent to residential will be designed to minimize overlook conditions, be *compatible* with adjacent grading conditions and minimize overshadowing to any adjacent properties, and will be subject to special design controls in order to ensure upgraded building elevations and landscaped buffers.

4.22.4 Land Use

4.22.4.1 Business Employment

Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. outdoor storage related to permitted industrial uses adjacent to Provincial Highway 401.
- b. motor vehicle body repair facilities.

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

Meadowvale Business Park District Policies of Mississauga Plan

4.22.5 Transportation

4.22.5.1 Road Classification

The transportation system for the District is illustrated on the Meadowvale Business Park District Land Use Map, and described in Table 1, Basic Road Characteristics, Meadowvale Business Park District.

| TABLE 1: BASIC ROAD CHARACTERISTICS, MEADOWVALE BUSINESS PARK DISTRICT | | | | |
|--|-----------------------------|--|---------------------------|---------------------------------|
| ROAD TYPE | NAME | SECTION | JURISDICTION | RIGHTS-OF-WAY* |
| PROVINCIAL HIGHWAY | Provincial Highway 401 | Ninth Line to Credit River | Province of Ontario | |
| ARTERIAL | Ninth Line | Provincial Highway 401 to St. Lawrence & Hudson Railway tracks | Region of Halton (MPA-25) | 35 m |
| | Winston Churchill Boulevard | North <i>City</i> limits to St. Lawrence & Hudson Railway tracks | City of Mississauga | 35 m |
| | Mississauga Road | North <i>City</i> limits to Turner Valley Road | Region of Peel | 45 m |
| | Erin Mills Parkway | Turner Valley Road to Britannia Road West | Region of Peel | 45 m |
| | Derry Road West | Millcreek Drive to Mississauga Road | Region of Peel | 36/45 m (45 m at intersections) |
| | Derry Road West | Mississauga Road to approximately 650 m east of Meadowvale Boulevard | Region of Peel | 45 m |
| | Britannia Road West | Erin Mills Parkway to approximately 200 m west of Mississauga Road | Region on Peel | 36/45 m (45 m at intersections) |
| MAJOR COLLECTOR | Tenth Line | Argentia Road to St. Lawrence & Hudson Railway tracks | City of Mississauga | 30 m |
| | Meadowvale Boulevard | North <i>City</i> limits to Derry Road West | City of Mississauga | 30 m |
| | Creditview Road | Derry Road West to Argentia Road | City of Mississauga | 30 m |
| | Millcreek Drive | Derry Road West to Erin Mills Parkway | City of Mississauga | 26 m |
| | Mississauga Road | Erin Mills Parkway to St. Lawrence & Hudson Railway tracks | City of Mississauga | 26 m |
| | Financial Drive | Approximately 200 m south of north <i>City</i> limits to Derry Road West | City of Mississauga | 30 m |
| | Meadowpine Boulevard | North <i>City</i> limits to Meadowvale Boulevard (MPA-25) | City of Mississauga | 30 m |

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

Meadowvale Business Park District Policies of Mississauga Plan

| TABLE 1: BASIC ROAD CHARACTERISTICS, MEADOWVALE BUSINESS PARK DISTRICT | | | | |
|--|-----------------------------------|-------------------------------|---------------------|----------------|
| ROAD TYPE | NAME | SECTION | JURISDICTION | RIGHTS-OF-WAY* |
| MAJOR COLLECTOR | Argentia Road | Ninth Line to Creditview Road | 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 | 17-26 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.

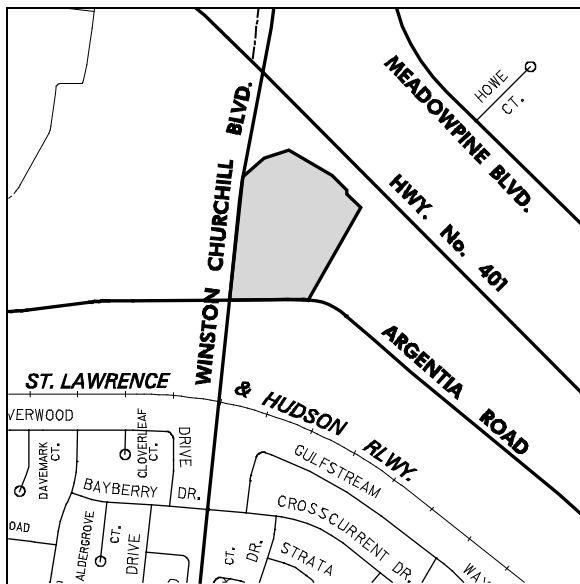
Meadowvale Business Park District Policies of Mississauga Plan

4.22.6 Special Site Policies

4.22.6.1 Introduction

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

4.22.6.2 Site 1 (MPA-54)

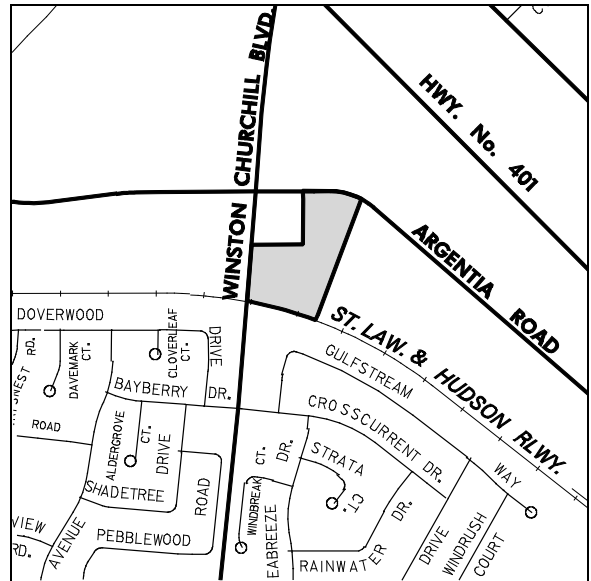


The lands identified as Special Site 1 are located east of Winston Churchill Boulevard, south of Provincial Highway 401 and north of Argentia Road.

Notwithstanding the provisions of the Business Employment designation, the following additional policy will apply:

- a. all forms of General Retail Commercial uses will be permitted, except *motor vehicle commercial uses*. (MPA-40)

4.22.6.3 Site 2 (MPA-25)



The lands identified as Special Site 2 are located east of Winston Churchill Boulevard, south of Argentia Road and north of the St. Lawrence & Hudson Railway line.

Notwithstanding the Business Employment and Utility designations, the following additional policies will apply:

- a. *Office* Gross Floor Area (GFA) will be limited to a maximum of 55 208 m²;
- b. an automobile dealership will be permitted. (OMB Order File No. 0070104)

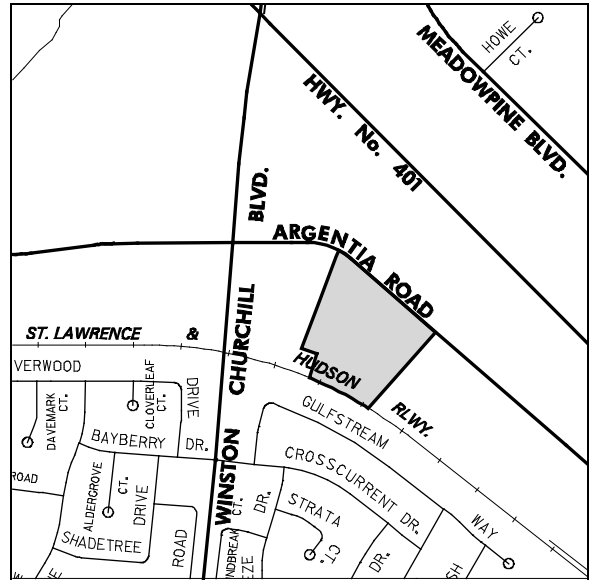
Specific policies in this section must be read in conjunction with all the policies in this Plan.

Meadowvale Business Park District Policies of Mississauga Plan

4.22.6.4 Site 3

Deleted by Amendment No. 25. (MPA-25)

4.22.6.5 Site 4



The lands identified as Special Site 4 are located south of Argentia Road and east of Winston Churchill Boulevard.

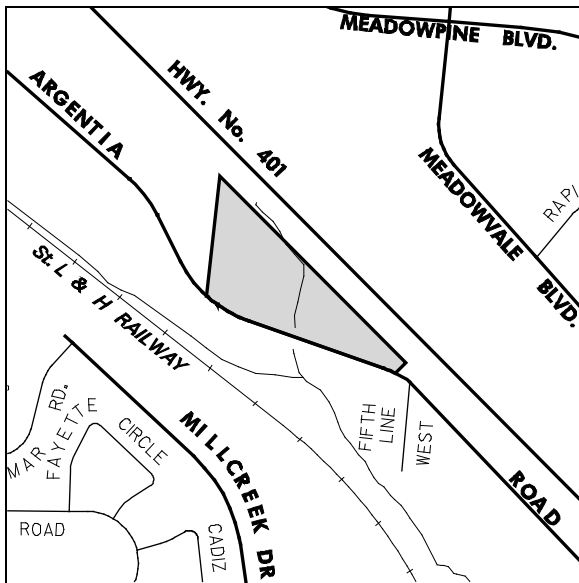
Notwithstanding the provisions of the Business Employment designation, the following additional policy will apply:

- a. a retail warehouse, and accessory outdoor storage and display areas, will be permitted. *(Appeal B3 - OMB Order No. 0662)*

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

Meadowvale Business Park District Policies of Mississauga Plan

4.22.6.6 Site 5

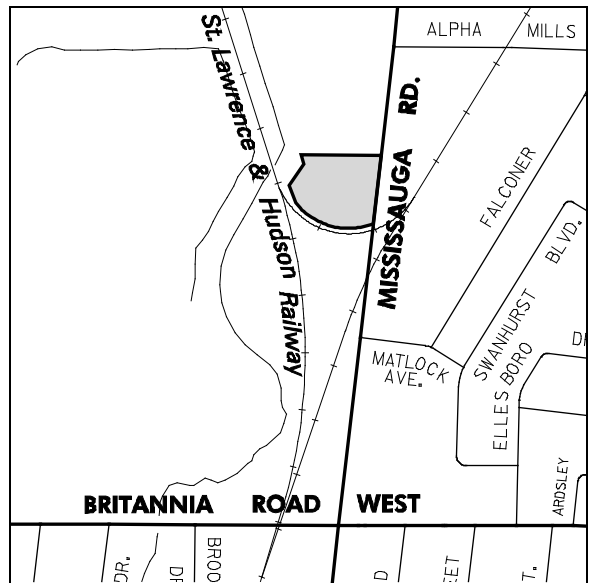


The lands identified as Special Site 5 are located north of Argentia Road and west of Fifth Line West.

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

- a. all types of restaurants will be permitted.

4.22.6.7 Site 6 (MPA-25)



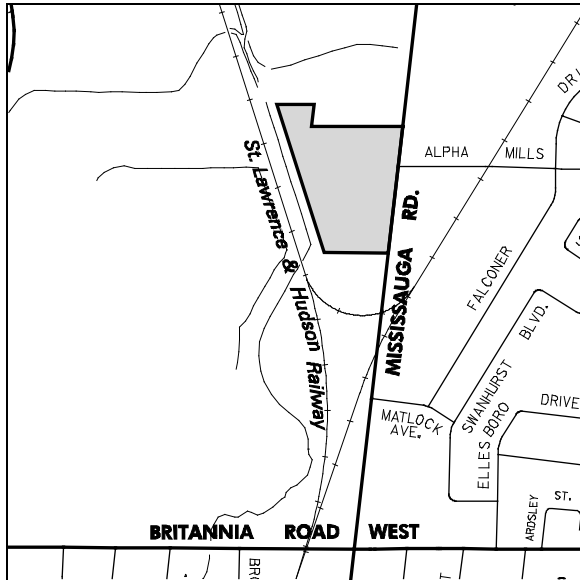
The lands identified as Special Site 6 are located on the west side of Mississauga Road, north of the St. Lawrence and Hudson Railway.

Notwithstanding the provisions of the Business Employment designation, a motor vehicle sales and equipment outlet will be permitted

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

Meadowvale Business Park District Policies of Mississauga Plan

4.22.6.8 Site 7

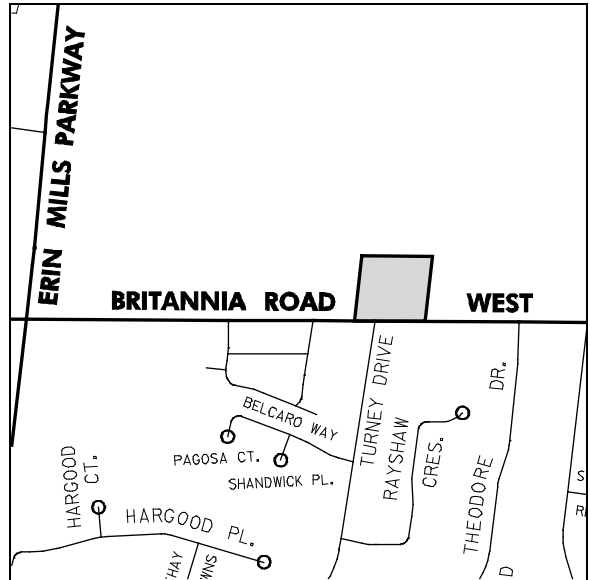


The lands identified as Special Site 7 are located on the west side of Mississauga Road, north of the St. Lawrence and Hudson Railway, opposite Alpha Mills Road.

Notwithstanding the provisions of the Business Employment designation, the following additional policy will apply:

- a. a retail warehouse, a bulk frozen food store, a bulk food store, a supermarket and a discount merchandising store will be permitted.

4.22.6.9 Site 8 (MPA-103)



The lands identified as Special Site 8 are located on the north side of Britannia Road West, east of Erin Mills Parkway.

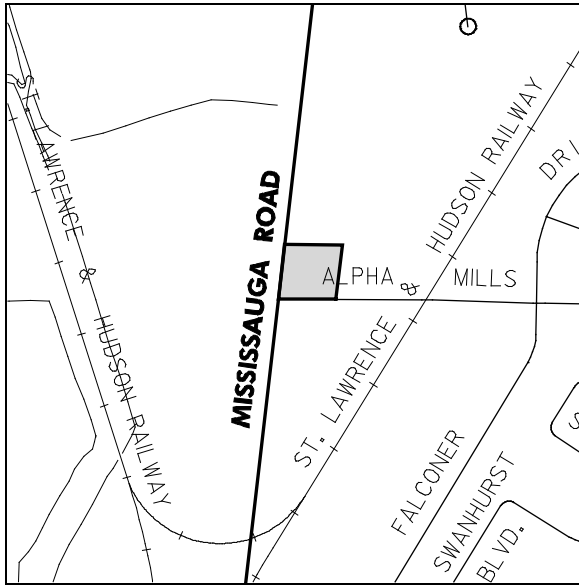
Notwithstanding the provisions of the Business Employment designation, the following additional policy will apply:

- a. a motor vehicle sales establishment will be permitted. (MPA-55)
- b. general commercial uses will be permitted to a maximum of 35% of the total Gross Floor Area; and
- c. the following uses will not be permitted: transportation facilities; trucking terminals; waste processing or transfer stations and composting facilities; body rub and adult entertainment establishments; animal boarding establishments; and cardlock fuel dispensing facilities.

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

Meadowvale Business Park District Policies of Mississauga Plan

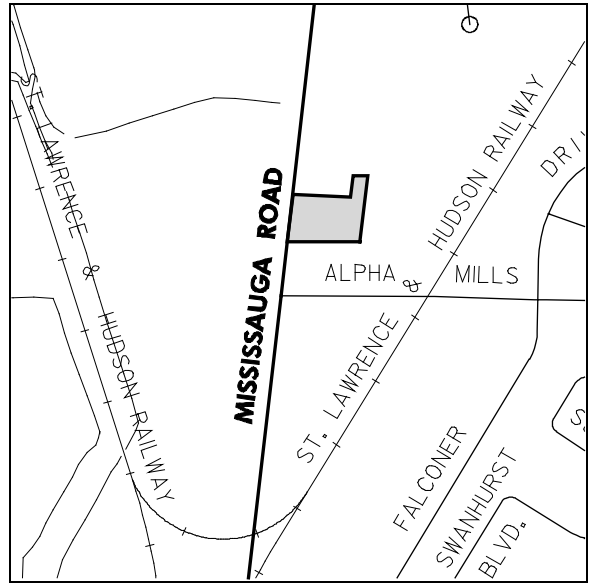
4.22.6.10 Site 9 (MPA-25)



The lands identified as Special Site 9 are located at the northeast corner of Alpha Mills Road and Mississauga Road.

Notwithstanding the provisions of the Business Employment designation, a retail commercial use will also be permitted. (MPA-40)

4.22.6.11 Site 10 (MPA-25)



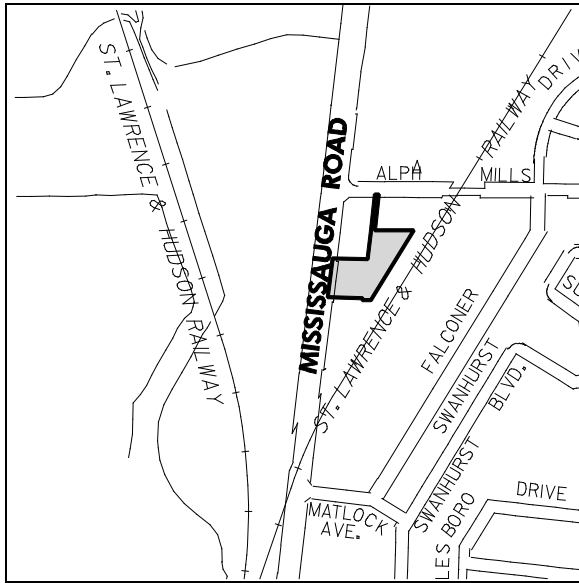
The lands identified as Special Site 10 are located on the east side of Mississauga Road, north of Alpha Mills Road.

Notwithstanding the Business Employment designation, motor vehicle sales will also be permitted.

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

Meadowvale Business Park District Policies of Mississauga Plan

4.22.6.12 Site 11 (MPA – 112)



The lands identified as Special Site 11 are located on the east side of Mississauga Road, south of Alpha Mills Road.

Notwithstanding the Business Employment designation, motor vehicle sales will also be permitted.

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

Meadowvale Business Park District Policies of Mississauga Plan

Meadowvale Business Park District Land Use Map

Amended by:

Appeal B8 (Withdrawn by applicant)

- The applicant has withdrawn the appeal to the OMB of the "Business Employment" designation and the "District Boundary" limit as it applies to the lands located at the northeast corner of Britannia Road West and Erin Mills Parkway (Jannock Properties Limited).

Appeal B3 (OMB Order No. 0662)

- The "Node Boundary" limit appealed to the OMB has been modified of as it applies to the lands located on the south side of Argentia Road, east of Winston Churchill Boulevard (Home Depot Canada).

Appeal B3 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Business Employment" designation as it applies to the lands located on the south side of Argentia Road, east of Winston Churchill Boulevard (Home Depot Canada).

Appeal B4 (OMB Order No. 0662)

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

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Business Employment Land Use Designations" (Canadian Petroleum Products Institute).

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Industrial Land Use Designations" (Canadian Petroleum Products Institute).

Appeal B7 (OMB Order No. 1271)

- The "Future Commuter Rail Station" symbol appealed to the OMB has been modified as it applies to the lands located on the south side of Argentia Road, east of Tenth Line West (W.C./401 Developments Limited);
- The "Node Boundary" limit appealed to the OMB has been modified as it applies to the lands located west of Winston Churchill Boulevard (W.C./401 Developments Limited).

Appeal B19 (Withdrawn by applicant)

- The applicant has withdrawn the appeal to the OMB of the "Greenbelt" designation not being identified as it applies to Sixteen Mile Creek north of the Argentia Road extension, east of Ninth Line (Conservation Halton).

Appeal B9 (OMB Order No. 0666)

- The "Business Employment" designation appealed to the OMB as it applies to the lands located on the east side of Millcreek Drive, south of Erin Mills Parkway, has been amended from "Business Employment" to "Industrial" (Loblaw Properties Limited and National Grocers Limited).

Appeal B9 (OMB Order No. 0666)

- The OMB has dismissed the appeal of the "Business Employment" designation as it applies to the lands located 500 m south of the property limit of the Jannock Properties Limited lands from the lands located on the east side of Millcreek Drive, south of Erin Mills Parkway (Loblaw Properties Limited and National Grocers Limited).

Appeal B14 (OMB Order No. 0666)

- The "Business Employment" designation appealed to the OMB as it applies to the lands located on the west side of Mississauga Road, north of Britannia Road West, has been amended from "Business Employment" to "Industrial" (Canadian Pacific Railway Company).

Amendment No. 27

- Amend – Land Use Designation of the lands containing Sixteen Mill Creek located east of Ninth Line and north of Argentia Road, from "Greenbelt" to "Open Space" and "Business Employment";
- Amend – Land Use Designation of the lands located east of Ninth Line and north of Argentia Road midway between Ninth Line and Tenth Line West from "Business Employment" and "Open Space" to "Greenbelt";
- Add – the five "Proposed Stormwater Management Facilities" located north of the St. Lawrence and Hudson Railway and between Ninth Line and Winston Churchill Boulevard.

Amendment No. 31

- Delete – the extension of Meadowpine Boulevard "Major Collector" from Mullet Creek to Mississauga Road.

Amendment No. 45

- Amend – Land Use Designation of the lands located west of Mississauga Road and south of the City of Mississauga boundary from "Business Employment", "Open Space - City Park" and "Greenbelt" to Business Employment" and "Greenbelt".

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

Meadowvale Business Park District Policies of Mississauga Plan

Appeal B7 (OMB Order No. 1598)

- The "Business Employment" designation appealed to the OMB as it applies to the lands located on the south side of Argentia Road, east of Tenth Line West, has been amended from "Business Employment" to "General Commercial" (W.C./401 Developments Limited).

Amendment No. 25

- Amend – Land Use Designation of the lands located east of Battleford Road, south of Southfield Road, from "Business Employment" to "Industrial";
- Amend – Land Use Designation of the lands located as follows:
 - at the southeast corner of Erin Mills Parkway and Battleford Road;
 - at the northeast corner of Erin Mills Parkway and Battleford Road;
 - at the northwest corner of Argentia Road and Winston Churchill Boulevard;from "Motor Vehicle Commercial" to "General Commercial";
- Amend – Land Use Designation of the lands located at the northeast corner of Derry Road West and Millcreek Drive, from "Motor Vehicle Commercial" to "Business Employment";
- Amend – Argentia Road "Major Collector" realignment west of Tenth Line West;
- Add – "Future Commuter Rail Station" symbol to west side of Tenth Line West;
- Amend Transportation Legend – add "Future Commuter Rail Station" symbol;
- Delete – Meadowpine Boulevard "Major Collector" extension from Meadowvale Boulevard to Mullet Creek;
- Delete – West Credit Avenue "Minor Collector" from Meadowpine Boulevard extension to Meadowvale Boulevard;
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located on the north side of the St. Lawrence and Hudson Railway, east of Tenth Line West, from "Business Employment" to "Utility";
- Add – Millcreek Drive extension "Minor Collector" from Erin Mills Parkway to Britannia Road West to link opposite Joymar Drive;
- Amend – Land Use Designation of the lands located on the south side of Derry Road West, east of Creditview Road, from "Business Employment" to "Greenbelt";

(OMB File No. 0070104)

- Amend – Land Use Designation of lands east of Winston Churchill Boulevard, south of Argentia Road and north of the St. Lawrence & Hudson Railway line from "Utility" to "Business Employment";

Amendment 112

- Amend – Land Use Designation of the lands located on the east side of Mississauga Road, south of Alpha Mills Road, from "Business Employment" to "Business Employment – Special Site 11"

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

Meadowvale Business Park District Policies of Mississauga Plan