

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE STREETSVILLE 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 STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN CAME INTO EFFECT 2006 NOVEMBER 02, EXCEPT FOR THE AREAS MARKED AND OUTLINED IN THIS PLAN THAT HAVE BEEN APPEALED TO THE OMB.

M I S S I S S A U G A

P L A N



**SECTION 4.32
STREETSVILLE
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2010 April

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

Streetsville District Policies of Mississauga Plan

OFFICE CONSOLIDATION

The following text and map, attached hereto, replace the original office consolidation of the Streetsville District Policies of Mississauga Plan, modified and approved by the Region of Peel, 2003 May 05, and subsequently amended.

This is an office consolidation of the Streetsville District Policies (Amendment No. 49) of Mississauga 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 Streetsville District Policies (Amendment No. 49) of Mississauga Plan.

The following text and map, attached hereto, constitute the Streetsville District Policies (Amendment No. 49) of Mississauga Plan, being an office consolidation of the Streetsville District Policies (Amendment No. 49) of Mississauga Plan, approved by the City of Mississauga, 2006 November 02, save and except certain parts that were appealed to the Ontario Municipal Board.

Streetsville District Policies as adopted by Amendment 49				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 49	Streetsville District Policies and District Land Use Map	2006 Nov. 02	All approved except for two (2) site specific appeals to OMB	City of Mississauga
Amendment 67	District Policies	2007 June 12	All approved	City of Mississauga
Amendment 25	District Policies	2007 Sept. 10	All approved except for one (1) site specific appeal to the OMB	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 80	District Policies and District Land Use Map	2008 Jan. 09	All approved	City of Mississauga
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 85	District Policies and District Land Use Map	2008 Nov. 26	All approved	City of Mississauga
Amendment 49	District Policies and District Land Use Map	2009 Feb. 12	Approved for lands located at 27 Reid Drive	Ontario Municipal Board Case No.: PL061100 Ontario Municipal Board File No.: O060211
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 commercial”</i> is no longer under appeal	City of Mississauga
Amendment 49	District Policies and District Land Use Map	2009 Dec. 15	Appeal Withdrawn OMB Case No.: PL061100 OMB File No.: PLO060211 (David Harris) All Approved	City of Mississauga

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

Streetsville District Policies of Mississauga Plan

1. INTRODUCTION

1.1 STATUTORY PROVISIONS

1.1.1 Adopting By-law

This Amendment No. 49, Streetsville District Policies of Mississauga Plan for the City of Mississauga Planning Area, was adopted by By-law No. 0411-2006 dated 2006 October 11.

1.1.2 Amendment Approval

A decision, in accordance with sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, was made to approve all of Amendment No. 49, Streetsville District Policies of Mississauga Plan for the City of Mississauga as adopted by By-law No. 0411-2006. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the date of appeal noted below.

Date of Decision - 2006 October 11.

Date of Notice – 2006 October 13.

Last Date of Appeal - 2006 November 01.

The decision in respect of the above-noted matter was made on 2006 October 11 when By-law No. 0411-2006 was enacted and that notice required by subsection 17 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, was given on 2006 October 13.

Two (2) appeals to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, within the time specified for submitting an appeal.

Dated at the City of Mississauga this 2nd day of November, 2006.

"BARBARA A. McEWAN"

Deputy City Clerk
Office of the City Clerk
Corporate Services Department
City of Mississauga

NOTE:

THE ADOPTING BY-LAW AND CITY OF MISSISSAUGA APPROVAL CERTIFICATE FOR THE STREETSVILLE DISTRICT POLICIES (AMENDMENT NO. 49) OF MISSISSAUGA PLAN IS ON FILE IN THE PLANNING AND BUILDING DEPARTMENT, STRATEGIC PLANNING AND BUSINESS SERVICES DIVISION AND THE CORPORATE SERVICES DEPARTMENT, OFFICE OF THE CITY CLERK.

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

Streetsville District Policies of Mississauga Plan

ONTARIO MUNICIPAL BOARD APPEALS

STREETSVILLE DISTRICT POLICIES (AMENDMENT NO. 49) CAME INTO EFFECT 2006 NOVEMBER 02, EXCEPT FOR THE FOLLOWING WHICH HAVE BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD.

Pursuant to section 17(42) of the *Planning Act*, the City of Mississauga is forwarding to the Ontario Municipal Board the following parts of the Streetsville District Policies (Amendment No. 49), which have been appealed and are indicated in the Streetsville District Policies (Amendment No. 49) text and on the Land Use Maps and labelled as A#.

THE FOLLOWING PARTS OF THE STREETSVILLE DISTRICT POLICIES (AMENDMENT NO. 49) OF MISSISSAUGA PLAN HAVE BEEN APPEALED:

APPROVED AS MODIFIED

OMB Case Number: PL061100

OMB File Number: O060211 – 2009 Feb. 12

- A1.** The following as it applies only to the lands located east of Queen Street South, on the south side of Reid Drive (Kraft Canada Inc.):
- Section 4.32.8.12, Site 11, Special Site Policies;
 - Streetsville District Land Use Map, the "Residential High Density I" and "Open Space – Community Park" land use designations.

APPEAL WITHDRAWN

By Applicant – 2009 Dec. 15

- A2.** The following as it applies only to the lands located on the east side of Creditview Road, south of the Streetsville District boundary (David Harris):
- Streetsville District Land Use Map, the "Residential Low Density I" and "Greenbelt" land use designations.

NOTE:

FOR THOSE PARTS OF THE STREETSVILLE DISTRICT POLICIES (AMENDMENT NO. 49) OF MISSISSAUGA PLAN THAT ARE NOT APPROVED, THE RELEVANT PARTS OF THE STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN, APPROVED 2003 MAY 05, AND SUBSEQUENTLY AMENDED, WILL APPLY UNTIL THE MATTERS IN QUESTION HAVE BEEN DECIDED.

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

Streetsville District Policies of Mississauga Plan

1.2 AMENDMENT TO MISSISSAUGA PLAN

1.2.1 Purpose

The purpose of this Amendment is to replace the Streetsville District Policies of Mississauga Plan.

1.2.2 Location

The lands affected by this Amendment are located in the Streetsville Planning District of Mississauga Plan.

1.2.3 Basis

The Streetsville District Policies have been reviewed and updated to be consistent with changing local circumstances and recent provincial planning initiatives. The policies have also been revised to eliminate duplication of policies which are already included in the General Policies of Mississauga Plan.

1.2.4 Details of the Amendment and Policies Related Thereto

Details regarding this Amendment to the Streetsville District Policies of Mississauga Plan are contained in the Planning and Building Report dated August 15, 2006.

1.2.5 Implementation

Upon the approval of this Amendment by the City of Mississauga, the Zoning By-law applicable to the subject lands will be amended to the appropriate classification, in accordance with the intent of this Amendment.

Provisions will be made through the rezoning of the lands subject to this Amendment, for *development* to occur, subject to approved subdivision and site *development* plans, in accordance with the intent of the Amendment.

1.2.6 Interpretation

The provisions of Mississauga Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Plan.

Upon approval of this Amendment, Section 4.32 the Streetsville District Policies and Streetsville District Land Use Map of Mississauga Plan, will be replaced in accordance with the intent of this Amendment.

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

Streetsville District Policies of Mississauga Plan

2. DISTRICT POLICIES AND DISTRICT LAND USE MAP

4.32 STREETSVILLE

4.32.1 Planning Context

The Streetsville District has developed around the historic settlement of the village of Streetsville, located south of Britannia Road West, between the Credit River and Mullet Creek. This area of the District is unique in Mississauga as it retains the distinct *character* of a rural Ontario town, as it developed from the early 19th century. There are over ninety (90) listed heritage properties, many of which are designated. Heritage buildings are prominent along Queen Street South, some as original retail commercial structures, others as *residential dwellings* which have been converted to retail commercial and *office* uses. Queen Street South is also designated as a *Scenic Route*.

The properties fronting onto Queen Street South between Britannia Road West and Reid Drive, are listed on the *City's* Heritage Inventory as they form a *cultural heritage landscape*. Creditview Road from south of Argentia Road to the Credit River has also been identified as part of the *City's* *cultural heritage landscape*.

Queen Street South and Main Street continue to maintain a traditional mainstreet retail commercial *character* and are active pedestrian streets. The variety of retail commercial services and the village *character* of the area attract residents from surrounding areas as well as providing a community focus, making it an important part of the Streetsville Node. (MPA-40)

The Streetsville Node is located south of Britannia Road West, west of Church Street and east of Mullet Creek. The area within the Node includes a mix of land uses and is well served by public transit.

The area surrounding the Node includes greenbelt and open space land uses and stable, established residential neighbourhoods, consisting mainly of detached dwellings with a few semi-detached and townhouse dwellings. The residential neighbourhood north of Britannia Road West also has business employment uses west of Falconer Drive and retail commercial uses along Queen Street North and Falconer Drive.

The residential neighbourhood south of Britannia

Road West includes a retail commercial use west of Turney Drive.

The transportation system in the District includes Britannia Road West as the main east-west arterial road and Queen Street South and Queen Street North as the main north-south major collector road. The arterial roads and several of the major collector roads have public bus transit service. In addition to bus transit, there is a GO Transit *commuter rail* station located on Thomas Street.

The Natural Heritage features in the District, which are shown on Schedule 3 Environmental Areas, and further described in *Mississauga Natural Areas Survey*, include the Credit River and Mullet Creek valleys and the *woodland* located at the southeast corner of Erin Mills Parkway and Britannia Road West. The Credit River valley, which is the main natural corridor within the *City*, and the Mullet Creek valley are important wildlife corridors providing linkages to other Natural Heritage features beyond the District.

The Credit River provides significant habitat for a variety of salmonids and is classified as a cold water fisheries. There is also a Smallmouth Bass fishery in the lower part of the river, from Streetsville to the Credit River estuary. Mullet Creek also provides important *fish habitat*.

NOTE:

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

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

Streetsville District Policies of Mississauga Plan

4.32.2 Development Concept

The Streetsville District is an established residential community with a historic core area which generally retains the distinct scale and *character* of a rural farming town. The historic core area is recognized as a significant *cultural heritage landscape* due to the large number of heritage buildings of a consistent scale, portraying a period landscape of a small village.

The Streetsville Node is the centre of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce, tourism and recreation. Areas within the Streetsville Node, mainly along Queen Street South and adjacent to the St. Lawrence & Hudson Railway, are in a transition of land uses and have potential for appropriate *redevelopment*, *infill*, and *intensification*.

These policies encourage the maintenance of established residential neighbourhoods and a diversity of mixed uses and densities in the Streetsville Node to create a high quality, compact and sustainable built form which utilizes existing infrastructure and services, such as public transit. These policies also encourage the maintenance of the appearance of the historic core area through urban design requirements and the retention of *heritage resources* such as landscapes with mature trees and vegetation, heritage buildings, extant churches, *cemeteries*, public open spaces and *streetscapes*.

The focus of these policies is to facilitate *development* which reduces the impact of extensive parking areas, *enhances* pedestrian and cycling convenience and safety, complements *adjacent land* uses and distinguishes the significance of the Streetsville Node from surrounding areas.

New *development* and *redevelopment* will *conserve* and *enhance* significant natural environmental features, such as the Credit River and Mullet Creek valley features, *conserve* and *enhance heritage resources* and recognize the scale and *enhance* the *character* of existing neighbourhoods.

4.32.3 Urban Design Policies

4.32.3.1 Community Identity and Focus

- a. *Development* will be *compatible* with and *enhance* the village *character* of Streetsville as a distinct established community by integrating with the surrounding area.
- b. *Development* with a high level of urban design, pedestrian amenity, landscaping and compact built form will be encouraged in the Streetsville Node to create a strong sense of place and reinforce the role of the Node as the centre of activity for the District.
- c. Queen Street South will remain the focus of the Mainstreet Retail Commercial core within the Streetsville Node. (MPA-40)
- d. The *development* of symbolic gateways to define entry to and exit from the Streetsville Node will be encouraged.

4.32.3.2 Historic Character

- a. Alterations to heritage structures, including building repairs and additions, and/or alterations to existing vegetation which is part of the *cultural heritage landscape*, will be in keeping with the original *character* of the *heritage resources* to be *preserved*.
- b. Designs for new buildings and additions will *enhance* the historic *character* and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, set back and general appearance.
- c. Commercial signs will reflect the historic village *character* in the Streetsville Node. Hand painted wooden signs, projecting signs as permitted by municipal by-laws and other signs which reflect late nineteenth or early twentieth century practises will be encouraged.
- d. The established residential *character* of the areas generally located along Main Street east of Church Street and along Queen Street South, south of Barry Avenue, will be maintained through appropriate building masses, setbacks, intensive landscaping, *streetscapes* with many mature trees, and a regular street grid pattern.

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

Streetsville District Policies of Mississauga Plan

4.32.3.3 Mainstreet Retail Commercial

Character

(MPA-40)

The following will apply to lands designated Mainstreet Retail Commercial: (MPA-40)

- a. **Development** with a mix of residential and **office** uses on upper floors and street-related retail commercial uses in closely spaced storefronts lining the street, will be encouraged along the principal streets in the Streetsville Node to promote an active pedestrian environment.
- b. New buildings will be at least two (2) storeys but not more than three (3) storeys in height. Building additions will not be more than three (3) storeys in height and will be generally harmonious in style and massing with the buildings to which they are attached.
- c. The apparent height of new buildings will be reduced through massing and design.
- d. New **development** will be encouraged to reflect the original lot pattern and setback dimensions of surrounding properties. The front setback of new buildings should match the setback of adjacent buildings so as to create a uniform street wall. Where the building setbacks on either side are not equal, the lesser setback should be used.
- e. Integrated parking opportunities, which may include rear lane access to combined parking areas and the **development** of private pay parking lots, will be encouraged where appropriate.
- f. **Development** which **enhances** the **streetscape** through landscaping and the provision of pedestrian amenities will be encouraged along the principal streets within the Streetsville Node.

4.32.3.4 Public Realm

- a. The placement of parking areas to the rear of buildings and the consolidation of driveways will be encouraged along principal street frontages in the Streetsville Node to increase the area available for planting and public amenity.

- b. The rear facades of **developments** which

back onto places accessible to the public, including parking areas or laneways, should be designed to provide a level of detail, fenestration, and direct access appropriate to their role as secondary frontages.

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

Streetsville District Policies of Mississauga Plan

4.32.4 Land Use

4.32.4.1 Residential

In addition to the uses permitted by the Land Use Policies of this Plan, bed and breakfast establishments are permitted provided that they front upon Queen Street South, Main Street, Thomas Street or Church Street.

4.32.4.1.1 Residential Low Density I

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

4.32.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, triplex dwellings, street townhouse dwellings, and duplex dwellings at a density of 17-37 units per *net residential hectare*.

4.32.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse *development*, at a density of 26-42 units per *net residential hectare*. Building height should generally not exceed three (3) storeys.

4.32.4.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings and all forms of horizontal multiple dwellings at a density of 42-57 units per *net residential hectare* and apartment dwellings at a *Floor Space Index (FSI)* of 0.3-1.0. Building height should generally not exceed four (4) storeys. (MPA-25)

4.32.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-1.8. Building height should not exceed seven (7) storeys.

4.32.4.2 Business Employment

Lands designated Business Employment will only permit the following uses:

- a. industrial uses within enclosed buildings including manufacturing, assembling, processing, fabricating, research and *development*, and accessory sales and service;
- b. *offices*;
- c. *community uses*;
- d. entertainment, recreation and sports facilities;
- e. financial institutions;
- f. motor vehicle rental facilities.

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

Streetsville District Policies of Mississauga Plan

4.32.5 Heritage

- a. *Heritage resources* will include those properties listed on the *City's* Heritage Inventory, but will not be restricted to the list.
- b. Mississauga will encourage the investigation of the Streetsville historic core area as an area to be examined for future designation as a *Heritage Conservation District* in accordance with the *Ontario Heritage Act*.

4.32.6 Storm Water Management

A storm water drainage report will be required to ensure that the existing drainage system has the capability to convey the increase storm flow from *redevelopment* in accordance with current *City* drainage standards.

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

Streetsville District Policies of Mississauga Plan

4.32.7 Transportation

4.32.7.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, STREETSVILLE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Britannia Road West	Erin Mills Parkway to Credit River	Region of Peel	36/45 m (45 m at intersections)
	Erin Mills Parkway	Britannia Road West to Thomas Street	Region of Peel	45 m
MAJOR COLLECTOR	Argentia Road	St. Lawrence & Hudson Railway tracks to Creditview Road	City of Mississauga	26 m
	Main Street	Queen Street South to Credit River	City of Mississauga	20-30 m
	Thomas Street	Erin Mills Parkway to McFarren Boulevard/Gafney Drive	City of Mississauga	30 m
	Thomas Street	McFarren Boulevard/Gafney Drive to Queen Street South	City of Mississauga	20-26 m
	Queen Street North	St. Lawrence & Hudson Railway tracks south to Britannia Road West	City of Mississauga	26 m
	Queen Street South (<i>Scenic Route</i>)	Britannia Road West south to St. Lawrence & Hudson Railway tracks	City of Mississauga	20 m
	Creditview Road**	Argentia Road to Credit River	City of Mississauga	30 m
	MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga
Church Street		Queen Street South to Ontario Street East	City of Mississauga	15 m
Kinsmen Gate		Falconer Drive to Argentia Road	City of Mississauga	30 m
Ontario Street East		Church Street to Queen Street South	City of Mississauga	15 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	15-20 m

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

Streetsville District Policies of Mississauga Plan

AMENDMENT NO. 95 HAS BEEN APPEALED TO THE OMB

In its entirety by

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

And by

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

Table 1: Basic Road Characteristics is hereby amended by deleting the reference to *Major Transit Corridors* and replacing it with *Higher Order Transit Corridors*.

* 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 ~~*Major Transit Corridors*~~, *Higher Order Transit Corridors*, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25)

** Creditview Road south of Argentia Road to the Credit River is listed on the *City's* Cultural Heritage Inventory.

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

Streetsville District Policies of Mississauga Plan

4.32.7.2 Road System

- a. The maximum pavement width of Queen Street South, from Britannia Road West to the St. Lawrence & Hudson Railway, will not exceed a basic two (2) lane cross-section, except for bus bays, on street parking lanes, turning lanes at intersections and bicycle and pedestrian routes.
- b. Main Street between Queen Street South and Church Street will not be widened to accommodate additional through traffic lanes. Minor modifications to this roadway for on-street parking, safety or maintenance will be permitted, however, major modifications which would have an adverse effect on the *character* of the roadway, will require an amendment to this Plan.

4.32.7.3 Parking

The *City* will continue to encourage and promote better utilization of the existing and future parking inventory through discussions with the members of the Streetsville Business Improvement Area (BIA), with a goal of developing a self sufficient parking operation through measures such as parking charges.

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

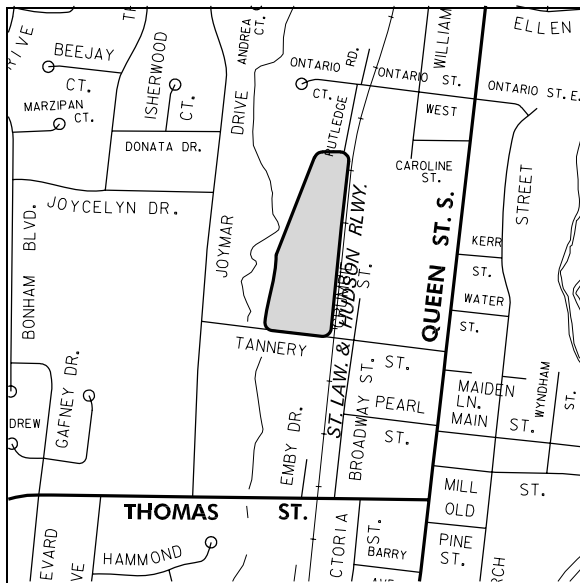
Streetsville District Policies of Mississauga Plan

4.32.8 Special Site Policies

4.32.8.1 Introduction

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

4.32.8.2 Site 1

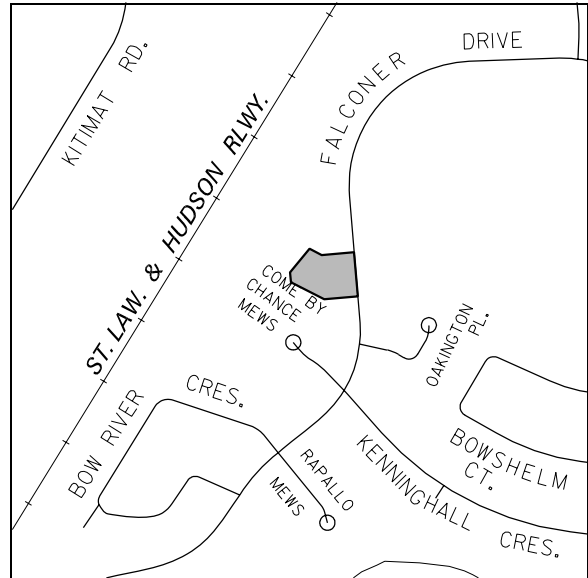


The lands identified as Special Site 1 are located north of Tannery Street west of the St. Lawrence & Hudson Railway.

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

- a. the determination of the area suitable for **redevelopment** will have regard for the extent of the "regulatory storm" **floodplain** and the **erosion hazards** associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the **City**;
- b. **redevelopment** will include provision of a connecting public road between Rutledge Road and Tannery Street;
- c. a maximum of three-hundred and ninety-seven (397) dwelling units are permitted in a building form consisting of low profile buildings ranging in height from three (3) storeys near Mullet Creek to six (6) storeys near the railway tracks.

4.32.8.3 Site 2



The lands identified as Special Site 2 are located on the west side of Falconer Drive, north of Oakington Place.

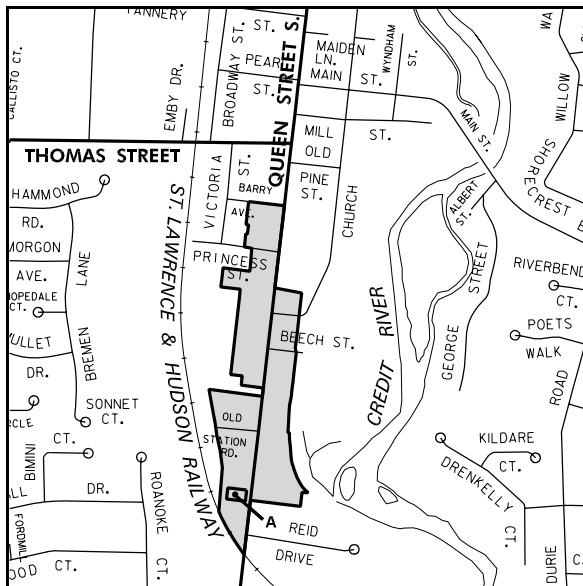
Notwithstanding the provisions of the General Retail Commercial designation, the following additional policy will apply: (MPA-40)

- a. only a day care facility will be permitted.

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

Streetsville District Policies of Mississauga Plan

4.32.8.4 Site 3 (MPA 85)



In addition to the uses permitted by their Residential designation, the lands identified as Special Site 3 which front upon Queen Street South, may also be used for *offices*.

- a. Any *office* conversion should maintain a residential appearance in keeping with the existing scale, materials, and *character* of the existing dwellings in the immediate area. The existing houses should be preserved if at all possible, while the interior floor plan may be altered for *office* use.
- b. Any additions and alterations of existing buildings should be sensitive to the existing vernacular and heritage village theme, and should be largely confined to the rear of the property.
- c. Any additions, alteration, conversion or *redevelopment* should maintain the existing front yard setback, with the front yard used for landscaping.
- d. Sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be provided in the rear yard only at grade without removal of existing trees, except at the discretion of the *City* arborist.
- e. Vehicular entrances should be combined to minimize the number of access points on Queen Street South.
- f. Minimal signage will be permitted. The design of such signage and external lighting should be *compatible* with the residential *character* of the area.g. Existing lot sizes should be retained.

- h. Rear yard drainage will be provided to the satisfaction of the *City*.
- i. Notwithstanding the provisions of the Residential Medium Density II designation, the lands identified as Area 3A may be used for a medical office and a maximum of three (3) dwelling units at a maximum density of 33 units per **net residential hectare**.

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

Streetsville District Policies of Mississauga Plan

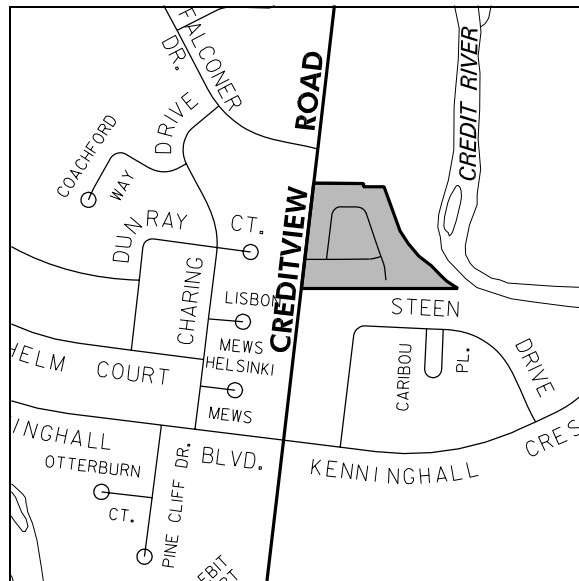
4.32.8.5 Site 4



The lands identified as Special Site 4 are located north of Britannia Road West and west of Queen Street North. (MPA-25)

Notwithstanding the provisions of the General Retail Commercial designation *motor vehicle commercial uses* will also be permitted.

4.32.8.6 Site 5



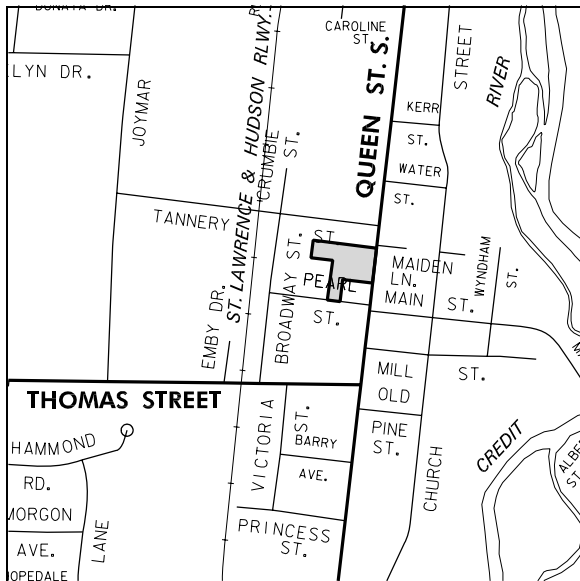
The lands identified as Special Site 5 are located east of Creditview Road, north of Kenninghall Crescent.

Notwithstanding the Residential Low Density II designation, the lands may be developed for townhouse *development* and semi-detached dwellings, or any combination thereof, with a maximum density of 15.5 units per *net residential hectare*.

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

Streetsville District Policies of Mississauga Plan

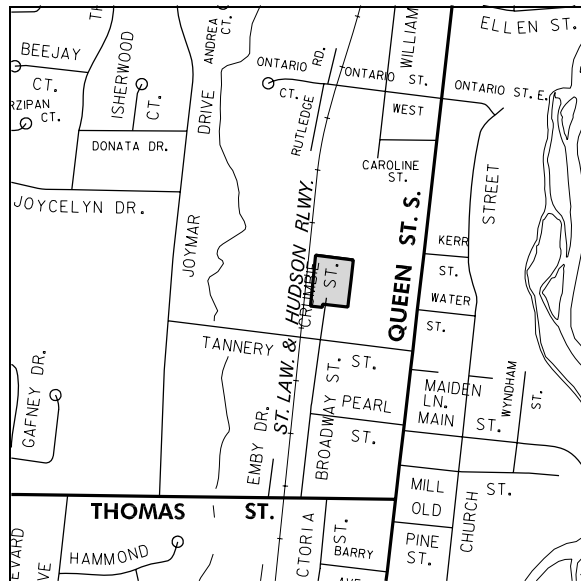
4.32.8.7 Site 6



The lands identified as Special Site 6 are located on the west side of Queen Street South, south of Tannery Street.

Notwithstanding the Urban Design Policies, Mainstreet Retail Commercial **Character** provisions, the maximum height permitted will be five (5) storeys. (MPA-25)

4.32.8.8 Site 7



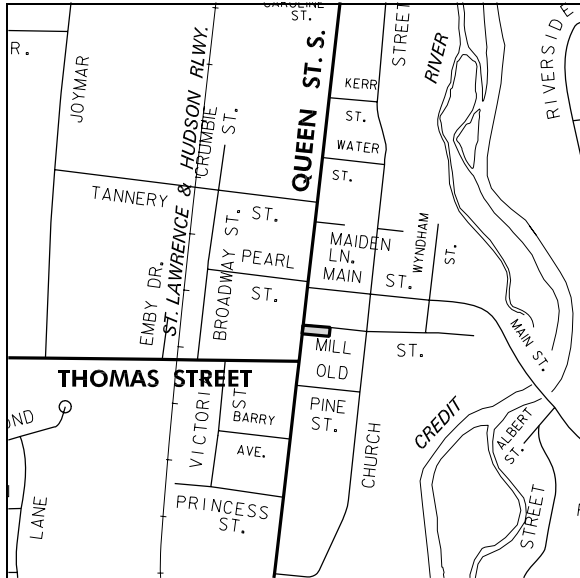
The lands identified as Special Site 7 are located east of the St. Lawrence and Hudson Railway tracks and north of Crumie Street.

Notwithstanding the provisions of the General Retail Commercial designation, motor vehicle repair facilities will be permitted.

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

Streetsville District Policies of Mississauga Plan

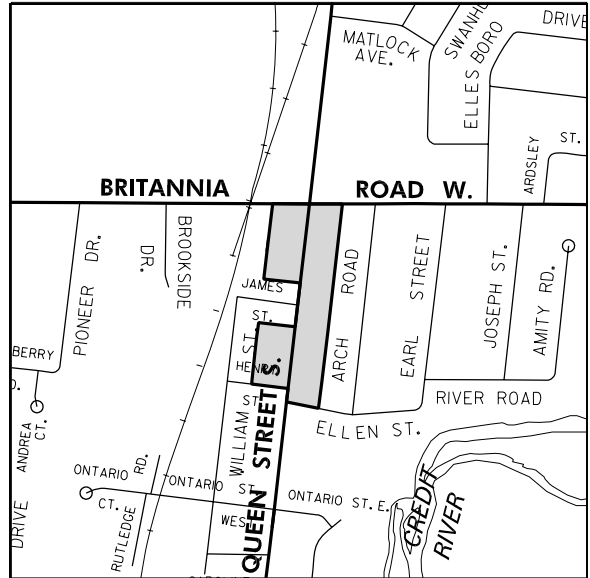
4.32.8.9 Site 8



The lands identified as Special Site 8 are located on the east side of Queen Street South, south of Mill Street.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, motor vehicle repair facilities will be permitted.

4.32.8.10 Site 9



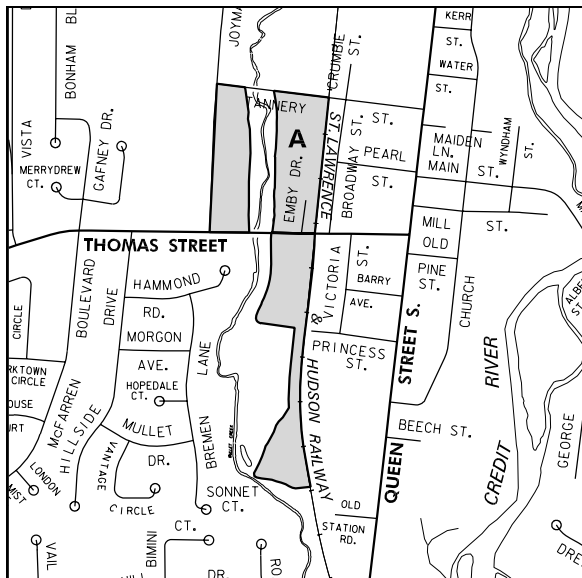
The lands identified as Special Site 9 are located south of Britannia Road West on both sides of Queen Street South and north of Henry Street and Ellen Street.

Notwithstanding the Urban Design Policies, Mainstreet Retail Commercial **Character** provisions, the building heights should not exceed two (2) storeys. (MPA-25)

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

Streetsville District Policies of Mississauga Plan

4.32.8.11 Site 10



4.32.8.11.1 The lands identified as Special Site 10 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence & Hudson Railway.

Notwithstanding the Residential High Density I, Residential Medium Density II and Greenbelt designations the following additional policies will apply:

- a. the determination of the area suitable for **redevelopment** will have regard for the extent of the "regulatory storm" **floodplain** and the **erosion hazards** associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the **City**;
- b. building forms should consist of low profile buildings ranging in height from three (3) storeys near Mullet Creek to six (6) storeys near the railway tracks;
- c. **redevelopment** will include provisions for a community park and a multi-use recreational trail. The trail will be located adjacent to the east side of the Mullet Creek valley, from Tannery Street to the existing trail crossing Mullet Creek, south of Thomas Street. The location and size of the community park will be determined through the preparation of a parkland concept plan.

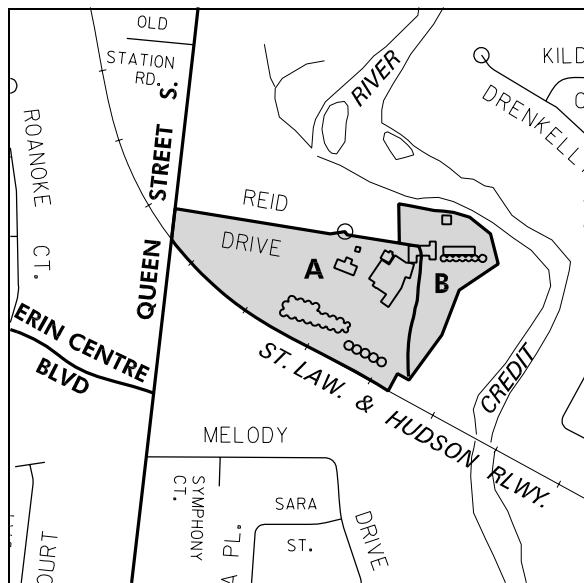
4.32.8.11.2 Area 10A

- a. **redevelopment** of Area 10A should include provision for a public road connecting Thomas Street and Tannery Street west of the St. Lawrence & Hudson Railway right-of-way.

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

Streetsville District Policies of Mississauga Plan

4.32.8.12 Site 11



The lands identified as Special Site 11 are located east of Queen Street South, south of Reid Drive.

4.32.8.12.1 Area 11A

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

- a. the lands identified as Area A, may be used for the existing flour mill operation, and related accessory uses, including accessory offices, outdoor storage located to limit its visibility to Queen Street, Reid Drive and the Credit River valley, and the temporary storage of motor vehicles related to the primary use of the property. Any new construction will be limited to a construction envelope identified in the applicable implementing zoning by-law.
- b. Amendments to the Official Plan and Zoning By-law will be required prior to the development of Area A for any purpose other than grain processing, grain milling, and related accessory uses.
(OMB File No.: 0060211)

4.32.8.12.2 Area 11B

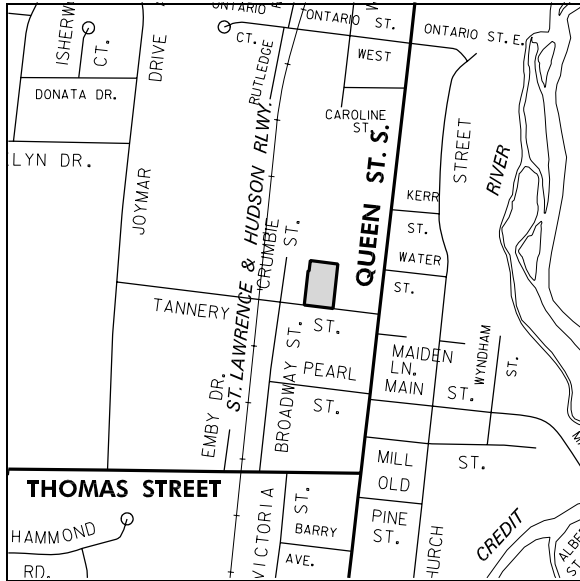
Notwithstanding the provisions of the Greenbelt designation, the following additional policy will apply:

- a. On the lands identified as Area B, the existing buildings may be used for grain processing, grain milling and related accessory uses. Repairs that do not enlarge or extend the existing buildings or structures and which are for the purpose of maintenance or restoration of the buildings or structures to a safe condition will be permitted. Subject to the approval of the Credit Valley Conservation Authority, minor alterations or additions to existing buildings and structures to accommodate the replacement or upgrading of equipment, buildings or structures will be permitted. Subject to the approval of the Credit Valley Conservation Authority, existing buildings and structures may be replaced with new buildings and structures, provided that any new building or structure is not larger or higher than the building or structure it replaces and is in the same location as the building it replaces.
(OMB File No.: 0060211)

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

Streetsville District Policies of Mississauga Plan

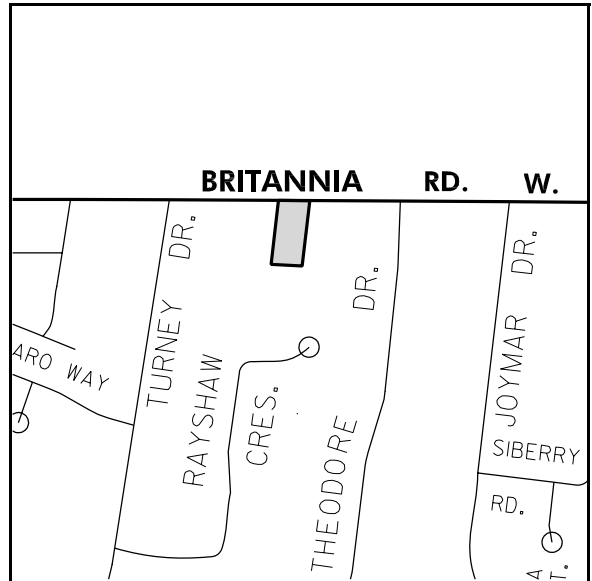
4.32.8.13 Site 12



The lands identified as Special Site 12 are located on the north side of Tannery Street, east of Crumbie Street.

Notwithstanding the provisions of the Residential High Density I designation, an apartment building with a maximum **Floor Space Index (FSI)** of 3.1 will be permitted.

4.32.8.14 Site 13



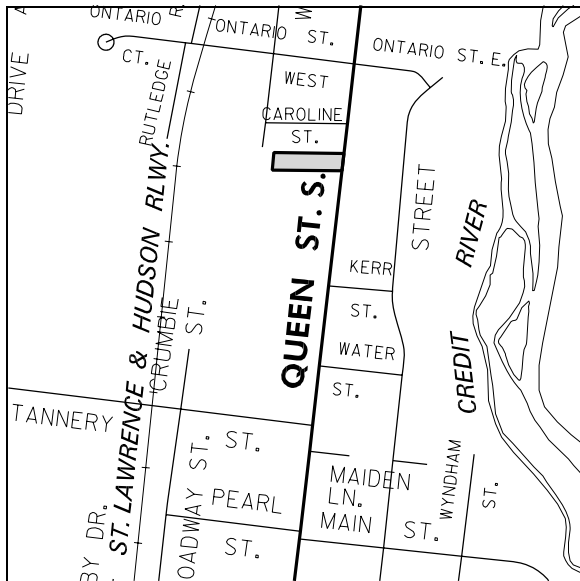
The lands identified as Special Site 13 are located on the south side of Britannia Road West, east of Turney Drive.

Notwithstanding the provisions of the Residential Low Density II designation, a dental **office** will be permitted.

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

Streetsville District Policies of Mississauga Plan

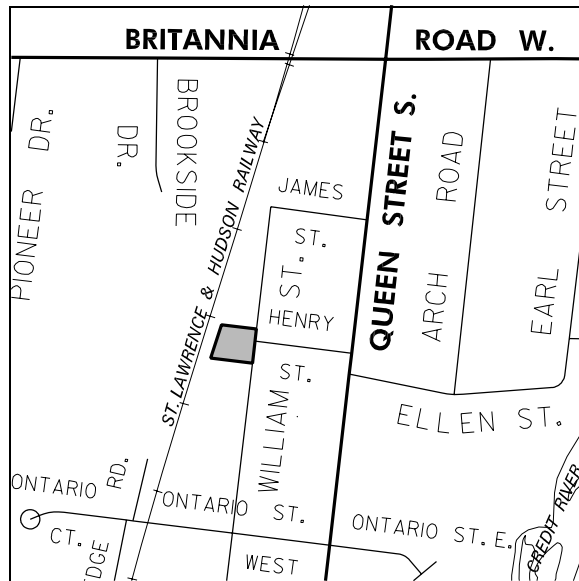
4.32.8.15 Site 14 (MPA-25)



The lands identified as Special Site 14 are located on the west side of Queen Street South, south of Caroline Street.

Notwithstanding the Mainstreet Retail Commercial designation, Public Open Space will also be permitted.

4.32.8.16 Site 15 (MPA-80)



The lands identified as Special Site 15 are located on the west side of William Street south of James Street and are municipally known as 46 William Street.

Notwithstanding the provisions of the Residential Medium Density II designation and Section 5.3.3.3, Temporary Use By-law, the following additional policy will apply:

- a. Outdoor storage of refrigeration trailers may be permitted on a temporary basis by a Temporary Use By-law in accordance with the provisions of the Planning Act.

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

Streetsville District Policies of Mississauga Plan

Streetsville District Land Use Map

Amended by:

Amendment No. 49:

- Amend – Land Use Designation of the lands located east of Queen Street South, on the south side of Reid Drive, from “Residential High Density I” and “Greenbelt” to “Business Employment” and “Greenbelt”.
(OMB File No.: 0060211)

APPEAL A-2

STREETSVILLE DISTRICT LAND USE MAP HAS BEEN APPEALED TO THE OMB

As it applies only to the lands on the east side of Creditview Road, south of the Streetsville District boundary, designated "Residential Low Density I" and "Greenbelt".

(David Harris)

APPEAL WITHDRAWN

By Applicant-2009 Dec. 15

Amendment No. 85

- Amend – Land Use Designation of the lands located on the west side of Queen Street South, north of Reid Drive, and municipally known as 364 Queen Street South, from “Residential – Low Density I” to “Residential – Medium Density II”;

Amendment No. 106

- Amend – Land Use Designation of the lands located on the south side of Falconer Drive, west of Creditview Road, from “Convenience Commercial” and “Motor Vehicle Commercial” to “Residential – Medium Density II” and “Public Open Space”;
- 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.

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

Streetsville District Policies of Mississauga Plan

