

NOTE:

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

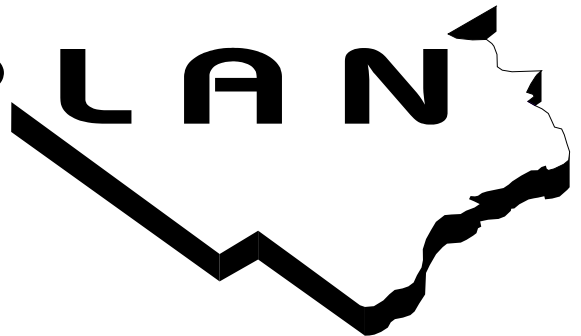
PLEASE REFER TO MISSISSAUGA PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE CHURCHILL MEADOWS 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 CHURCHILL MEADOWS 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 4.5 CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

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

Churchill Meadows District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Churchill Meadows 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 Churchill Meadows District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Churchill Meadows District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Churchill Meadows 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	Churchill Meadows District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Churchill Meadows District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
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 All approved	Ontario Municipal Board Order No. 0662
Amendment 14	District Policies and District Land Use Map	2004 Mar. 29	All approved	Ontario Municipal Board Order No. 0662
Amendment 39	District Policies	2005 Oct. 13	All approved	City of Mississauga
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 72	District Policies	2007 Oct. 10	All approved	City of Mississauga
Amendment 40	District Policies	2008 Mar. 24	All Approved Except for two (2) appeals to the OMB “Retail” of term “retail commercial” - Appealed	City of Mississauga
Amendment 93	District Policies and District Land Use Map	2009 May 06	All approved	City of Mississauga
Amendment 99	District Land Use Map	2009 June 09	All approved	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	All Approved Except for two (2) appeals to the OMB Term “retail commercial” is no longer under appeal	City of Mississauga

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

Churchill Meadows District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
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 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 Withdrawal Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place) 2011 Feb. 25 Case No. PL101408 File No. PL100111
Amendment 95	District Policies	2011 May 09	Partial Approval 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 95	District Policies	2011 Dec. 13	Partial Approval 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
Amendment 122	District Land Use Map	2012 Mar. 29	All approved	City of Mississauga
Amendment 95	District Policies	2012 Apr. 25	Partial Approval Site Specific Appeal to the OMB Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road Orlando Corp.	Region of Peel Withdrawn: Orlando Corp., 2012 Apr. 25 Case No. PL101408 File No. PL100111

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Churchill Meadows 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 4.5, Churchill Meadows District Policies:
 - District Land Use Map, the Commercial Land Use Designations.

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

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.5, Churchill Meadows District Policies:
 - Section 4.5.4.2, Business Employment, Land Use;
 - District Land Use Map, the Business Employment 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 CHURCHILL MEADOWS DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

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Churchill Meadows District Policies of Mississauga Plan

4.5 CHURCHILL MEADOWS

4.5.1 Planning Context

Amendment 103 to the Official (Primary) Plan for the City of Mississauga, approved by the Ministry of Housing on April 16, 1981, the Churchill Meadows Secondary Plan, was approved by the Ministry of Municipal Affairs and Housing on October 7, 1996. On July 8, 1997 City Plan came into effect and readopted the Churchill Meadows Secondary Plan as the Churchill Meadows District Plan.

On July 16, 1997 *City* Council endorsed the Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines. The Guidelines were prepared to provide direction to both the public and private sectors with respect to the design intent for the *development* of the Churchill Meadows District and elaborated on the policies and the Land Use Plan established in the District Policies. The Guidelines are to be read in conjunction with the policies in this Plan and District Policies, and will be used as a basis for reviewing draft plans of subdivision, official plan amendments, rezonings, and site plan applications within the District.

The lands in the Churchill Meadows District are mostly undeveloped. Low intensity farming is found throughout the District. There are non-farm residential units along the west side of Tenth Line West, the east side of Ninth Line, and the south side of Eglinton Avenue West.

The Sun Canadian Pipeline extends from Ninth Line, north of Eglinton Avenue West, diagonally across the District to Tenth Line where it turns southward towards Provincial Highway 403. A 230 kV electric power line traverses the southerly edge of the District. A radio communications tower is located on the west side of Winston Churchill Boulevard, north of Provincial Highway 403.

The Churchill Meadows District is within the Sixteen Mile Creek, Sawmill Creek and the Mullet Creek *sub-watersheds*. This area is considered the headwaters for the Glen Erin Brook, Sawmill Creek and the Quenippenon Brook systems which drain to the Credit River. The area can be classified as a recharge area, however, the fine textured soils are not permeable and, therefore, provide minimal potential recharge conditions.

There are a number of *woodlands* within the District. The most significant is located north of Eglinton Avenue West between Tenth and Ninth Line, which consists of two *woodlands*

connected by a hedgerow. It is 11.38 ha in size and is one of the least disturbed sites within the *City*.

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.

Churchill Meadows District Policies of Mississauga Plan

4.5.2 Development Concept

The Churchill Meadows District is located along the westerly periphery of the *City* and is generally undeveloped.

The following major elements provide the context for the *development* of this District:

- a. compatibility with surrounding, existing and planned *development*;
- b. the provision for a variety of dwelling types;
- c. retail commercial facilities which form an integral part of the surrounding residential area and provide focal points for the District; (*MPA-40*)
- d. proximity to Provincial Highway 403, Provincial Highway 407 and the *Bus Rapid Transit (BRT)* facility; (*MPA-25*)
- e. *sub-watershed* planning approach for the protection and integration of the *Natural Areas System*;
- f. the provision of *employment opportunities* west of the Credit River.

High and medium density designations are located along the perimeter of the District and along the north side of Eglinton Avenue West, with the highest density at Winston Churchill Boulevard and Eglinton Avenue West. Employment and Retail Commercial lands are generally located south of Eglinton Avenue West and west of Ridgeway Drive. (*MPA-40*)

A high density node is located near the intersection of Tenth Line West and Thomas Street. This node also includes a retail commercial facility and a community park containing a community centre to serve the northerly portion of the Churchill Meadows District and the southerly portion of the Lisgar and Meadowvale Districts. (*MPA-40*)

Lower densities are generally located in the interior of the District. The community park, north of Eglinton Avenue West, west of Tenth Line West, will incorporate two *woodlands* and complement other uses. The community parks south of Erin Centre Boulevard and south of Thomas Street also include *woodlands* worthy of preservation and will *enhance* the surrounding community.

Detailed *development* concepts for neighbourhood units, built form, street pattern, open space, pedestrian connections, urban features and gateways, vistas, views and terminating facades for the District are contained

in the *Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines*.

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

Churchill Meadows District Policies of Mississauga Plan

4.5.3 Urban Design Policies

4.5.3.1 Community Design

For the purpose of these policies, Churchill Meadows is composed of five residential **Character** Areas, as identified on Figure 1, **Character** Areas. The Community Design policies must be read in conjunction with the Land Use policies and all other Urban Design policies including the *Neighbourhood Concept Plan Principles and Urban Design Guidelines*, July 1997. Together they are intended to encourage an urban form and **character** which supports the **Development** Concept of this Plan.

4.5.3.1.1 Community Focus (Character Area 1)

The lands surrounding the intersection of Thomas Street and Tenth Line West will form a community focus for the District through the **development** of a retail commercial facility and Residential High Density **development**. The form of **development** is to allow for transition of conventional dwellings to mixed uses with store fronts addressing mainstreets to achieve an urban **character** with a pedestrian friendly environment. (MPA-40)

- a. Buildings on Residential Low Density II and Residential Medium Density lands located north and south of Thomas Street, fronting onto the east and west sides of Tenth Line West, should have built forms located close to the street edge. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to: parking facilities being provided and designed in a manner that is **compatible** with the mainstreet **character** of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements which reinforce the urban street wall.
- b. Building heights for Residential High Density lands located to the east and south of the General Retail Commercial designation will be limited to a range of five to eight (5-8) storeys. Buildings located at the intersection of Tenth Line West and Thomas Street will be a minimum of two (2) storeys and a maximum of five (5) storeys. Building heights for Residential High Density lands located on the west side of Tenth Line West, south of Thomas Street will be a minimum of three (3) storeys together with end units of a block **development** having a minimum building height of two (2)

storeys. (MPA-39), (MPA-40)

- c. **Development** of the retail commercial sites should discourage parking and loading areas at the intersection of two streets in favour of built form. (MPA-40)
- d. The two Residential High Density sites west of the intersection of Thomas Street and Winston Churchill Boulevard will generally be limited to a range of five to eight (5-8) storeys in height. This **development** will represent the secondary community gateway; therefore, buildings at the higher end of the height range will be encouraged.

4.5.3.1.2 Winston Churchill Boulevard Linkage (Character Area 2)

This area relates to the **development** of the lands on the west side of Winston Churchill Boulevard between **Character** Areas 1 and 3. Built form within this linkage area should step down in height from the two community gateway nodes at either end of this **Character** Area. In addition, the goal of this area is to provide a coordinated built form image linking two (2) **Character** Areas.

- a. Residential **development** should avoid reversed frontage lots abutting Winston Churchill Boulevard.
- b. Built form should frame the streetline with a consistent **streetscape** along Winston Churchill Boulevard.

4.5.3.1.3 Primary Community Gateway (Character Area 3)

This area, located at the intersection of Winston Churchill Boulevard and Eglinton Avenue West, has Residential High Density designations.

- a. Building heights for the Residential High Density designation will generally be limited to a range of five to eight (5-8) storeys with the greatest heights to occur at the intersection of two (2) streets.
- b. Open space/pedestrian corridors from these **developments** to the proposed transit terminal will be encouraged. In support of this objective, evaluations of microclimatic conditions may be required in the review of **development** applications in this **Character** Area.

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

Churchill Meadows District Policies of Mississauga Plan

- c. At full *development* these parcels of land should provide continuity in built form and landscape themes with the Residential High Density lands on the east side of Winston Churchill Boulevard.

4.5.3.1.4 Eglinton Avenue Linkage (Character Area 4)

This area is located on the north and south sides of Eglinton Avenue West between *Character* Areas 3 and 5. The goal of this area is to provide a coordinated built form image linking two *Character* Areas while having regard for the integration and significance of the retained *woodlands* west of Tenth Line West.

- a. The landscape treatment for *development* parcels adjacent to the retained *woodlands* should be in the form of naturalized *character* to integrate *development* with these open spaces. In addition, the built form along Eglinton Avenue West is to be sympathetic in height and scale to the retained *woodlands*/space, wherever possible.
- b. The commercial facility is to avoid, wherever possible, parking and loading areas abutting Eglinton Avenue West and Tenth Line West, in favour of built form. The preferred *character* is to create continuous landscape areas between the building and the streetline.
- c. The height of buildings are to step down from the Primary Community Gateway *Character* Area.
- d. Buildings on Residential Medium Density lands fronting onto the north and south sides of Eglinton Avenue West should have built forms located close to the street edge. Residential *development* should front Eglinton Avenue West and be served by rear lane access to units. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to parking facilities being provided and designed in a manner that is *compatible* with the mainstreet *character* of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements that reinforce the urban street wall.

4.5.3.1.5 City Entry Point (Character Area 5)

This area represents an entry point into the *City* and, therefore, will promote built form of high architectural and landscaping standards.

- a. Strong built form along the street frontage with massing emphasis at corners, thus discouraging parking and loading areas at the streetlines.
- b. Landscape treatments at corners and extending along Eglinton Avenue West should generally be complimentary on either side of the street.

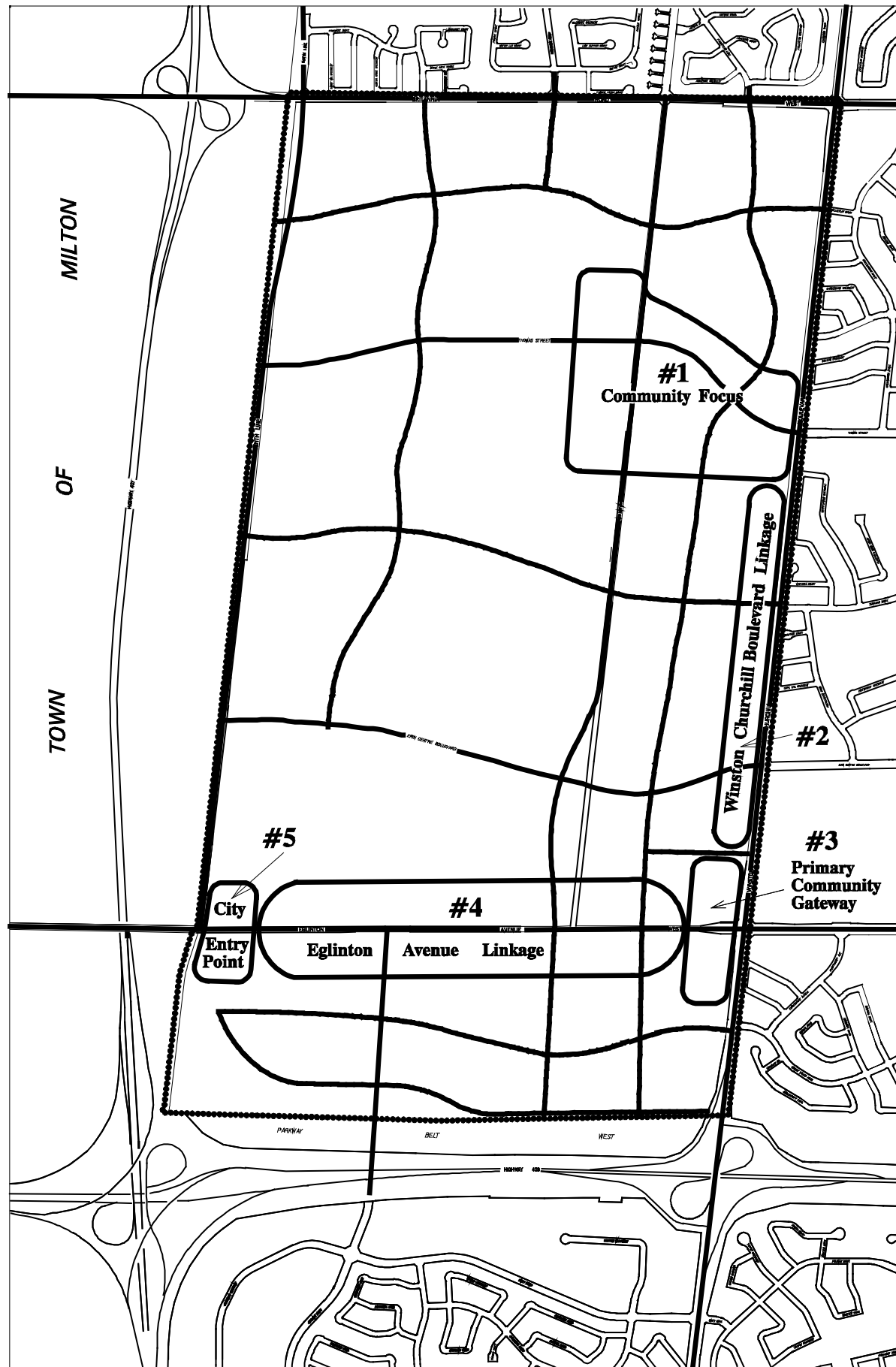
4.5.3.2 Open Spaces

The retention/preservation of *woodlands*, wherever possible, will be a priority in establishing a community identity for the District.

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

Churchill Meadows District Policies of Mississauga Plan

Figure 1: Character Areas



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

Churchill Meadows District Policies of Mississauga Plan

4.5.4 Land Use

4.5.4.1 Residential

Frontage service roads will be encouraged as a means of improving noise abatement and quality of *streetscape* aesthetics. Where service roads are not appropriate, or cannot be achieved due to certain constraints, reversed frontage lots may be permitted, providing the lots have a minimum depth of forty-five (45) m.

4.5.4.1.1 Residential Low Density I

The Residential Low Density I designation permits detached dwellings to a maximum density of 22 units per *net residential hectare*.

4.5.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, street townhouses and duplex dwellings, within a net density range of 20-45 units per *net residential hectare*.

4.5.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits semi-detached and townhouse *development*, at a density of 30-57 units per *net residential hectare*. Buildings located adjacent to detached or semi-detached dwellings will be subject to a two (2) storey height restriction. Others will be subject to a maximum four (4) storey height restriction.

4.5.4.1.4 Residential High Density I

The Residential High Density I designation permits townhouse dwellings, horizontal multiple dwellings and apartment buildings at a density range of 45-138 units per *net residential hectare* with a maximum height of eight (8) storeys. (MPA-25)

4.5.4.2 Business Employment

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

4.5.4.3 Public Open Space (MPA-25)

4.5.4.3.1 Community Parks

Notwithstanding the policies of this Plan, the following policies will apply:

- a. Community Parks can range in size from 0.5 ha to 7 ha;
- b. notwithstanding the policies of this Plan, the overlapping of municipal recreational facilities onto school lands will generally not be permitted.

4.5.4.4 Schools

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

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

Churchill Meadows District Policies of Mississauga Plan

4.5.5 Transportation

4.5.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, CHURCHILL MEADOWS DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Britannia Road West	Ninth Line to Winston Churchill Boulevard	Region of Peel	36 m
	Eglinton Avenue West	Ninth Line to Winston Churchill Boulevard	City of Mississauga	30 m
	Ninth Line	Britannia Road West to Provincial Highway 403 (MPA-25)	Region of Halton (MPA-25)	35 m
	Winston Churchill Boulevard	Britannia Road West to Provincial Highway 403	City of Mississauga	35 m
MAJOR COLLECTOR	Thomas Street	Ninth Line to Tenth Line West	City of Mississauga	26 m
	Thomas Street	Tenth Line West to Winston Churchill Boulevard	City of Mississauga	30 m
	Erin Centre Boulevard	Tenth Line West to Winston Churchill Boulevard	City of Mississauga	26 m
	Ridgeway Drive	Eglinton Avenue West to Provincial Highway 403	City of Mississauga	26 m
	Tenth Line West	Britannia Road West to McDowell Drive	City of Mississauga	26 m
	Tenth Line West	McDowell Drive to Duncairn Drive Extension	City of Mississauga	30 m
	Tenth Line West	Duncairn Drive Extension to Erin Centre Boulevard	City of Mississauga	26 m
	Tenth Line West	Erin Centre Boulevard to Eglinton Avenue West	City of Mississauga	30 m
MINOR COLLECTOR	Erin Centre Boulevard	Ninth Line to Tenth Line West	City of Mississauga	26 m
	As shown on District Land Use Map		City of Mississauga	22-24 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.

Churchill Meadows District Policies of Mississauga Plan

4.5.5.2 Road System

Notwithstanding the policies of this Plan, the following policies will apply:

- a. where feasible, the alignment of individual roads will recognize the need to *preserve* natural features, including *woodland* edges and hedgerows. Detailed road design will include mitigating and rehabilitation measures to address any disturbance of these features;
- b. Mississauga will be pursuing other possible opportunities for improving Provincial Highway access to the Churchill Meadows District. A further detailed study will be required, involving the approval of appropriate agencies, to determine the feasibility and timing of these improvements;
- c. direct access will be permitted on Major Collectors, with thirty (30) m rights-of-way, for uses other than residential detached, semi-detached, or on-street townhouses. The access location will require the approval of the Transportation and Works Department;
- d. during the review of *development* applications, consideration may be given to reducing the right-of-way widths of minor collector roads according to the guidelines established in the *Neighbourhood Concept Plan Principles and Urban Design Guidelines*. Any such consideration would require a detailed analysis of the municipal servicing, utility and planting constraints within the right-of-way, to ensure that adequate corridors are maintained to the satisfaction of the *City, Region* and the Public Utilities Co-ordinating Committee;
- e. guidelines regarding the treatment of Buffer Roads and Public Lanes are established in the *Neighbourhood Concept Plan Principles and Urban Design Guidelines*. Buffer Roads will have a right-of-way width of seventeen (17) m in direct frontage situations, and consideration will be given to reducing this right-of-way width to fifteen (15) m where there is no direct frontage. Public Lanes will have a minimum right-of-way width of eight (8) m.

4.5.6 Physical Services and Utilities

4.5.6.1 Storm Drainage

- a. The area comprises two (2) drainage systems: the Credit River and the Sixteen Mile Creek *watersheds*. This Plan will be subject to drainage plans for the two (2) *watersheds*. Before being permitted to proceed, all new *development* will have adequate storm drainage facilities which conform to the requirements of the relevant drainage plans.
- b. Applicants for *development* of lands which drain to the Region of Halton will be required to obtain approval from Conservation Halton for the design, installation and maintenance of the storm drainage works required in the Sixteen Mile Creek *watershed* area.
- c. All proposed drainage works are to be *compatible* with the Provincial Government plans for the future extension of Provincial Highway 407 from Provincial Highway 403 to Provincial Highway 401.
- d. An Environmental Assessment Report, satisfactory to the *City*, Provincial Government, and other public agencies, will be prepared in support of proposed drainage works which are subject to the *Environmental Assessment Act*.
- e. All *development* within the District will be in accordance with the *Sawmill Creek Sub-watershed Plan*, the *Sixteen Mile Creek Master Drainage Plan* and the *Lisgar Region Water Quality Study*.
- f. Additional off-site lands associated with the construction of the stormwater management facilities recommended by the *Sawmill Creek Sub-watershed Study* may be needed.
- g. Stormwater management facilities are located on the west side of Ninth Line in the Town of Milton, to accommodate post-*development* runoff from those portions of the Churchill Meadows District drained by the Sixteen Mile Creek.

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

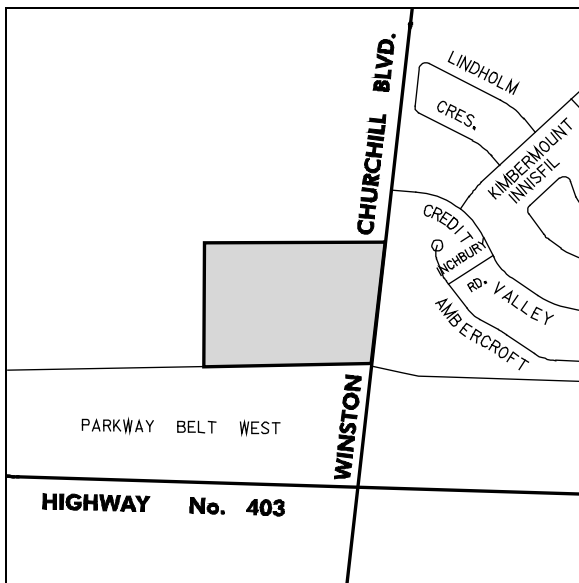
Churchill Meadows District Policies of Mississauga Plan

4.5.7 Special Site Policies

4.5.7.1 Introduction

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

4.5.7.2 Site 1

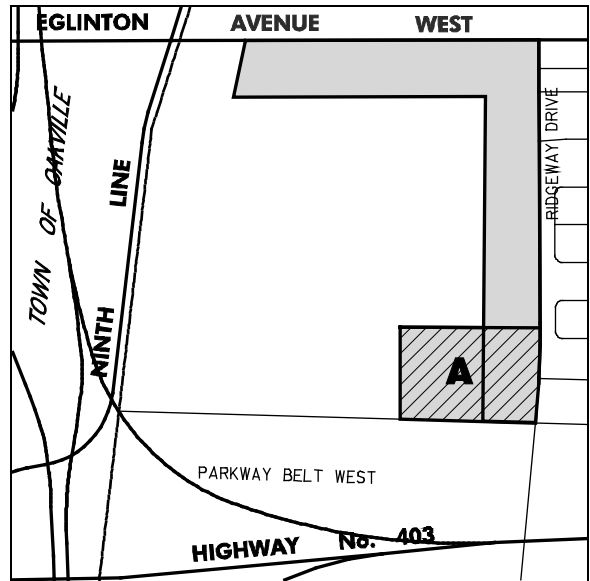


The lands identified as Special Site 1 are located south of Credit Valley Road and west of Winston Churchill Boulevard.

Notwithstanding the provisions of the Residential Low Density II, Greenbelt, and Utility designations, the following additional policy will apply:

- a. the physical integration of the **Bus Rapid Transit (BRT)** facility with adjacent **development** will be encouraged. (MPA-25)

4.5.7.3 Site 2



4.5.7.3.1 The lands identified as Special Site 2 are located south of Eglinton Avenue West and west of Ridgeway Drive.

Notwithstanding the provisions of the General Retail Commercial designation, the following additional policies will apply:

- a. the following additional uses will be permitted:
 - broadcasting station;
 - communications and broadcasting establishment;
 - radio and television transmission facility;
 - telephone sales and service establishment;
- b. retail warehouses will not be permitted. (MPA-40)

4.5.7.3.2 Area 2A

Area 2A is located north of the utility corridor and west of Ridgeway Drive.

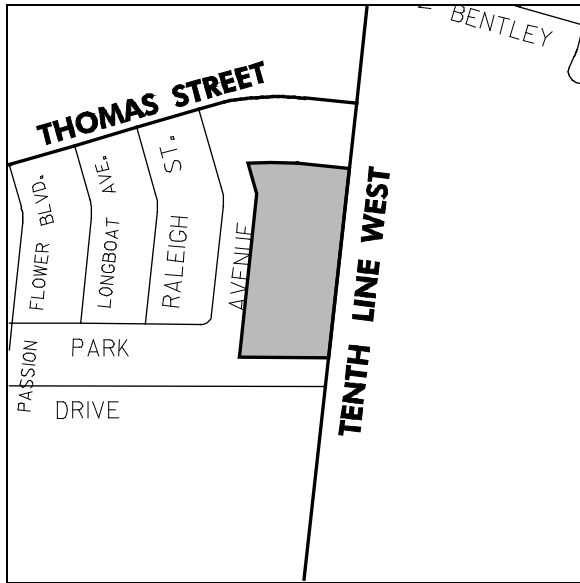
Notwithstanding the provisions of the Business Employment and General Retail Commercial designations, the following additional policy will apply:

- a. the physical integration of the **Bus Rapid Transit (BRT)** facility with adjacent **development** will be encouraged. (MPA-25), (MPA-40)

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

Churchill Meadows District Policies of Mississauga Plan

4.5.7.6 Site 5

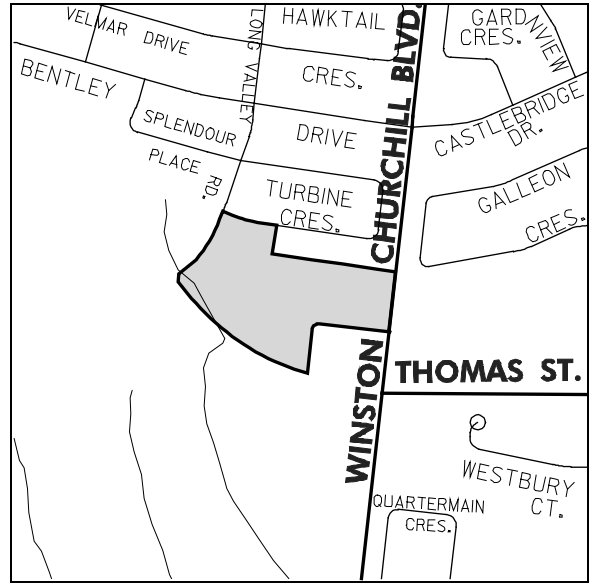


The lands identified as Special Site 5 are located on the west side of Tenth Line West, south of Thomas Street.

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

- a. townhouses will be permitted.

4.5.7.7 Site 6 (MPA-72)



The lands identified as Special Site 6 are located on the northeast corner of Thomas Street and Long Valley Road.

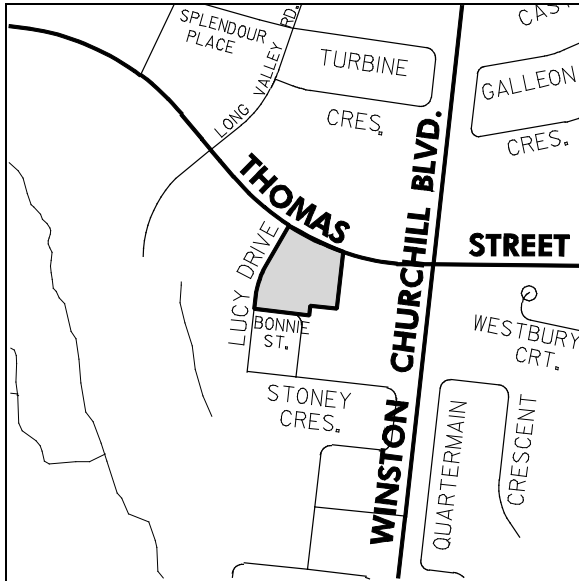
Notwithstanding the provisions of the Residential High Density I designation, the following additional policy will apply:

- a. townhouses will be permitted.

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

Churchill Meadows District Policies of Mississauga Plan

4.5.7.8 Site 7 (MPA 93)



The lands identified as Special Site 7 are located at the southeast corner of Thomas Street and Lucy Drive.

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

- a. a retirement residence and/or long term care facility with a maximum density of 180 units per net residential hectare will be permitted.

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

Churchill Meadows District Policies of Mississauga Plan

4.5.8 Implementation

Mississauga has the option of requiring the developers to enter into mandatory cost sharing agreements to ensure that the lands required for public purposes are available at the appropriate time.

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

Churchill Meadows District Policies of Mississauga Plan

Churchill Meadows 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).

Appeal B12 (OMB Order No. 0662)

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

Amendment No. 14

- Amend – Land Use Designation of the lands located west of Winston Churchill Boulevard and south of Artesian Drive from "Motor Vehicle Commercial" to "General Commercial".

Amendment No. 25

- Amend – Land Use Designation of the lands located on the north side of Workman Drive, east of Long Valley Road from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located as follows:
 - on the north and south sides of Candlelight Drive, east of Winston Churchill Boulevard;
 - on the east and west sides of Dubonet Drive, north of Eglinton Avenue West; from "Residential Medium Density I" to "Residential Low Density II";
- Add – Ninth Line as an Arterial Road south of Eglinton Avenue West to Dundas Street West;
- Relocate – the Ridgeway "Bus Rapid Transit Station" to the east side of Ridgeway Drive;
- Amend Transportation Legend – from "Transitway" and "Transitway Station" to "Bus Rapid Transit Corridor" and "Bus Rapid Transit Station";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Add – an "Existing Stormwater Management Facility" symbol to the "Public Open Space" designated lands located south of Aquinas Avenue, east of Sebastian Drive;
- Amend Land Use Legend – by adding "Existing Stormwater Management Facility" symbol.

Amendment 93

- Amend – Land Use Designation of the lands located at the southeast corner of Thomas Street and Lucy Drive from "Residential High Density I" to "Residential High Density I – Special Site 7";

Amendment No. 99

- Amend – Land Use Designation of the lands located at the southwest corner of Thomas Street and Winston Churchill Boulevard from "Convenience Commercial" to "General Commercial";

Amendment No. 122

- Amend – Land Use Designation of the lands located on the east side of Tenth Line West, between Thomas Street and Tacc Drive from "Residential – Low Density II" to "Public Open Space" and from "Public Open Space" and "Residential – Medium Density I" to "Residential – Low Density II" to reflect the relocation of the community park and implement the subdivision.