

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE CLARKSON-LORNE 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 CLARKSON-LORNE 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 CLARKSON-LORNE 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 4.7
CLARKSON-LORNE PARK
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2012 January

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

Clarkson-Lorne Park District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Clarkson-Lorne 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 Clarkson-Lorne Park District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Clarkson-Lorne Park District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Clarkson-Lorne 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	Clarkson-Lorne Park District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Clarkson-Lorne Park District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 6	District Policies and District Land Use Map	2003 July 23	All approved	City of Mississauga
Mississauga Plan	Appeal B4 - District Policies and 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 57	District Policies and District Land Use Map	2006 July 27	All approved	City of Mississauga
Amendment 59	District Policies and District Land Use Map	2006 Nov. 02	All approved	City of Mississauga
Amendment 66	District Policies	2007 May 23	All approved	City of Mississauga
Amendment 70	District Policies and District Land Use Map	2007 Aug. 24	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 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 86	District Policies and District Land Use Map	2008 Sept. 03	All approved	City of Mississauga
Amendment 91	District Policies and District Land Use Map	2009 May 08	All approved	City of Mississauga
Amendment 90	District Policies and District Land Use Maps	2009 May 20	All approved	City of Mississauga

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Clarkson-Lorne 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:

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.7, Clarkson-Lorne Park District Policies:
 - Section 4.7.4.4, Commercial, Land Use;
 - 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 4.7, Clarkson-Lorne Park District Policies:
 - Section 4.7.4.3, 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 CLARKSON-LORNE PARK DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7 CLARKSON-LORNE PARK

4.7.1 Planning Context

The Clarkson-Lorne Park District was originally designated for residential, commercial, industrial, open space, greenbelt, golf course, and *cemetery* uses in the Official Plan for the Township of Toronto Planning Area approved in 1953.

City Plan which came into effect on July 5, 1997 established the current configuration of the area which is predominantly residential and identified a Node on Lakeshore Road West.

Clarkson-Lorne Park is a stable residential community with two distinct *Character* Areas - the east and west sides of Southdown Road.

Lands east of Southdown Road are developed largely for detached dwellings, predominately one storey (more recent construction is generally two storeys) in height on large lots with low lot coverage and generous setbacks, resulting in a low density *development* pattern.

The streets, many of which have natural shoulders without curbs and sidewalks in older areas, developed in a highly variable pattern ranging from a grid to crescents and culs-de-sac, which is discontinuous due to the numerous well defined *watercourse* valleys with steep slopes.

In many areas, and particularly in *watercourse* valleys, remnants of the original forest species remain, and mature poplar, oak, white birch, and maple are abundant, with several heavily forested areas.

The lands west of Southdown Road contain a broad range and mix of housing built with full services on a road pattern dominated by crescents and culs-de-sac.

The Clarkson Village Node provides a focus for the District with a mixture of street related shops, strip retail commercial/residential plazas, and a traditional shopping centre. Also, a combination of apartments and townhouses has developed in the vicinity of the GO Transit station. The District is also served by a mixture of retail commercial concentrations, including those at Lorne Park Road, Clarkson Road and Truscott Drive. The latter, combined with a nearby Community Centre, apartment buildings and *community uses* provides a focus for the Park Royal neighbourhood. (MPA-40)

The District is divided into eight (8) *sub-watershed* areas and contains an abundance of environmental features that are shown on Schedule 3: Environmental Areas, and the *Mississauga Natural Areas Survey*. The Rattray Marsh, Turtle Creek Reed Swamp and the Credit River Marches are Provincially Significant *Wetlands*. There are also a number of *Environmentally Significant Areas (ESA)* and *Areas of Natural and Scientific Interest (ANSI)* within the District including the Credit River, Lorne Park Prairie, Fudger's Marsh and the Rattray Marsh. The Credit River which forms a portion of the eastern boundary of the District is the main natural corridor within the *City* stretching from Lake Ontario northward. The Lake Ontario *shoreline* forms the south boundary and provides a natural link to west and east of the *City*. Lorne Park Estates is recognized as a Residential *Woodland* providing stopover for migratory species. These natural areas are complemented by a public open space system of waterfront and community parks. (MPA-25)

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.

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.2 Development Concept

The Clarkson Lorne Park District is a stable, established residential district which has, in many parts, evolved into a unique area characterized by low density housing on large, spacious and often heavily treed lots. The focus of these policies is on preserving the low density, low intensity *character* of existing neighbourhoods, and identifying areas for appropriate *development*. To satisfy compatibility concerns, *infill development* on detached dwelling lots will be required to recognise and *enhance* the scale and *character* of existing residential areas by having regard to the natural features, lot frontages and areas, building height, coverage, mass, setbacks, *streetscape*, privacy and overview. While these policies designate sites for limited *redevelopment* and *intensification* where it is deemed appropriate, new *development* will be required to be *compatible* with the existing residential area.

The Clarkson Village Mainstreet Retail Commercial Area will continue to function as a retail commercial area for the District and generally extends from Meadow Wood Road to Inverhouse Drive, including the apartments east of the Sheridan Creek. Thus, it is intended to preserve and strengthen the Clarkson Village Mainstreet Retail Commercial Area along Lakeshore Road West by concentrating retail commercial and residential *development* within it, and ensuring that proposals for new retail commercial uses in the vicinity do not adversely affect the Clarkson Village Mainstreet Retail Commercial Area. The Clarkson Village Mainstreet Retail Commercial Area is the primary focus for retail commercial *development* in the District. These Policies recognise the existing retail commercial *development* in the vicinity of Lorne Park Road and the CNR tracks, and Clarkson Road and the CNR tracks, but permit no expansion of the Mainstreet Retail Commercial designation. (MPA-40)

This Plan recognises the transportation constraints imposed by the Credit River, Lakeshore Road West and the Queen Elizabeth Way, and limited opportunities for improvement. The capacity of the transportation system is a constraint on *development*.

4.7.3 Urban Design Policies

4.7.3.1 Community Identity and Focus

- a. *Developments* should be *compatible* with and *enhance* the *character* of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.
- b. *Development* should be designed to reflect and *enhance* the Clarkson Village Mainstreet Retail Commercial area *streetscape*. (MPA-40)
- c. The Clarkson Node, will be the focus of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce and recreation.

4.7.3.2 Infill Housing

For *development* of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply:

- a. preserve and *enhance* the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and *character* of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new *development* has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard;
- h. *preserve* existing mature high quality trees to maintain the existing mature nature of these areas;

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

Clarkson-Lorne Park District Policies of Mississauga Plan

- i. house designs which fit with the scale and *character* of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; (MPA-25)
- j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (MPA-25)

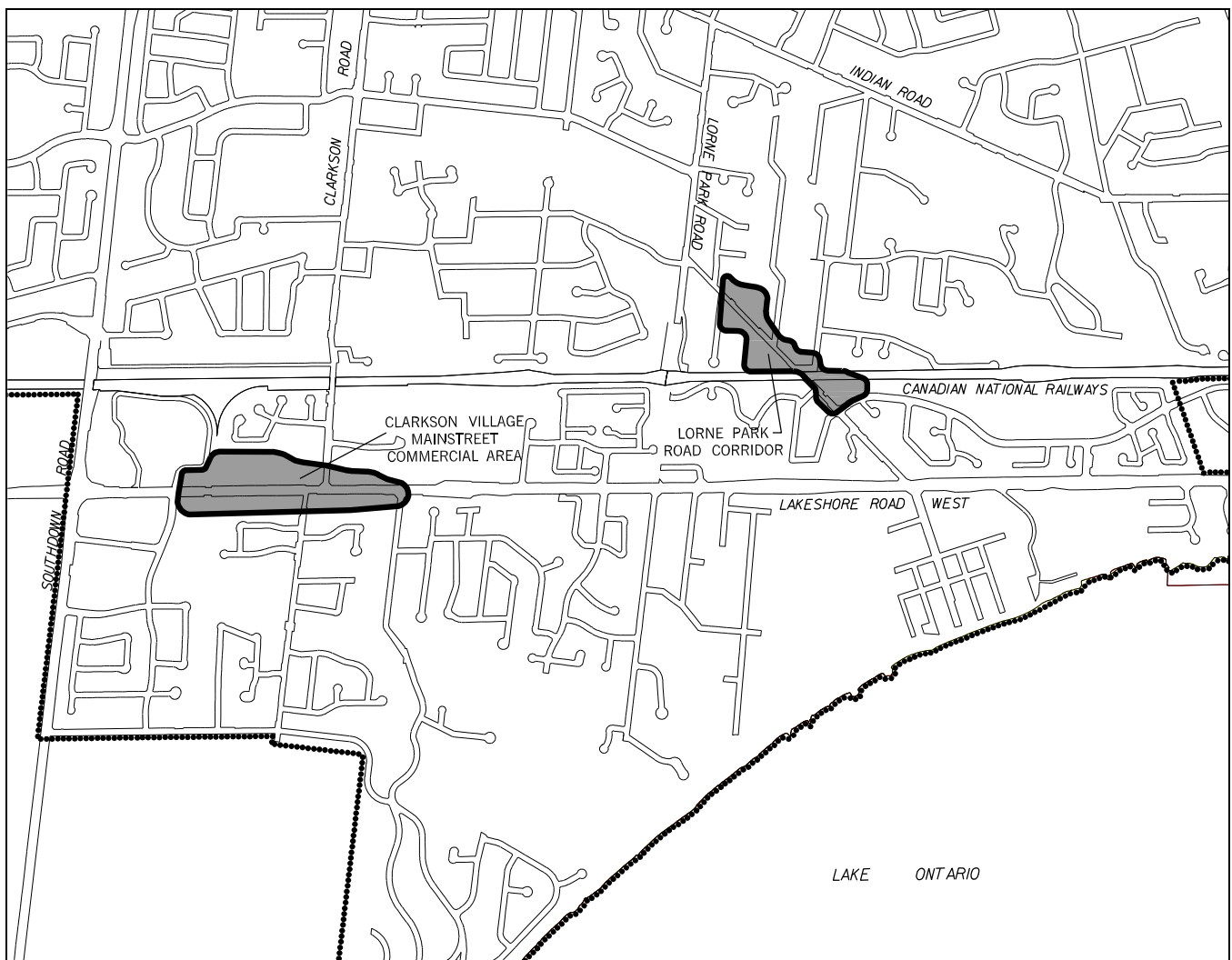
4.7.3.3 Character Areas (MPA-25)

- a. For the purposes of this Plan, two (2) *Character* Areas are identified, Clarkson Village Mainstreet Retail Commercial Area and Lorne Park Road Corridor. (MPA-40)
- b. The location of these *Character* Areas are identified on Figure 1, *Character* Areas - Clarkson-Lorne Park District.

4.7.3.3.1 Clarkson Village Mainstreet Retail Commercial Area (MPA-25), (MPA-40)

- a. Encourage pedestrian walkways and elements along the edge of Turtle Creek to connect to the parking areas and the shopping street to encourage the visual enjoyment and surveillance of this natural creek feature.
- b. Encourage the *development* of symbolic gateways to define entry to and exit from Clarkson Village.
- c. Encourage more on-street parking and promote the introduction of well-lit on-site parking to be located at the rear of buildings with clear visibility and sight lines through to Lakeshore Road West.
- d. Encourage two to three (2-3) storey, zero street lot line, mixed use *development*.

Figure 1: *Character* Areas - Clarkson-Lorne Park District



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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.3.3.2 Lorne Park Road Corridor (MPA-25)

- a. This *streetscape* should emphasize older buildings which are close to the street.
- b. Encourage two (2) storey *development*, with buildings designed to de-emphasize height, and to be consistent with the residential *character* of the neighbourhood.

4.7.4 Land Use

4.7.4.1 Residential

4.7.4.1.1 Residential Low Density I

- a. The Residential Low Density I designation permits detached dwellings, to a maximum density of 10 units per *net residential hectare*.
- b. To preserve the *character* of the area, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the **greater** of:
 - the average lot frontage and lot area of residential lots on both sides of the same street within one-hundred and twenty (120) m of the subject property. In the case of a corner lot, lots on both streets within one-hundred and twenty (120) m will be considered;or
 - the requirements of the Zoning By-law.

4.7.4.1.2 Residential Low Density II

- a. The Residential Low Density II designation permits detached dwellings, for the area east of Southdown Road at a maximum density of 15 units per *net residential hectare*.
- b. The Residential Low Density II designation permits detached, semi-detached and duplex dwellings, for the area west of Southdown Road, at a density of 11-30 units per *net residential hectare* provided, however, that any lot occupied by a detached dwelling at the time these policies come into effect (2003 May 05) will only be developed for a detached dwelling.
- c. To preserve the *character* of the area, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the **greater** of:
 - the average lot frontage and lot area of residential lots on both sides of the same street within one-hundred and twenty (120) m of the subject property. In the case of a corner lot, lots on both streets within one-hundred and twenty (120) m will be considered;

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Clarkson-Lorne Park District Policies of Mississauga Plan

or

- the requirements of the Zoning By-law.

4.7.4.1.3 Residential Medium Density I

The Residential Medium Density designation permits townhouse dwellings within a net density range of 30-50 units per *net residential hectare*.

4.7.4.1.4 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.5-1.0.

4.7.4.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-2.5.

4.7.4.2 Intensification of Existing Apartment Sites

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

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

4.7.4.3 Business Employment

4.7.4.3.1 Permitted Uses

Notwithstanding the Business Employment Policies of this Plan, only the following uses will be permitted:

- a. industrial uses within enclosed buildings including manufacturing, assembling, processing, fabricating, repairing, warehousing, distributing and wholesaling;
- b. uses accessory to the main industrial use including *office*, accessory retail commercial, daycare, cafeteria and recreational facilities, either within industrial buildings or in separate buildings within a complex of associated industrial buildings, provided that they are clearly accessory and occupy a small area in terms of floor space or site coverage relative to the size of the industrial plant; (MPA-40)
- c. *offices* up to a maximum *Floor Space Index (FSI)* of 0.5.

4.7.4.4 Commercial

4.7.4.4.1 Mainstreet Retail Commercial (MPA-40)

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

4.7.4.4.2 General Retail Commercial (MPA-40)

Notwithstanding the provisions of the General Commercial policies of this Plan, motor vehicle sales will not be permitted. (MPA-25)

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.5 *Natural Areas System*

4.7.5.1 *Residential Woodlands*

Notwithstanding the *Natural Areas System* policies of this Plan concerning *Residential Woodlands*, sites with mature trees will be subject to a review of a tree preservation plan prior to consideration of proposed *development*.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.6 Transportation

4.7.6.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, CLARKSON-LORNE PARK DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Lakeshore Road West	Southdown Road to Boundary of Port Credit District	City of Mississauga	35 m
	Winston Churchill Boulevard	Queen Elizabeth Way to Canadian National Railway tracks	Region of Peel Region of Halton	36/45 m (45 m at intersections)
	Southdown Road	Queen Elizabeth Way to Orr Road	City of Mississauga	35 m
MAJOR COLLECTOR	South Sheridan Way	Winston Churchill Boulevard to Mississauga Road	City of Mississauga	20 m
	Truscott Drive	Winston Churchill Boulevard to Sandgate Crescent	City of Mississauga	20 m
	Truscott Drive	Sandgate Crescent to Lorne Park Road	City of Mississauga	26 m
	Lorne Park Road	Indian Road to Truscott Drive	City of Mississauga	20 m
	Indian Road	Lorne Park Road to Mississauga Road	City of Mississauga	20 m
	Clarkson Road	South Sheridan Way to Lakeshore Road West	City of Mississauga	22 m
	Mississauga Road (<i>Scenic Route</i>)	Queen Elizabeth Way to Indian Road (<i>MPA-25</i>)	City of Mississauga	26 m
	Mississauga Road (<i>Scenic Route</i>) (<i>MPA-25</i>)	Indian Road to Canadian National Railway tracks (<i>MPA-25</i>)	City of Mississauga	23-26 m (<i>MPA-25</i>)
	MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20

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

Clarkson-Lorne Park 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)

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.6.2 Road System

- a. No major changes to Clarkson Road, Truscott Drive, Lorne Park Road, and Indian Road will be undertaken except minor channelization, reconstruction, bus-bay construction, and improvements of a similar nature.
- b. Notwithstanding the classification of Clarkson Road, Lorne Park Road, Indian Road and Mississauga Road, these roads will be limited to no more than two through lanes.
- c. No approvals for *development* on the south side of South Sheridan Way, west of Southdown Road, will be given until the proponent has submitted an acceptable traffic impact study to the satisfaction of the *City*.

4.7.6.3 Parking

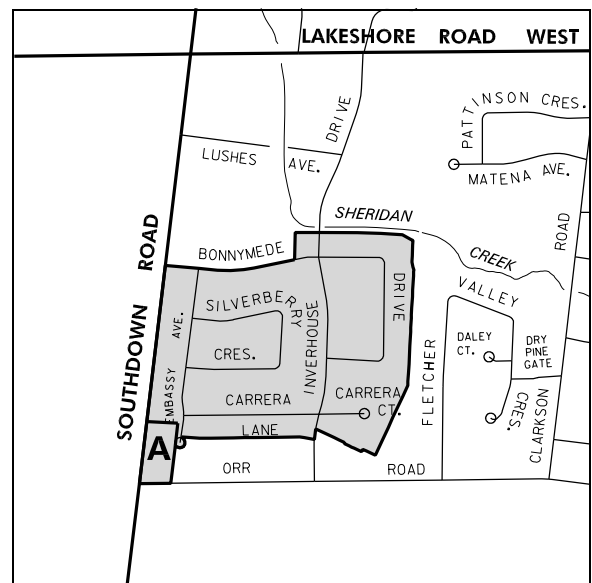
Mississauga will also encourage and promote better utilization of the existing parking inventory within the Clarkson Village Mainstreet Retail Commercial area through discussions with the members of the Clarkson Village Business Improvement Area. (MPA-40)

4.7.7 Special Site Policies

4.7.7.1 Introduction

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

4.7.7.2 Site 1



The lands identified as Special Site 1 are located east of Southdown Road, south of Bonnymede Drive.

Notwithstanding the provisions of the Residential Low Density II designation as it applies to the area east of Southdown Road, semi-detached dwellings will also be permitted at a density of 11-30 units per *net residential hectare*.

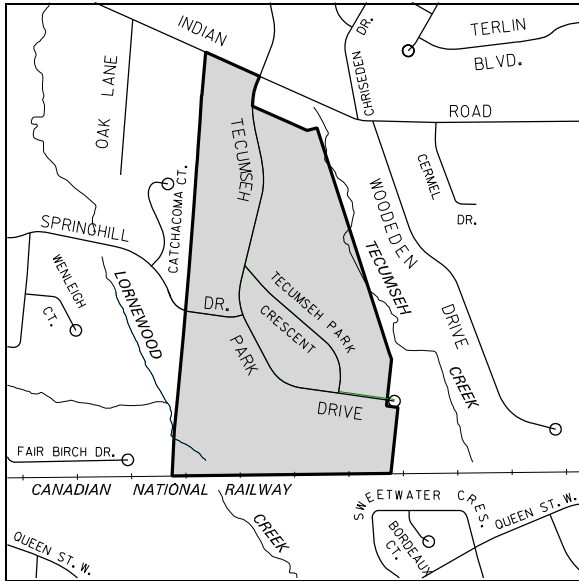
4.7.7.2.1 Area 1A

The lands identified as Area 1A are located at the northeast corner of Southdown Road and Orr Road. A Shelter for Victims of Family Violence in the form of a building composed of *office* and residential uses with a maximum total gross floor area of 2 100 m² will also be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.3 Site 2



The lands identified as Special Site 2 are on Tecumseh Park Drive and Tecumseh Park Crescent.

Notwithstanding the provisions of the Residential Low Density I designation, any new lots will have a minimum lot frontage of thirty (30) m.

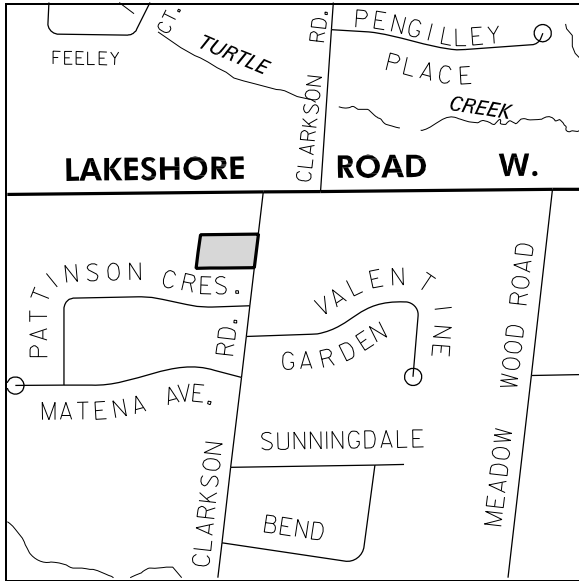
4.7.7.4 Site 3

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

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

Clarkson-Lorne Park District Policies of Mississauga Plan

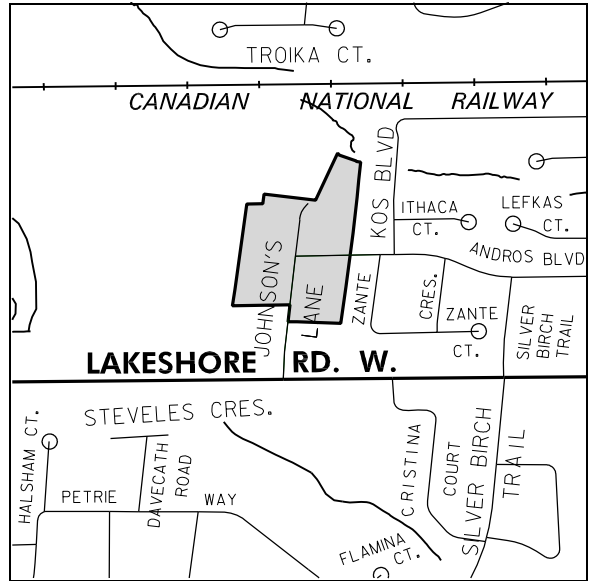
4.7.7.5 Site 4



The lands identified as Special Site 4 are on the west side of Clarkson Road, south of Lakeshore Road.

Notwithstanding their Residential Low Density I designation, a business, professional or administrative *office* will also be permitted provided that it is designed to be *compatible* with the abutting residential area.

4.7.7.6 Site 5



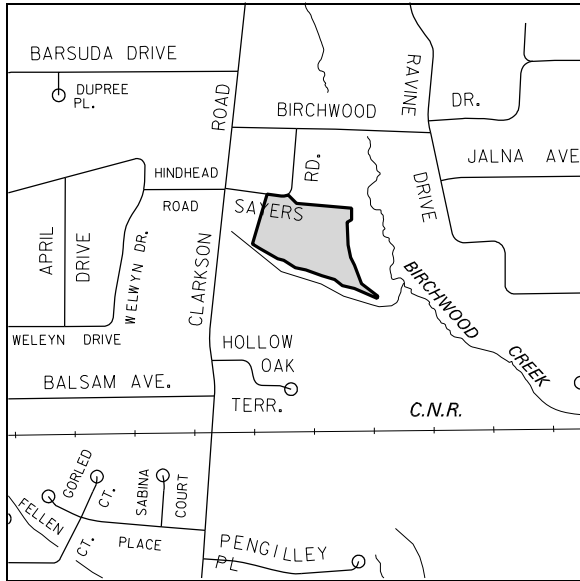
The lands identified as Special Site 5 are on the east and west sides of Johnson's Lane, north of Lakeshore Road.

Notwithstanding the Residential Low Density II designation, the lands may be developed for detached and semi-detached dwellings, or any combination of thereof, within a net density range of 11-30 units per *net residential hectare*.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

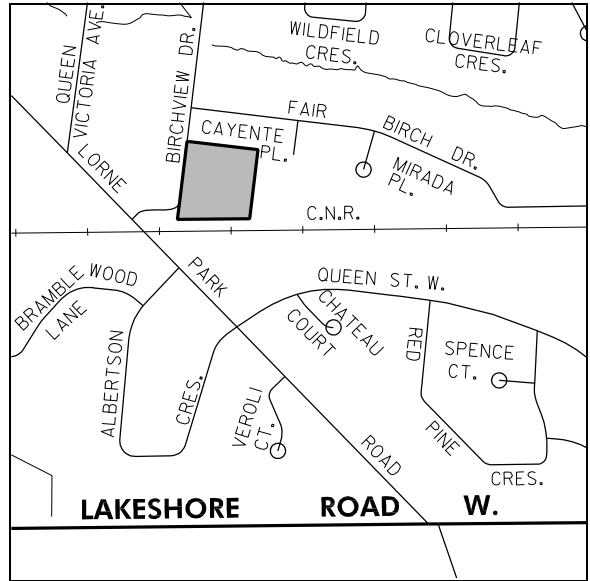
4.7.7.7 Site 6



The lands identified as Special Site 6 are located on the south side of Sayers Road, East of Clarkson Road.

Notwithstanding the provisions of the Residential Low Density I designation, fifteen (15) detached dwellings with a density of approximately 9.5 units per *net residential hectare*, minimum lot frontages ranging from 14.50 m to 22.0 m and minimum lot areas ranging from 523 m² to 2 593 m² are permitted.

4.7.7.8 Site 7



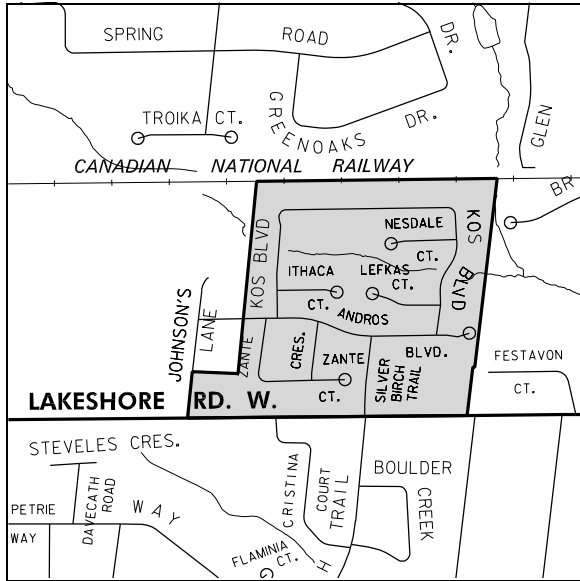
The lands identified as Special Site 7 are located on the east side of Birchview Drive, immediately north of the CNR tracks.

Notwithstanding the provisions of the Residential Low Density II designation as it applies to the area east of Southdown Road, the subject lands may only be developed for a condominium consisting of detached and semi-detached dwellings or a combination thereof, up to a maximum density of 15 units per *net residential hectare* provided that no more than twelve (12) dwelling units shall be permitted, of which no more than four (4) dwelling units shall be in the form of semi-detached dwellings.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.9 Site 8



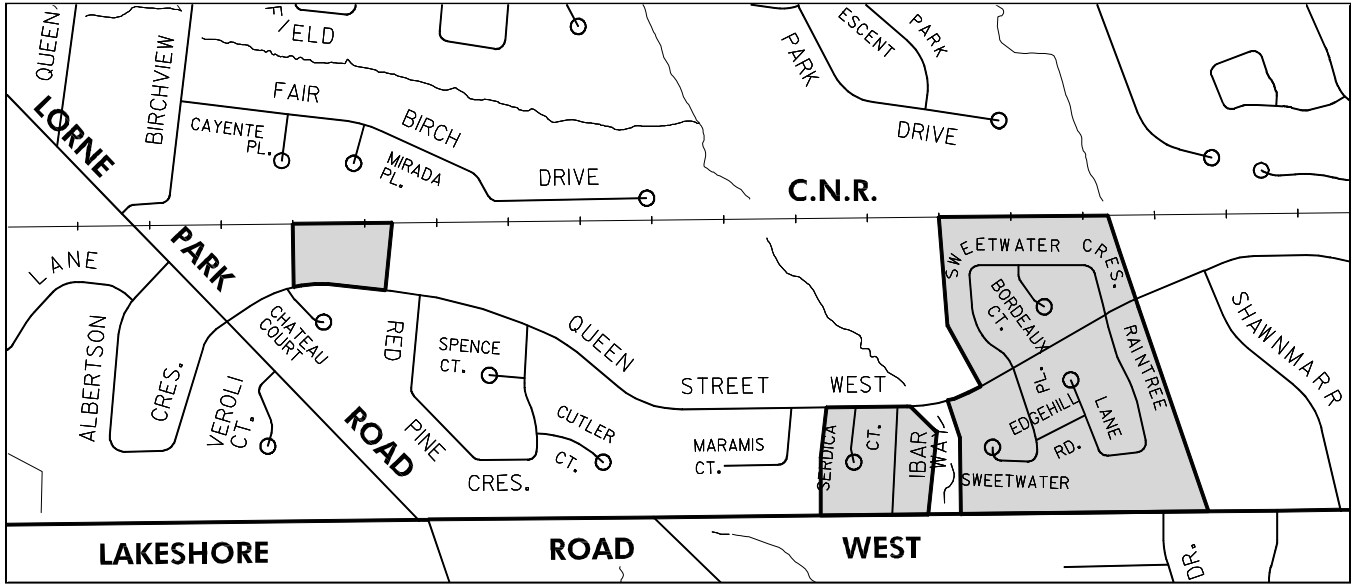
The lands identified as Special Site 8 are located north of Lakeshore Road West, east of Johnson's Lane.

Notwithstanding the provisions of the Residential Low Density I, Residential Low Density II and Residential Medium Density I designations, detached, semi-detached and townhouses will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.10 Site 9



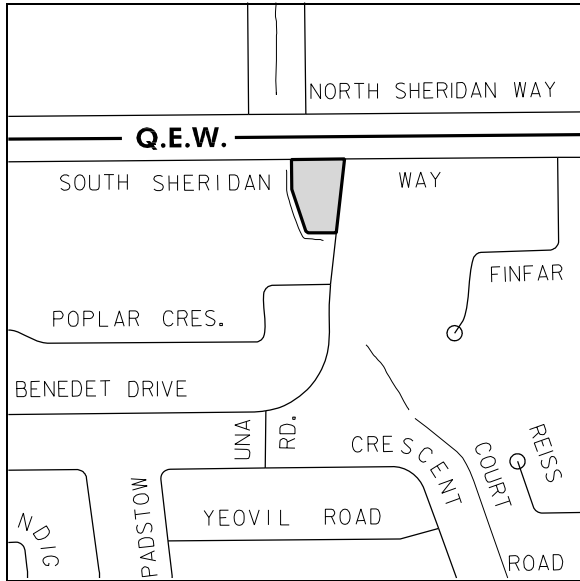
The lands identified as Special Site 9 are located north of Lakeshore Road West, east of Lorne Park Road.

Notwithstanding the provisions of the Residential Low Density II and Residential Medium Density I designations, detached, semi-detached and townhouses will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

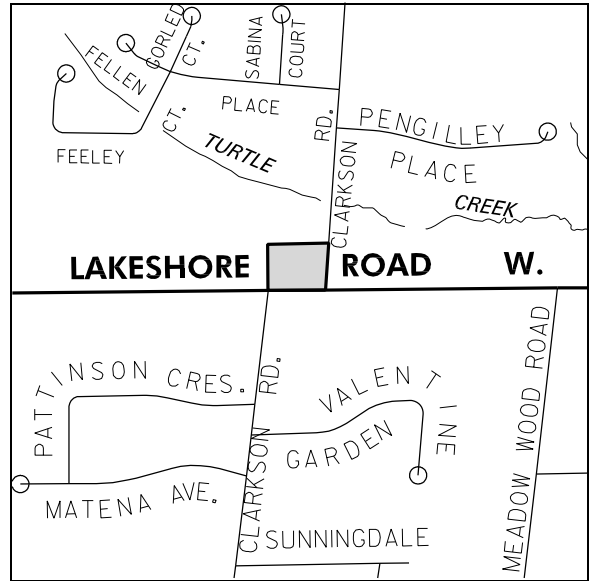
4.7.7.11 Site 10



The lands identified as Special Site 10 are located at the southwest corner of South Sheridan Way and Benedet Drive.

Notwithstanding the provisions of the Motor Vehicle Commercial designation, only a gas bar will be permitted. (MPA-25)

4.7.7.12 Site 11



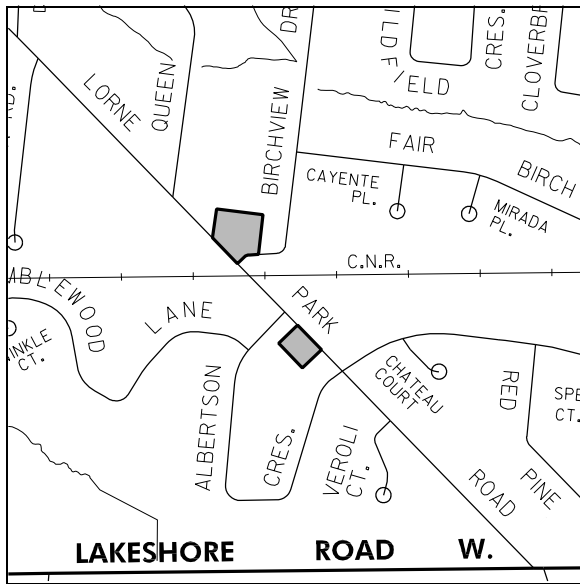
The lands identified as Special Site 11 are located at the northwest corner of Lakeshore Road West and Clarkson Road.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, a motor vehicle service station and motor vehicle wash will be permitted. (MPA-25), (MPA-40)

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

Clarkson-Lorne Park District Policies of Mississauga Plan

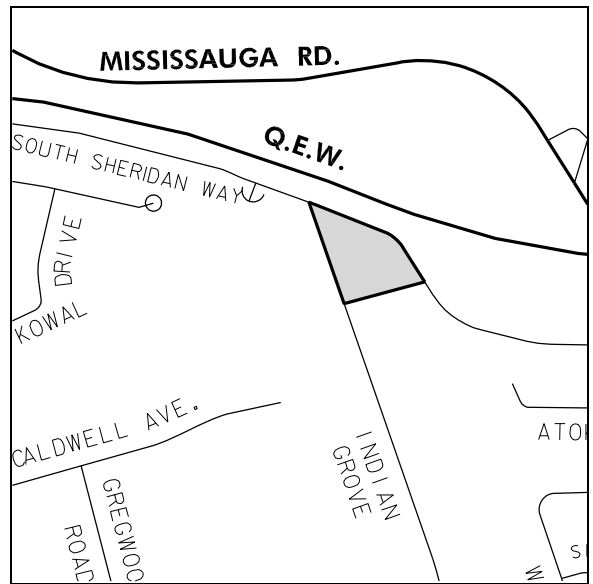
4.7.7.13 Site 12 (MPA-25)



The lands identified as Special Site 12 are located north of Lorne Park Road, west of Birchview Drive and south of Lorne Park Road, east of Albertson Crescent.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, a motor vehicle repair garage will be permitted. (MPA-40)

4.7.7.14 Site 13



The lands identified as Special Site 13 are located at the southeast corner of South Sheridan Way and Indian Grove.

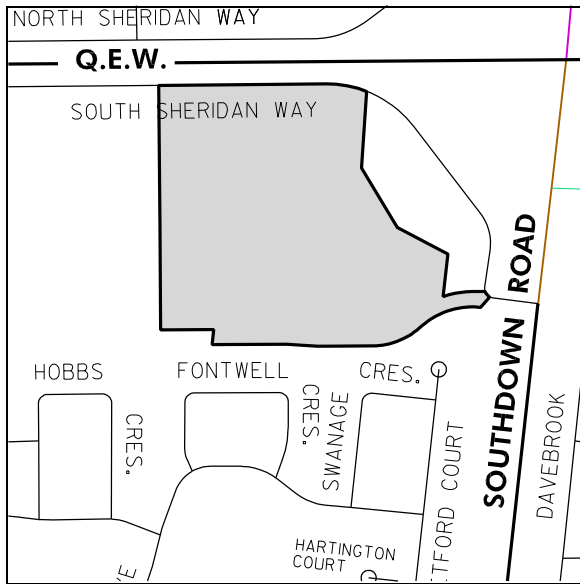
Notwithstanding the provisions of the Motor Vehicle Commercial designation, the following additional policy will apply:

- a. a convenience restaurant will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.15 Site 14

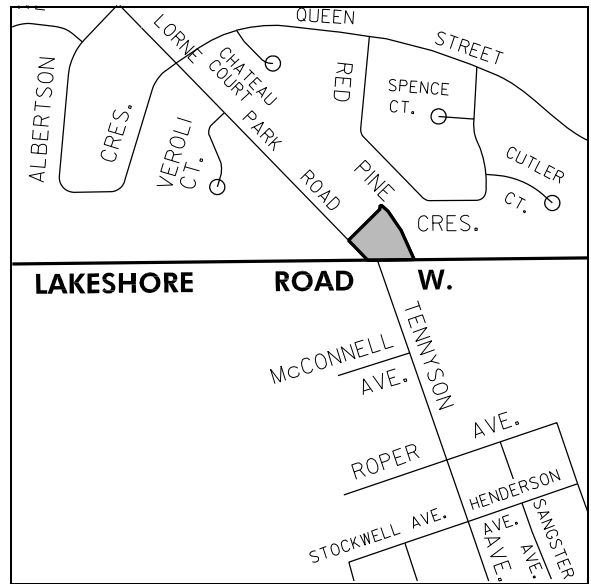


The lands identified as Special Site 14 are located south of South Sheridan Way, west of Southdown Road.

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

- a. *community uses* will be permitted.

4.7.7.16 Site 15



The lands identified as Special Site 15 are located at the northeast corner of Lakeshore Road West and Lorne Park Road.

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

- a. a maximum of six (6) townhouse dwelling units will be permitted;
- b. the maximum permitted density shall be 27 units per *net residential hectare*;
- c. site access shall only be permitted from Lakeshore Road West.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

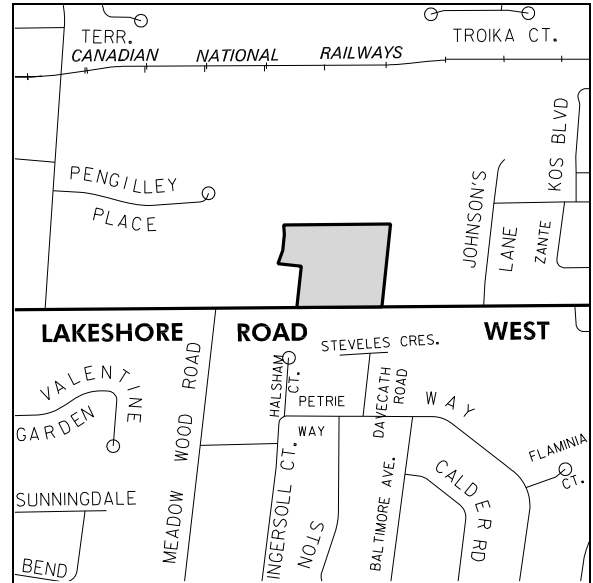
4.7.7.17 Site 16 (MPA-6), (MPA-66), (MPA-70)



The lands identified as Special Site 16 are located at the northeast corner of Lakeshore Road West and Walden Circle.

Notwithstanding the provisions of the Residential High Density II designation and the provisions of Section 4.7.3.3.1, Clarkson Village Mainstreet Retail Commercial Area, a retirement dwelling with a maximum building height of eight (8) storeys will be permitted. (MPA-40)

4.7.7.18 Site 17 (MPA-57)



The lands identified as Special Site 17 are located on the north side of Lakeshore Road West, east of Clarkson Road.

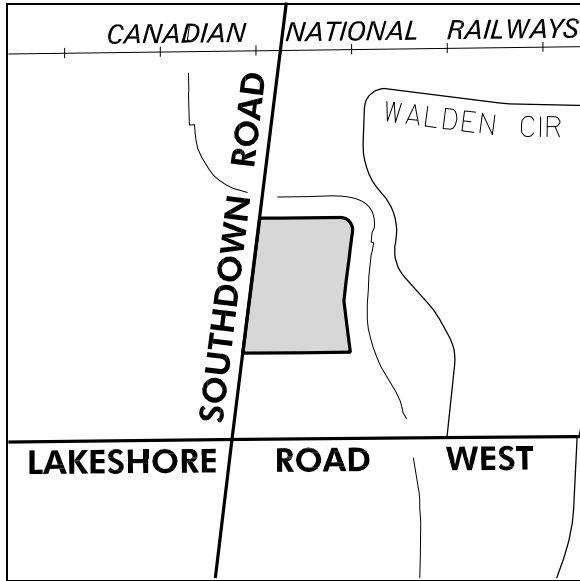
Notwithstanding the Residential High Density II designation, the following additional policies shall apply:

- a. the maximum *Floor Space Index (FSI)* shall be 1.5;
- b. the maximum number of apartment dwelling units permitted shall be two-hundred and ten (210);
- c. the maximum number of row dwelling units permitted shall be thirty-two (32);
- d. the maximum apartment building height shall be six (6) storeys.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.19 Site 18 (MPA-59)

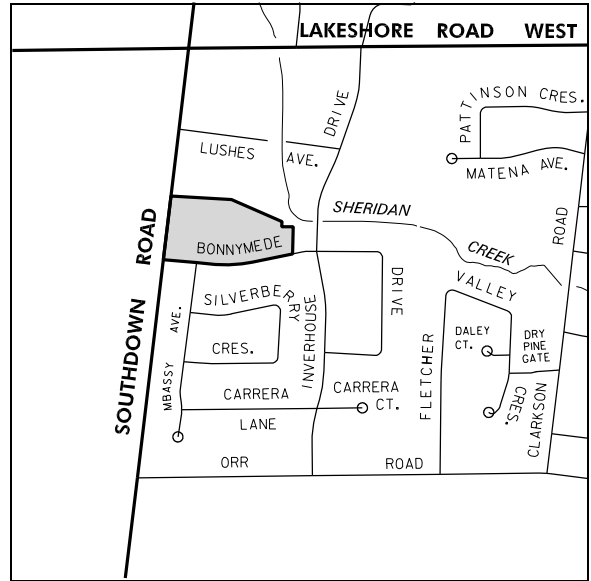


The lands identified as Special Site 18 are located on the east side of Southdown Road, north of Lakeshore Road West.

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

- a. the maximum *Floor Space Index (FSI)* shall be 4.5;
- b. the maximum number of apartment dwelling units permitted shall be four-hundred and twenty-four (424);
- c. the maximum apartment building height shall be eighteen (18) storeys.

4.7.7.20 Site 19 (MPA-25)



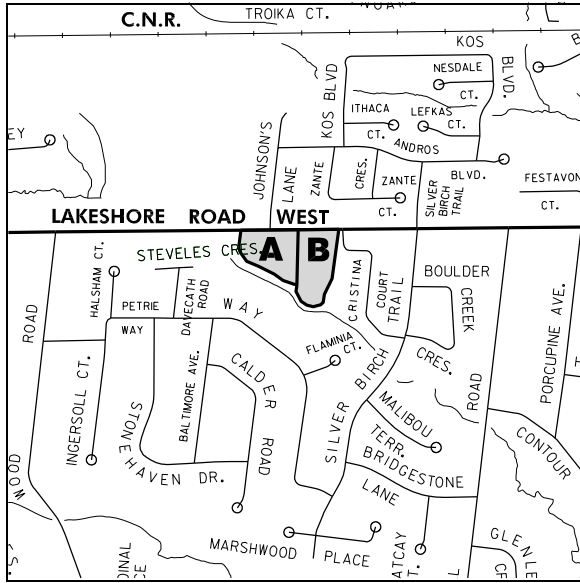
The lands identified as Special Site 19 are located on the north side of Bonnymede Drive, east of Southdown Road.

Notwithstanding the provisions of the Residential Medium Density I designation, horizontal multiple dwellings will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.21 Site 20 (MPA-25)



The lands identified as Special Site 20 are located on the south side of Lakeshore Road West, west of Cristina Court.

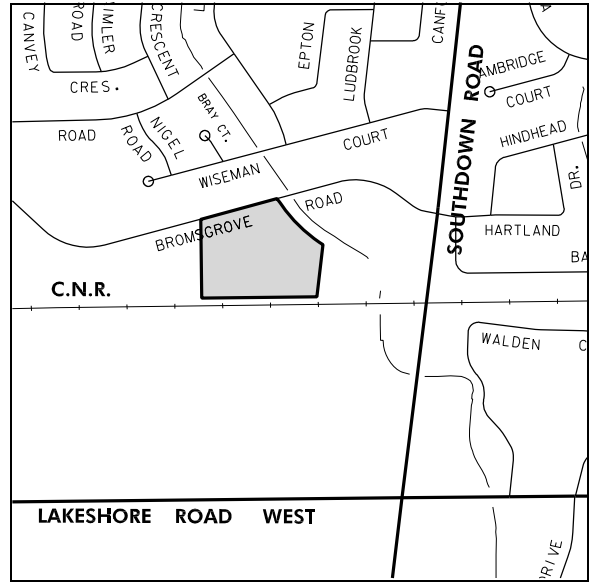
4.7.7.21.1 Area 20A

Notwithstanding the provisions of the Residential High Density I designation on the lands identified as Area 20A, retirement dwellings with a **Floor Space Index (FSI)** of 1.3, to a maximum of three (3) storeys, will be permitted.

4.7.7.21.2 Area 20B

Notwithstanding the provisions of the Residential High Density I designation on the lands identified as Area 20B, twenty-one (21) one (1) storey townhouse dwellings will be permitted.

4.7.7.22 Site 21 (MPA-25)



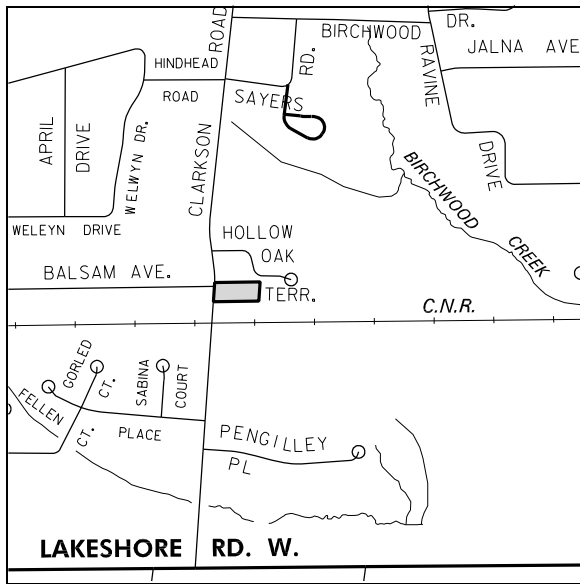
The lands identified as Special Site 21 are located on the south side of Bromsgrove Road, west of Southdown Road.

Notwithstanding the provisions of the Residential High Density I designation, horizontal multiple dwellings will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

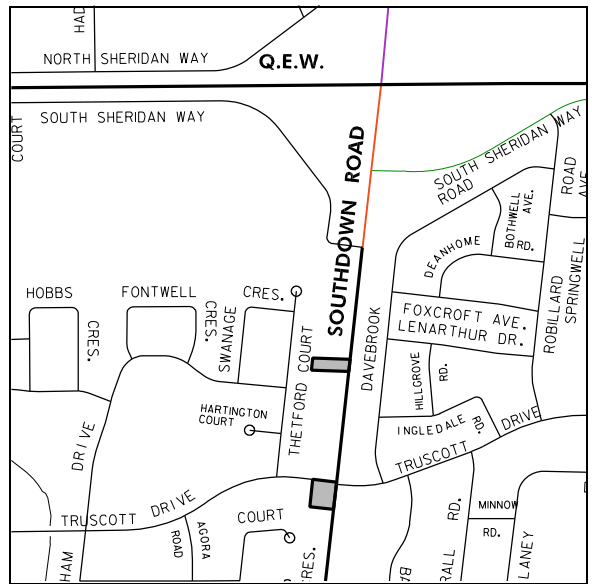
4.7.7.23 Site 22 (MPA-25)



The lands identified as Special Site 22 are located on the west side of Clarkson Road North, south of Hollow Oak Terrace.

Notwithstanding the provisions of the Residential Low Density I designation, *office* use in the existing detached dwelling will be permitted.

4.7.7.24 Site 23 (MPA-25)



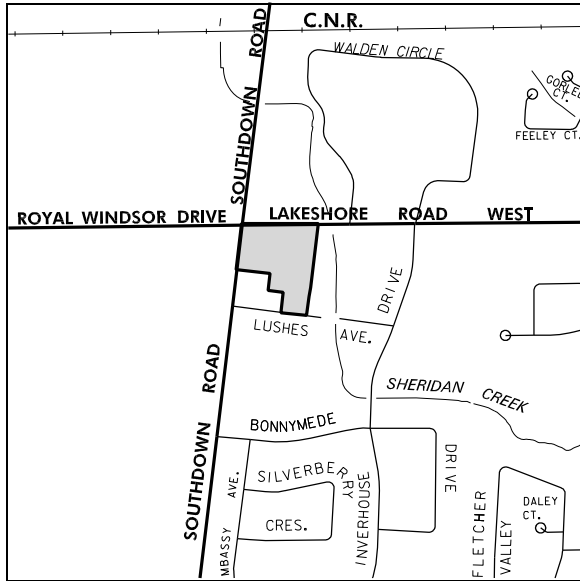
The lands identified as Special Site 23 are located on the west side of Southdown Road, south of Truscott Drive and north of Truscott Drive.

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

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

Clarkson-Lorne Park District Policies of Mississauga Plan

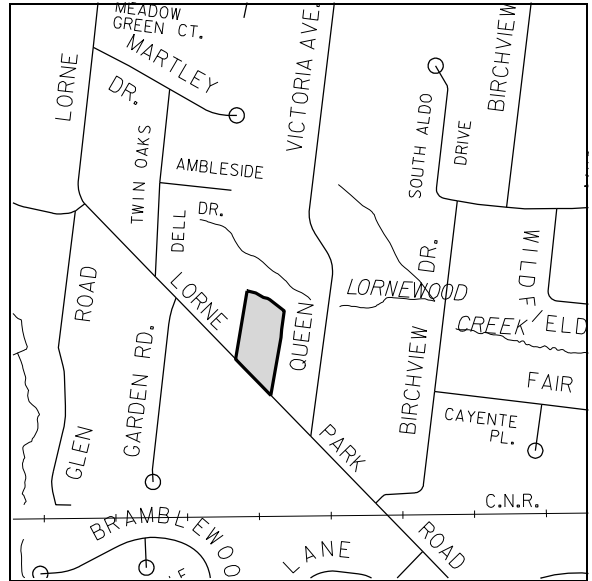
4.7.7.25 Site 24 (MPA 86)



The lands identified as Special Site 24 are located on the southeast corner of Lakeshore Road West and Southdown Road.

Notwithstanding the provisions of the Residential Medium Density I designation, a maximum of two detached dwellings will also be permitted.

4.7.7.26 Site 25 (MPA 90)



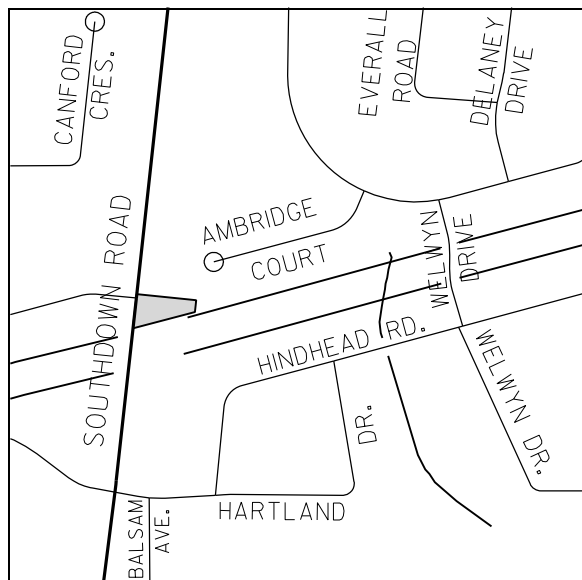
The lands identified as Special Site 25 are located on the east side of Lorne Park Road, north of Queen Victoria Avenue.

Notwithstanding the Residential Low Density II designation as it applies to the lands east of Southdown Road, the subject lands may only be developed for detached, semi-detached and townhouse dwellings or a combination thereof, up to a maximum density of 19 units *net residential hectare*.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

4.7.7.27 Special Site 26 (MPA 91)



The lands identified as Special Site 26 are located on the east side of Southdown Road, south of Truscott Drive.

Notwithstanding the provisions of the Low Density II designation, **offices**, excluding medical and real estate **offices**, will be permitted.

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

Clarkson-Lorne Park District Policies of Mississauga Plan

Clarkson-Lorne Park District Land Use Map

Amended by:

Amendment No. 6

- Amend – Land Use Designation of the lands located at the northeast corner of Lakeshore Road West and Walden Circle, from "Residential Medium Density I" to "Residential High Density I".

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. 57

- Amend – Land Use Designation of the lands located on the north side of Lakeshore Road West, east of Clarkson Road from "Residential Low Density II" and "Greenbelt" to "Mainstreet Commercial", "Residential High Density II" and "Greenbelt".

Amendment No. 59

- Amend – Land Use Designation of the lands located on the north side of Lakeshore Road West, east of Southdown Road from "Mainstreet Commercial" to "Open Space – Community Park".

Amendment No. 25

- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located south of Canyon Street, opposite Cobalt Street, from "Residential Low Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located east of Mississauga Road, north of the CNR, from "Private Open Space" to "Residential Low Density I";
- Amend – Land Use Designation of the lands located south of Truscott Drive, west of Seagull Drive, from "Residential High Density I" to "Residential High Density II";
- Amend – Land Use Designation of the lands located south of the CNR tracks, east of Lorne Park Road, from "Residential Medium Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located on the south side of Watersedge Road, west of Country Club Crescent from "Residential Low Density I" to "Public Open Space";

- Amend – Land Use Designation of the lands located east of Winston Churchill Boulevard, south of Widemarr Road from "Residential Low Density II" to "Public Open Space";

Amendment No. 70

- Amend – Land Use Designation of the lands located at the northeast corner of Lakeshore Road West, and Walden Circle from "Residential High Density I" to "Residential High Density II".

Amendment No. 90

- Amend – Land Use Designation of the lands located east of Lorne Park Road, north of Queen Victoria Avenue from "Residential Low Density I" and "Greenbelt" to "Residential Low Density II-Special Site 25" and "Greenbelt".

Amendment No. 91

- Amend – Land Use Designation of the lands located on the east side of Southdown Road, south of Truscott Drive from "Residential Low Density II" to "Residential Low Density II-Special Site 26".

Amendment No. 119

- Amend – Land Use Designation of lands located on the northwest corner of Albertson Crescent and Lorne Park Road, municipally known as 1110 Lorne Park Road, from "Residential – Low Density I" to "Office".

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

Clarkson-Lorne Park District Policies of Mississauga Plan

