

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE EAST CREDIT 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 EAST CREDIT 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 EAST CREDIT 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 4.11
EAST CREDIT
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

2011 March

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

East Credit District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the East Credit 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 East Credit District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the East Credit District Policies of Mississauga Plan (Official Plan), being an office consolidation of the East Credit 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	East Credit District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
East Credit 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 22	District Land Use Map	2004 Sept. 16	All approved	City of Mississauga
Amendment 26	District Policies	2005 Jan. 07	All approved	City of Mississauga
Amendment 36	District Land Use Map	2005 July 29	All approved	City of Mississauga
Amendment 64	District Land Use Map	2007 Mar. 13	All approved	City of Mississauga
Amendment 66	District Policies	2007 May 23	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 71	District Policies and District Land Use Map	2007 Oct. 25	All approved	City of Mississauga
Amendment 75	District Policies and District Land Use Map	2007 Nov. 22	All approved	City of Mississauga
Amendment 74	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 "Retail" of term "retail commercial" - Appealed	City of Mississauga
Amendment 94	District Policies and District Land Use Map	2009 May 20	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 " <i>retail</i> commercial" is no longer under appeal	City of Mississauga

MISSISSAUGA PLAN

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

East Credit 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 4.11, East Credit District Policies:
 - District Land Use Map, the Commercial Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

- B4.** The following as it applies to the lands located between Mavis Road and Terry Fox Way, north and south of Britannia Road West (Greater Toronto Airports Authority):
- Section 4.11, East Credit District Policies:
 - District Land Use Map, the Area Exempt From LBPIA Operating Area and the General Commercial Designation.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.11, East Credit District Policies:
 - Section 4.11.4.2, 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 EAST CREDIT 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.

East Credit District Policies of Mississauga Plan

4.11 EAST CREDIT

4.11.1 Planning Context

The East Credit District is located in the north-central area of Mississauga and is bounded by Provincial Highway 401 on the north, Mavis Road on the east, Provincial Highway 403 on the south, and the Credit River on the west.

The East Credit District was originally designated for agricultural, residential and greenbelt uses in the Official Plans of the Township of Toronto Planning Area and the Town of Streetsville Planning Area as approved in 1953 and 1965, respectively. In 1978, the Ontario Municipal Board approved lands on the south side of Britannia Road West, west of Second Line West (renamed Terry Fox Way), for park and open space purposes to be utilized in the interim for sanitary *landfill* operations.

The East Credit Secondary Plan was approved by the Minister of Municipal Affairs and Housing in July 1984. The area has been and continues to be extensively developed for primarily residential and related land uses.

The District is divided into six (6) *sub-watershed* areas including: Fletcher's Creek, Credit River, Chappell Creek, Carolyn Creek, Wolfedale Creek and Mary Fix Creek. The Credit River which forms the westerly boundary of the District provides both a warmwater and coldwater *fish habitat* and is a well-known migratory route for salmonids, particularly Atlantic Salmon and provides linkage function within and beyond the *City*. The Credit River *floodplain* at the Reed Dam is an *Environmentally Significant Area (ESA)* and Provincial Government earth science *Area of Natural and Scientific Interest (ANSI)*. Meadowvale Station Woods located along Fletcher's Creek, just north and south of Provincial Highway 401 is identified as an *ESA*, and a Regional life science *ANSI*. The Creditview *Wetland* contains a diversity of plant species, many considered to be rare within the *City*.

NOTE:

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

4.11.2 *Development Concept*

The East Credit District has experienced considerable growth since the initial Secondary Plan for the area was approved in 1984.

The Plan provides for future *development* which is *compatible* with existing land uses; and encourages higher densities along major arterial roads where existing infrastructure and services, such as transit, can be effectively utilized.

The District is designed to accommodate a variety of housing types, with the multiple family housing component being located in proximity to major transit routes and activity nodes, and to ensure a *compatible* interrelationship among the various land uses within the District. The preservation and *enhancement* of the natural environment has also been integral to the District.

MISSISSAUGA PLAN

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

East Credit District Policies of Mississauga Plan

4.11.3 Urban Design Policies

4.11.3.1 The following urban design policies will apply to lands designated Business Employment north of Britannia Road West, west of Mavis Road:

- a. for the lands with direct exposure to Ivandale Drive and Bancroft Drive, upgraded building elevations will be required;
- b. loading bays and *waste* collection areas should not face onto Ivandale Drive or Bancroft Drive;
- c. outdoor storage and display areas should not face onto Ivandale Drive or Bancroft Drive.

4.11.4 Land Use

4.11.4.1 Residential

4.11.4.1.1 Residential Low Density I

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

4.11.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached and street townhouse dwellings, within a density range of 18-30 units per *net residential hectare*. (MPA-25)

4.11.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits detached, semi-detached, townhouse dwellings or any combination of these dwelling units including all forms of horizontal buildings, within a density range of 30-57 units per *net residential hectare*.

4.11.4.1.4 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.0-1.5.

4.11.4.2 Business Employment

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

4.11.4.3 Public Open Space (MPA-25)

4.11.4.3.1 Britannia Sanitary Landfill Site

Notwithstanding the Public Open Space designation on the Britannia Sanitary *Landfill Site*, the following additional policies will apply subject to the Certificate of Approval by the Provincial Government: (MPA-25)

- a. the site will be no greater than +/- 83 ha;
- b. the site will be operated and maintained to the satisfaction of the Region of Peel and the City of Mississauga in such a way as to ensure compatibility with adjacent, existing and future land uses and to ensure minimal adverse impact on the natural environment;

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

East Credit District Policies of Mississauga Plan

- c. following the completion of *landfill* operations, the site, or portions thereof, will be rehabilitated for public purposes which are *compatible* with adjacent, existing, and future land uses, which will include a golf course with a driving range, club house and accessory uses and a Community Recycling Centre which includes a public *waste* drop-off area to accept recyclable material and *waste*, a household *hazardous waste* drop-off and re-use operation, an education centre, and a re-usable goods retail outlet, to the satisfaction of the Region of Peel and the City of Mississauga;
- d. any future use of this site is subject to the approval of the Provincial Government in accordance with the *Environmental Protection Act*;
- e. the subject land is identified as a *waste disposal site* and is subject to the *Environmental Protection Act*. *Development* within or adjacent to these lands will be restricted where such activity would constitute a hazard to human or *ecosystem* health;
- f. *development* of lands within five-hundred (500) m of the active working face of the Britannia Sanitary *Landfill Site* will only be permitted if appropriate agreements have been entered into by proponents of the *development* and the Provincial Government, the Region of Peel and the City of Mississauga;
- g. a portion of the site has been converted to a golf course. Until the remainder of the site is converted to a Public Open Space use, it will be used for the operation of a sanitary *landfill site* for the disposal of solid *waste*, subject to the Certificate of Approval by the Provincial Government and to the following policies: (*MPA-25*)
 - sanitary *landfill* operation on the site will be permitted only in accordance with Condition 3(c) of an Agreement dated, 1977 October 11, between the City of Mississauga and the Region of Peel, as executed by the *City* By-law Number 601-77.

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

East Credit District Policies of Mississauga Plan

4.11.5 Transportation

4.11.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, EAST CREDIT DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Britannia Road West	Credit River to Mavis Road	Region of Peel	45 m
	Eglinton Avenue West	Credit River to Mavis Road	City of Mississauga	45 m
	Mavis Road	Provincial Highway 401 to Provincial Highway 403	City of Mississauga	40 m
MAJOR COLLECTOR	Creditview Road	Credit River to Eglinton Avenue West	City of Mississauga	30 m
	Creditview Road	Eglinton Avenue West to Provincial Highway 403	Creditview Road	26 m
	Terry Fox Way	Britannia Road West to Eglinton Avenue West	City of Mississauga	30 m
	Wainscot Drive	Eglinton Avenue West to White Clover Way	City of Mississauga	26 m
	Matheson Boulevard West	Terry Fox Way to Mavis Road	City of Mississauga	30 m
	Bristol Road West	Credit River to Creditview Road	City of Mississauga	26 m
	Bristol Road West	Creditview Road to Mavis Road	City of Mississauga	30 m
	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 m

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.

East Credit District Policies of Mississauga Plan

4.11.5.2 Road System

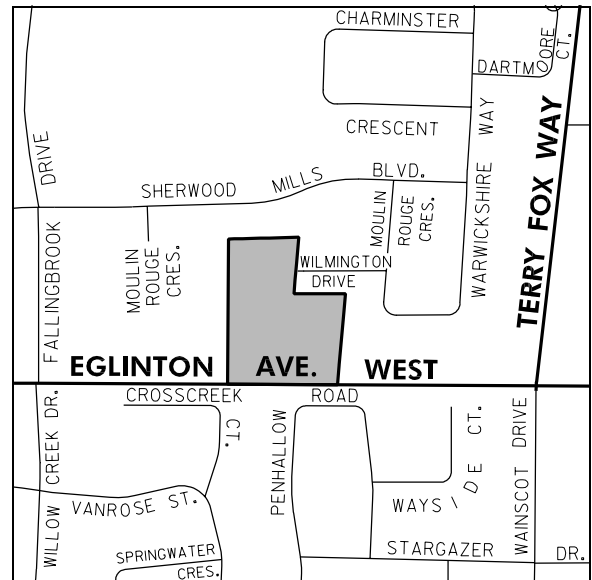
Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the *City* in conjunction with the appropriate authorities.

4.11.6 Special Site Policies

4.11.6.1 Introduction

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

4.11.6.2 Site 1



The lands identified as Special Site 1 are located on the north side of Eglinton Avenue West, west of Terry Fox Way.

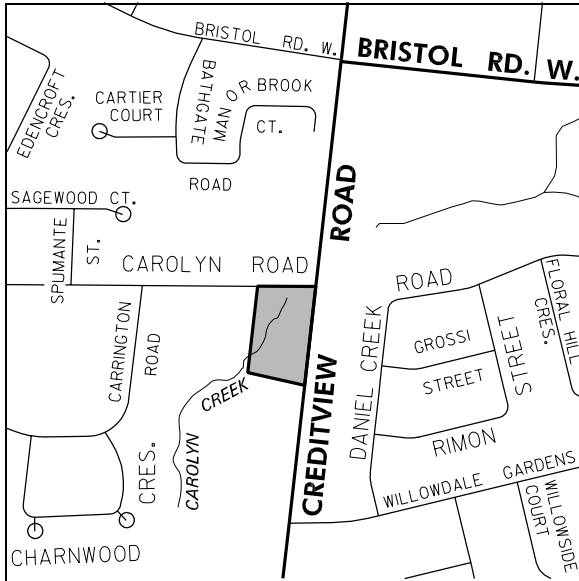
Notwithstanding the Residential Medium Density I designation the following additional policy will apply:

- a. a garden centre including the sale and storage of firewood, Christmas trees and landscaping materials, excluding nursery stock, and residential accommodation accessory to the operation of the garden centre use will be permitted for an interim period of time, until the lands are redeveloped in accordance with the Residential Medium Density I designation.

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

East Credit District Policies of Mississauga Plan

4.11.6.3 Site 2

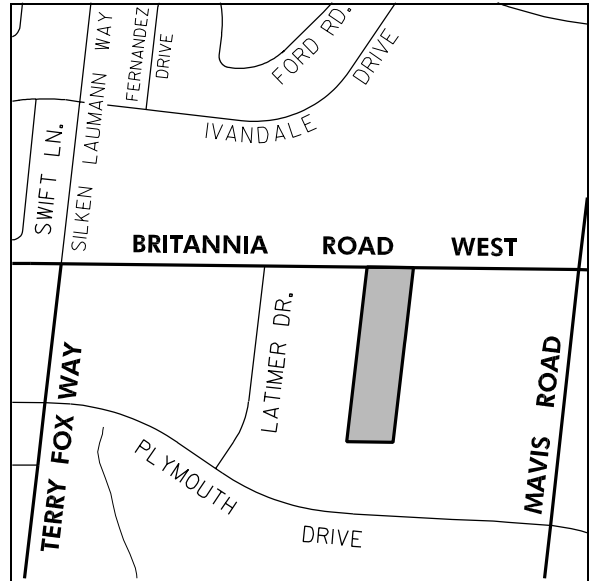


The lands identified as Special Site 2 are located on the southwest corner of Creditview Road and Carolyn Road.

Notwithstanding the Residential Low Density II and Greenbelt designations the following additional policies will apply:

- a. a veterinary clinic within the existing detached dwelling will be permitted;
- b. a bird sanctuary structure on public greenbelt accessory to the adjacent veterinary clinic will be permitted.

4.11.6.4 Site 3 (MPA-25)



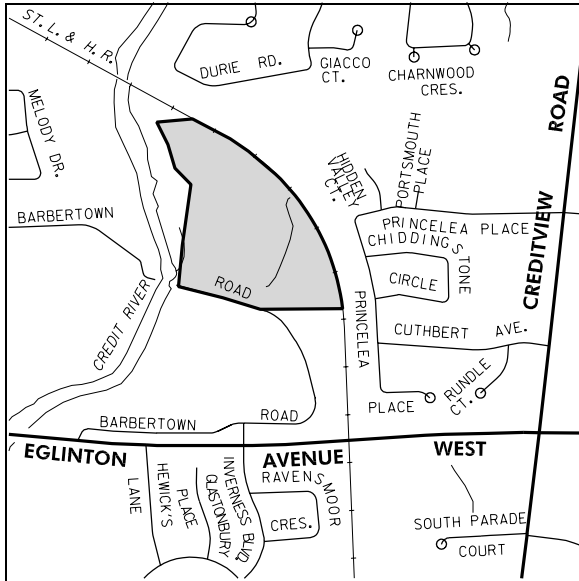
The lands identified as Special Site 3 are located on the south side of Britannia Road West between Terry Fox Way and Mavis Road.

Notwithstanding the General Retail Commercial designation, a truck terminal with a maximum Gross Floor Area (GFA) of 510 m² will be permitted. (MPA-40)

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

East Credit District Policies of Mississauga Plan

4.11.6.5 Site 4

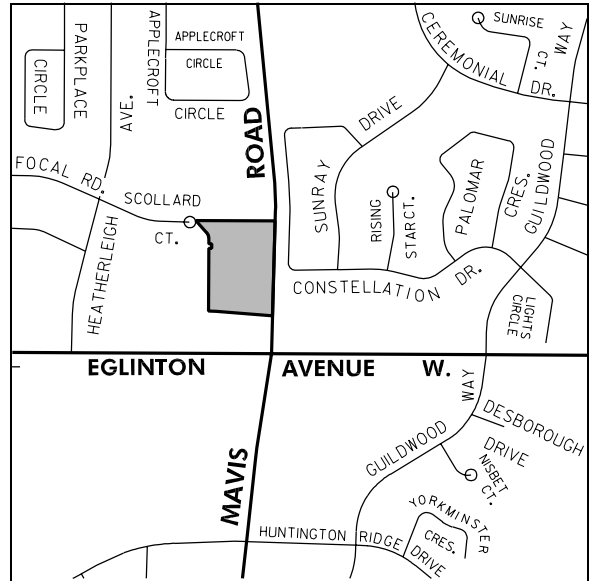


The lands identified as Special Site 4 are located on the north side of Barbertown Road immediately east of the Credit River.

Notwithstanding the Greenbelt designation the following additional policy will apply:

- a. existing *residential dwellings* will be permitted to remain subject to the policies of the Credit Valley Conservation.

4.11.6.6 Site 5



The lands identified as Special Site 5 are located on the west side of Mavis Road, north of Eglinton Avenue West. (MPA-25)

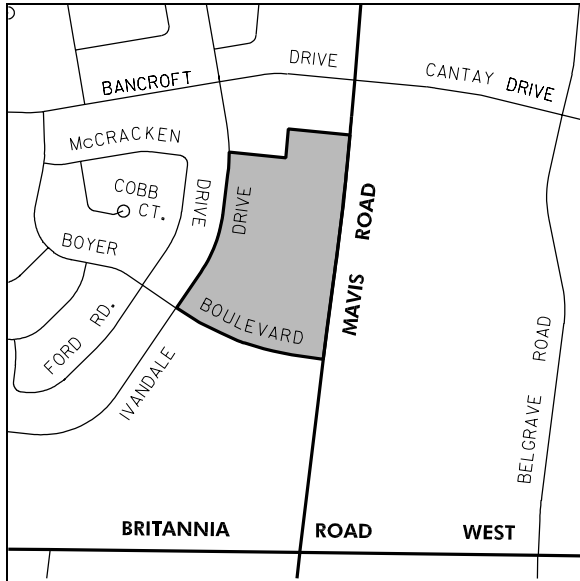
Notwithstanding the Residential High Density I designation on these lands, the following additional policies will apply:

- a. apartment buildings will be permitted up to a maximum *Floor Space Index (FSI)* of 3.4;
- b. townhouses will be permitted;
- c. the maximum apartment building height will be eighteen (18) storeys. (MPA-66)

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

East Credit District Policies of Mississauga Plan

4.11.6.7 Site 6

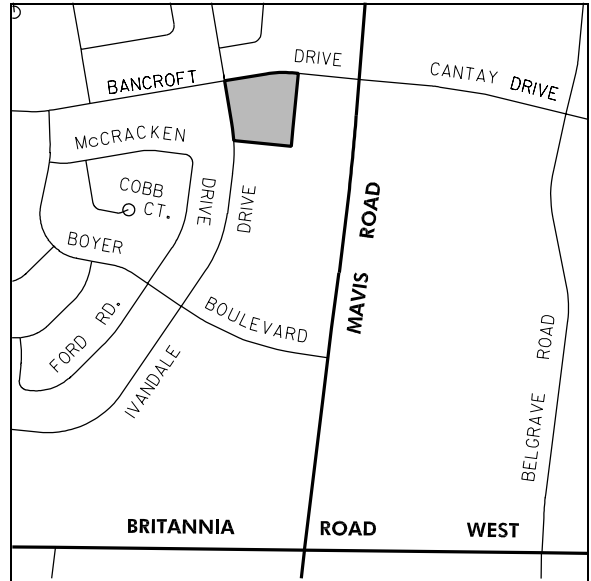


The lands identified as Special Site 6 are located along the west side of Mavis Road, north of Boyer Boulevard. (MPA-26)

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

- a. motor vehicle sales, rental and repair establishments and establishments for minor motor vehicle repairs will be permitted;
- b. entertainment, recreation and sports facilities as well as broadcasting, communication and public utility rights-of-way, will not be permitted;
- c. noise-sensitive land uses, as defined in the Provincial Policy Statement and this Plan, will not be permitted.

4.11.6.8 Site 7



The lands identified as Special Site 7 are located at the southeast corner of Bancroft Drive and Ivandale Drive.

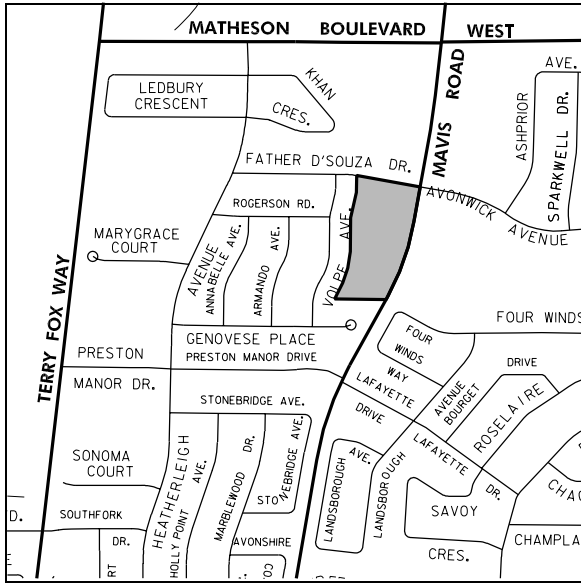
Notwithstanding the provisions of the Convenience Retail Commercial designation, the following additional policies will apply: (MPA-40)

- a. the total gross leasable area of all buildings and structures will not exceed 2 200 m²;
- b. noise-sensitive land uses, as defined in the Provincial Policy Statement and this Plan, will not be permitted.

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

East Credit District Policies of Mississauga Plan

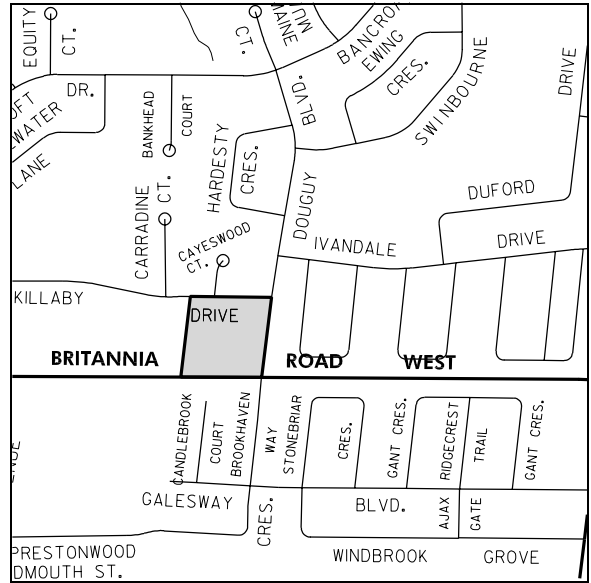
4.11.6.9 Site 8 (MPA-25)



The lands identified as Special Site 8 are located on the west side of Mavis Road, north of Preston Manor Drive.

Notwithstanding the provisions of the Residential High Density I designation, **development** of the property will be permitted up to a maximum **Floor Space Index (FSI)** of 1.75.

4.11.6.10 Site 9



The lands identified as Special Site 9 are located at the northeast corner of Britannia Road West and Douguy Boulevard.

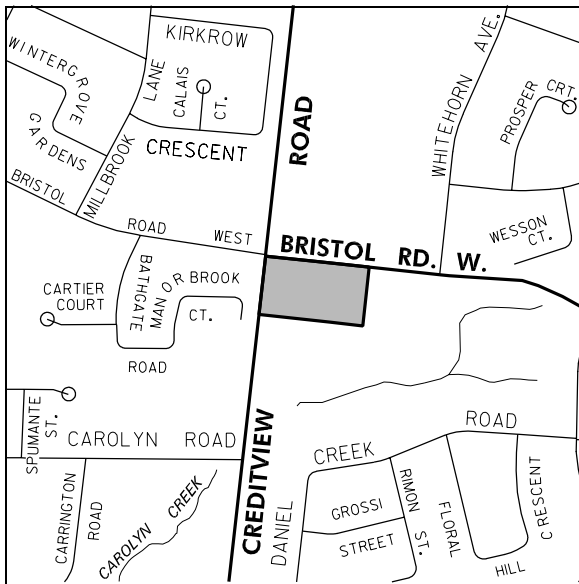
Notwithstanding the provisions of the Convenience Retail Commercial designation, the following additional policy will apply: (MPA-40)

- a. Convenience Retail Commercial uses will be permitted up to a maximum Gross Floor Area (GFA) of 2 800 m². (MPA-40)

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

East Credit District Policies of Mississauga Plan

4.11.6.11 Site 10

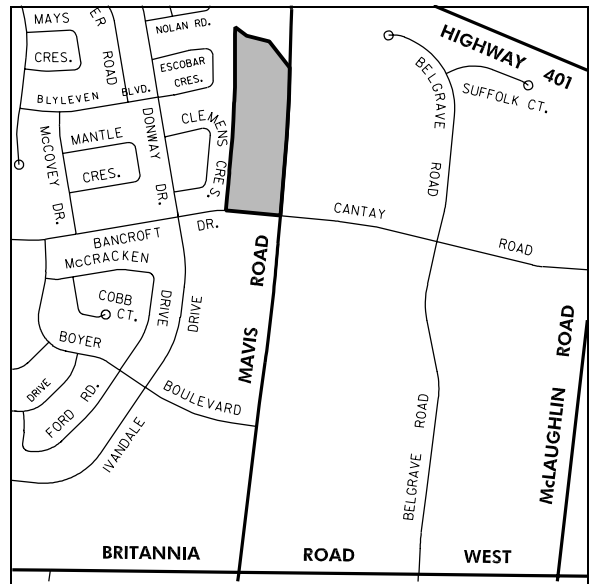


The lands identified as Special Site 10 are located at the southeast corner of Bristol Road West and Creditview Road.

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

- a. Convenience Retail Commercial uses will be permitted up to a maximum Gross Floor Area (GFA) of 2 650 m². (MPA-40)

4.11.6.12 Site 11 (MPA-14)



The lands identified as Special Site 11 are located at the northwest corner of Mavis Road and Bancroft Drive.

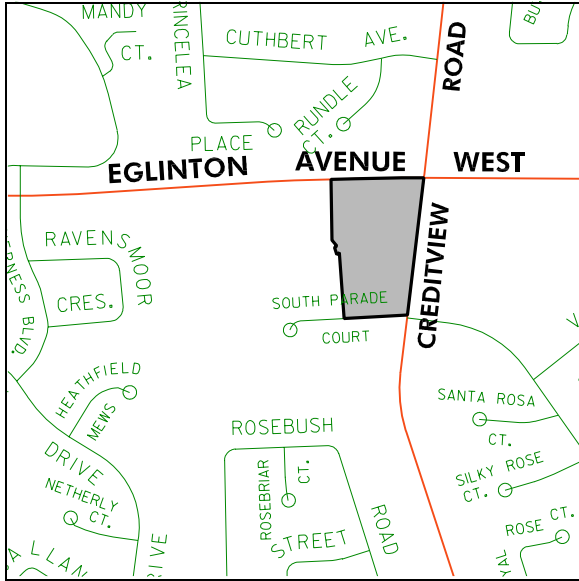
Notwithstanding the provisions of the Business Employment designation, the following additional policy will apply:

- a. motor vehicle sales, service and repair establishments will be permitted.

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

East Credit District Policies of Mississauga Plan

4.11.6.13 Site 12 (MPA-66), (MPA-25), (MPA-94)

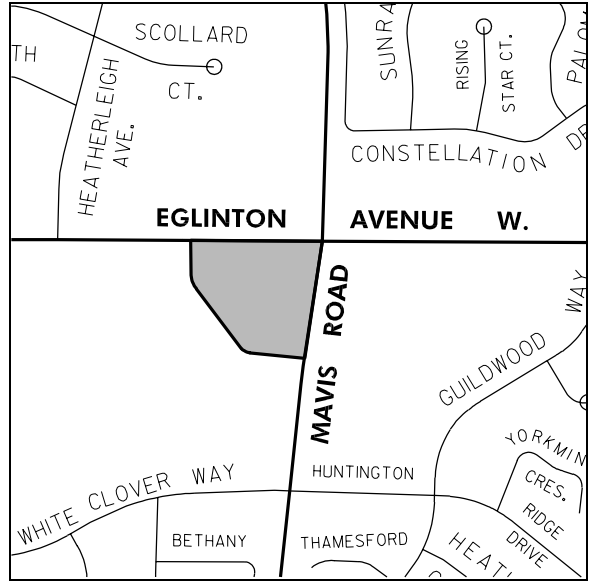


The lands identified as Special Site 12 are located at the southwest corner of Eglinton Avenue West and Creditview Road.

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

- a. townhouse dwellings will be permitted;
- b. the maximum apartment building height will be twelve (12) storeys.
- c. apartment dwellings at a maximum **Floor Space Index (FSI)** of 1.77 will be permitted

4.11.6.14 Site 13 (MPA-66), (MPA-75)



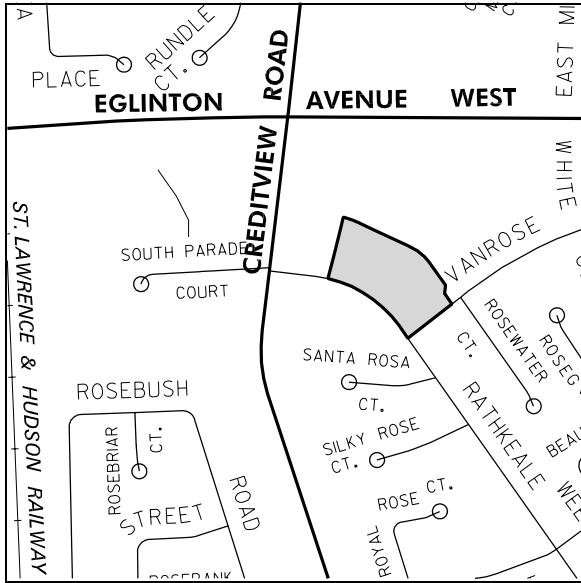
The lands identified as Special Site 13 are located at the southwest corner of Eglinton Avenue West and Mavis Road.

Notwithstanding the provisions of the Residential High Density I designation, apartment dwellings at a maximum **Floor Space Index (FSI)** of 3.7 will be permitted. (MPA-75)

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

East Credit District Policies of Mississauga Plan

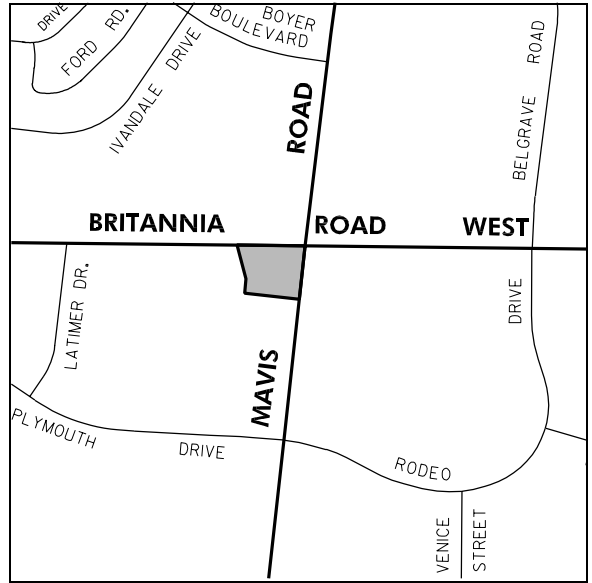
4.11.6.15 Site 14 (MPA-25)



The lands identified as Special Site 14 are located on the north side of Rathkeale Road, east of Creditview Road.

Notwithstanding the provisions of the Residential High Density I designation, a maximum **Floor Space Index (FSI)** of 2.1 will be permitted.

4.11.6.16 Site 15 (MPA-25)



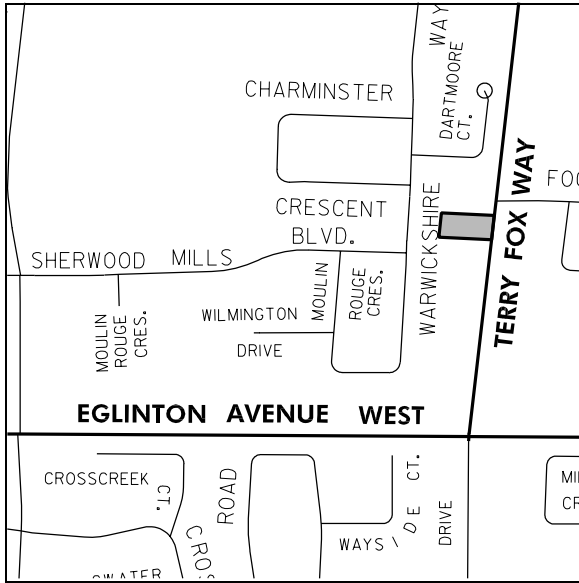
The lands identified as Special Site 15 are located at the southwest corner of Britannia Road West and Mavis Road.

Notwithstanding the provisions of the General Retail Commercial designation, **motor vehicle commercial uses** will also be permitted. (MPA-40)

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

East Credit District Policies of Mississauga Plan

4.11.6.17 Site 16 (MPA-25)



The lands identified as Special Site 16 are located on the west side of Terry Fox Way, north of Eglinton Avenue West.

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

4.11.6.18 Site 17 (MPA-25)



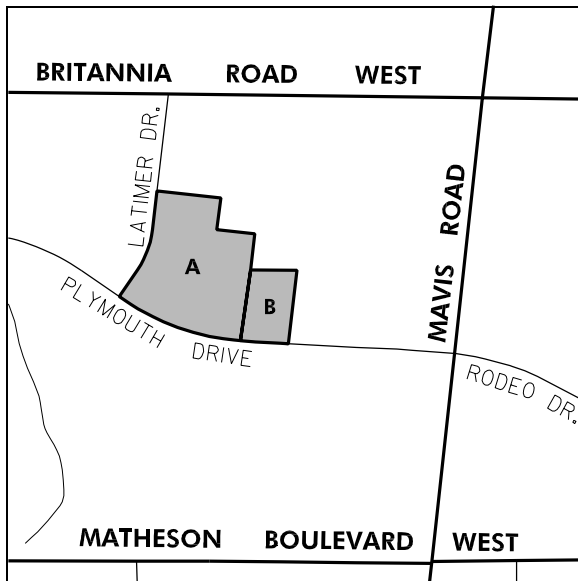
The lands identified as Special Site 17 are located on the north side of Eglinton Avenue West, east of Fallingbrook Drive.

Notwithstanding the provisions of the Residential Medium Density I designation, a veterinary clinic will also be permitted.

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

East Credit District Policies of Mississauga Plan

4.11.6.19 Site 18 (MPA- 71)



The lands identified as Special Site 18 are located at the northeast corner of Plymouth Drive and Latimer Drive. Notwithstanding the provisions of the General Retail Commercial designation, the following will apply: (MPA-40)

4.11.6.19.1 Area A

A motor vehicle car wash will be permitted.

4.11.6.19.2 Area B

A motor vehicle body repair will be permitted.

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

East Credit District Policies of Mississauga Plan

East Credit 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 B4 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Area Exempt From LBPIA Operating Area" and the "General Commercial" Designations as they apply to the lands located between Mavis Road and Terry Fox Way, north and south of Britannia Road West (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 at the southeast corner of Britannia Road West and Terry Fox Way from "Motor Vehicle Commercial" to "General Commercial";
- Amend – Land Use Designation of the lands located at the northeast corner of Plymouth Road and Latimer Drive from "General Commercial" to "Business Employment".

Amendment No. 22

- Amend – Land Use Designation of the lands located at the southwest corner of Britannia Road West and Terry Fox Way from "Residential High Density I" to "Residential Medium Density I".

Amendment No. 36

- Amend – Land Use Designation of the lands located at the northwest corner of Eglinton Avenue West and Terry Fox Way from "Residential High Density I" to "Residential Medium Density I".

Amendment No. 64

- Amend – Land Use Designation of the lands located on the north side of Matheson Boulevard West, west of Mavis Road from "Business Employment" to "General Commercial".

Amendment No. 25

- Amend – Land Use Designation of the lands located north of Eglinton Avenue West, east of Heatherleigh Avenue from "Convenience Commercial" to "Residential Medium Density I";

- Amend – Land Use Designation of the lands located north of Eglinton Avenue West, west of Mavis Road from "Residential Medium Density I" to "Residential High Density I";
- Amend – Land Use Designation of the lands located south of Willowvale Gardens, east of Brockworth Drive (Creditview Wetlands) from "Greenbelt" to "Public Open Space";
- Delete – Mavis Road Bus Rapid Transit Station;
- 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";
- Amend Land Use Map and Land Use Legend – by changing the "LBPIA Operating Area Boundary" from an "orange solid line" to a "dark grey dashed line";
- Delete – the "Lands Exempt from LBPIA Operating Area" hatching on the "Business Employment" and "General Commercial" lands between Terry Fox Way/Silken Laumann Way and Mavis Road, north and south of Britannia Road West;
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.

Amendment No. 71

- Amend - Land Use Designation of the lands located at the northeast corner of Plymouth Drive and Latimer Drive from "Business Employment" to "General Commercial".

Amendment No. 75

- Amend – Land Use Designation of the lands located at the southwest corner of Eglinton Avenue West and Mavis Road from "Residential Low Density II" and "Residential High Density I" to "Residential Medium Density I" and "Open Space".

Amendment No. 74

- Amend – Land Use Designation of the lands located on the north side of Eglinton Avenue West (Barbertown Road extension) opposite Inverness Boulevard, east of the Credit River and municipally known as 1549-1579 Eglinton Avenue West from "Residential Low Density I" and "Greenbelt" to "Residential Medium Density I" and "Greenbelt".

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

East Credit District Policies of Mississauga Plan

Amendment No. 94

- Amend – Land Use Designation of the lands located at the southwest corner of Eglinton Avenue West and Creditview Road from “Residential High Density I” and “Public Open Space” to “Residential High Density I”.

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

- Amend – Land Use Map by removing Eglinton Avenue as a Major Transit Corridor.

Amendment No. 115

- Amend – Land Use Designation of a portion of the lands located in the southeast quadrant of Bristol Road West and Terry Fox Way from: “Public Open Space” to “Residential Medium Density I”; expand the existing “Residential Medium Density I”; and modify the local road network to permit detached and semi-detached dwellings.

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

East Credit District Policies of Mississauga Plan

