

## **NOTE:**

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE LAKEVIEW 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 LAKEVIEW 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 LAKEVIEW 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 4.17 LAKEVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN**

**2011 September**



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

## Lakeview District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Lakeview District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Lakeview 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	Lakeview District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Lakeview District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B1 - District Policies and District Land Use Map	2004 Mar. 17	Further approval with modifications	Ontario Municipal Board Order No. 0562 (Consolidated with City Plan appeal CPA-141)
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 2	District Policies	2004 June 23	All appealed to OMB	City of Mississauga
Amendment 2	District Policies	2005 Mar. 10	Further approval with modifications All approved	Ontario Municipal Board Order No. 0550
Amendment 51	District Policies	2006 Mar. 07	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 40	District Policies	2008 Mar. 24	<b>All Approved Except for two (2) appeals to the OMB</b>  <b><i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed</b>	City of Mississauga
Amendment 101	District Policies and District Land Use Map	2009 Nov. 24	All approved	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	<b>All Approved Except for two (2) site specific appeals to the OMB</b>  Term <i>“retail commercial”</i> is no longer under appeal	City of Mississauga



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## Lakeview 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 10<sup>th</sup> 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 26<sup>th</sup> 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 31<sup>st</sup> 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:

- B1.** The following as it applies to the lands located at 1619, 1623 and 1635 Northmount Avenue and Lots 15 and 16 Registered Plan 308, east side of Northmount Avenue, south of South Service Road (1518554 Ontario Limited):
- Section 4.17, Lakeview District Policies:
    - District Land Use Map, the Residential Low Density II Land Use Designation.

**APPROVED AS MODIFIED**  
**OMB Order No. 0562 - 2004 Mar. 17**  
**(Consolidated with City Plan appeal CPA-141)**

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.17, Lakeview 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 4.17, Lakeview District Policies:
    - Section 4.17.4.2, 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 LAKEVIEW 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.

## Lakeview District Policies of Mississauga Plan

### 4.17 LAKEVIEW

#### 4.17.1 Planning Context

The Dixie-Shorefront Secondary Plan, as amended, was replaced by the Lakeview Secondary Plan, approved by the Ministry of Municipal Affairs and Housing on March 8, 1996.

Existing residential land uses are a combination of low density detached and semi-detached units, medium density townhouses and high density apartments. The high density **development** is primarily located south of the Canadian National Railway right-of-way along Lakeshore Road East.

A large portion of the existing commercial facilities are concentrated along Lakeshore Road East.

The Lakeview Generating Station and the Lakeview Water Pollution Control Plant, situated south of Lakeshore Road East, comprise a major portion of the Lake Ontario **shoreline**. The Lakeview District is traversed by two (2) major transportation corridors; the Queen Elizabeth Way and the Canadian National Railway line.

Significant natural features include the Etobicoke Creek valley system and the Cawthra Woods.

The District is drained by five **watercourses**: Etobicoke Creek, Applewood Creek, Serson Creek, Cawthra Creek and Cooksville Creek. The Etobicoke Creek **watershed** defines the jurisdictional boundary between the Credit Valley Conservation (CVC) and the Toronto and Region Conservation Authority (TRCA). North of Lakeshore Road East, Etobicoke Creek serves as the easterly boundary of Mississauga, and represents a dominant natural feature with a well-defined valley system and forested banks which provides a greenway connection to Toronto and Brampton.

Cawthra Creek has been completely enclosed from Cawthra Road to Lake Ontario in consideration of drainage management. Serson Creek and Applewood Creek are wholly contained within the District. Although Cooksville Creek has been channelized through the District for flood and erosion management, it has naturalized extensively from its mouth at Lake Ontario to the CNR tracks. This **watercourse** has a significant "Regulatory Storm" **floodplain** which affects existing **development** and vacant lands.

Lake Ontario **shoreline** is characterized by both natural beaches and **shoreline** erosion protection works. The lands along Lake Ontario are partially within the Regulatory **Shoreline** as defined by the 100-year **floodplain**, including wave uprush, the 100-year erosion limit and the **dynamic beach hazards**.

Lakefront Promenade Park, constructed east of the mouth of Cooksville Creek, has increased the **shoreline** length of Lake Ontario and the diversity of this area for both terrestrial and aquatic habitats, including two (2) headlands, a breakwater, two (2) bays, natural sand beach, and a **wetlands**, and recreational opportunities, both passive and active. A variety of **fish habitat** is provided in the nearshore areas, particularly in and around Lakefront Promenade Park and the mouths of Etobicoke Creek and Cooksville Creek.

The Cawthra Woods is one of a few large forested areas remaining in the City of Mississauga. It is identified as a Provincially Significant **Wetland**, Regional **Area of Natural and Scientific Interest (ANSI)** and an **Environmentally Significant Area (ESA)**. The southerly portion of the **woodland** is a sugar maple-American beech forest on a relatively well-drained site while the remaining portions of the **woodland** supports a sugar maple-red ash-red maple forest. The area contains a diversity of plant species and is known as a migratory stopover.

The **woodland** situated south of Lakeshore Road East, approximately 9.7 ha in size, is bounded on the west by Applewood Creek, extends eastward to Marie Curtis Park in Toronto, and forms an attractive background to the park when viewed from Lake Ontario. There are two smaller **woodlands** located along the Waterfront Trail and one located south of Queensway East, straddling Cody Lane within the utility corridor.

**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.

## Lakeview District Policies of Mississauga Plan

### 4.17.2 *Development Concept*

The Lakeview District is generally a stable, established area with few sites remaining to be developed. The focus of these policies is to preserve and *enhance* the *character* of the existing *development* and transportation system. *Infill* and *redevelopment* will be facilitated/encouraged in a manner consistent with existing land uses in the surrounding area.

These policies provide for future *development*, with emphasis on its compatibility with existing land uses and densities.

Commercial *development* will continue to be concentrated in certain locations, particularly along Lakeshore Road East.

A series of waterfront parks are anticipated along the shores of Lake Ontario in accordance with the Mississauga Waterfront Plan. These parks will be connected by a bicycle and pedestrian route system. Lakefront Promenade Park is to be recognized as a recreational facility of Regional significance.

### 4.17.3 *Urban Design Policies*

**4.17.3.1** The scale and *character* of all building and landscape designs will take into consideration the guidelines established in the Lakeshore Road Design Concept.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.4 Land Use

#### 4.17.4.1 Residential

##### 4.17.4.1.1 Residential Low Density I

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

##### 4.17.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplex, triplex and street townhouse dwellings, within a density range of 17-30 units per *net residential hectare*. (MPA-25)

##### 4.17.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits detached, semi-detached, duplex, townhouse dwellings and all forms of multiple dwellings within a density range of 30-57 units per *net residential hectare*. (MPA-25)

##### 4.17.4.1.4 Residential High Density I

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

##### 4.17.4.1.5 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.1-1.8.

##### 4.17.4.1.6 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, *development* in addition to existing buildings will be restricted to townhouse dwellings up to the maximum density specified for the Residential High Density designation; (MPA-25)
- 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.

#### 4.17.4.2 Business Employment

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

#### 4.17.4.3 Commercial (MPA-25)

##### 4.17.4.3.1 Mainstreet Retail Commercial (MPA-25), (MPA-40))

Building should have a minimum height of two (2) storeys and a maximum height of three (3) storeys.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.5 Transportation

#### 4.17.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, LAKEVIEW DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Queen Elizabeth Way	Cawthra Road to Etobicoke Creek	Province of Ontario	
ARTERIAL	Queensway East	Cawthra Road to Etobicoke Creek	Region of Peel	36/45 m (45 m at intersections)
	Lakeshore Road East	Seneca Avenue to Greaves Avenue	City of Mississauga	30 m
	Lakeshore Road East	Greaves Avenue to Etobicoke Creek	City of Mississauga	35 m
	Cawthra Road	Queensway East to Queen Elizabeth Way	Region of Peel	36/45 m (45 m at intersections)
	Cawthra Road	Queen Elizabeth Way to Lakeshore Road East	Region of Peel	36 m
	Dixie Road	Queensway East to Rometown Drive	Region of Peel	45 m
MAJOR COLLECTOR	North Service Road	Cawthra Road to Brentano Boulevard	City of Mississauga	20 m
	South Service Road	Cawthra Road to Park Royale Boulevard	City of Mississauga	20 m
	Atwater Avenue	Cawthra Road to Ogden Avenue	City of Mississauga	20 m
	Ogden Avenue	South Service Road to Lakeshore Road East	City of Mississauga	20 m
	Dixie Road ( <i>Scenic Route</i> )	Rometown Drive to Lakeshore Road East	Region of Peel	20 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20 m

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

## Lakeview 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.

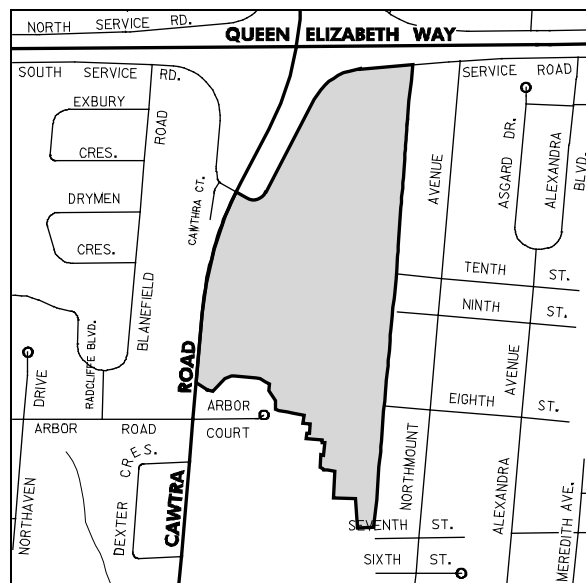
## Lakeview District Policies of Mississauga Plan

### 4.17.6 Special Site Policies

#### 4.17.6.1 Introduction

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

#### 4.17.6.2 Site 1



The lands identified as Special Site 1 are east of Cawthra Road and south of the South Service Road.

The lands are known as the Cawthra Woods and comprise both heritage and natural areas. Within the Cawthra Woods is located the Cawthra Estate which includes the Cawthra-Elliott Estate House and formal gardens on the north and south sides of the estate house, the walled garden, and sugar maple forest, all of which form a **cultural heritage landscape** which is designated under the *Ontario Heritage Act*. The site contains a Provincially Significant **Wetland**, an **Environmentally Significant Area (ESA)** as identified by Credit Valley Conservation, and a Regionally Significant **Area of Natural and Scientific Interest (ANSI)**.

Notwithstanding the Public Open Space designation, the following additional policies will apply: (MPA-25)

- a. the following uses will be permitted in the Cawthra-Elliott Estate House:
- **community uses**, including an academy for the performing arts;
  - **offices**;
  - a conference centre;

- a community centre;
- art gallery or studio; (MPA-25)
- museum; (MPA-25)
- commercial school that may include a business school, driving school, dance school, music school, arts school, crafts school or a martial arts school, but shall not include a trade school or a private school; (MPA-25)

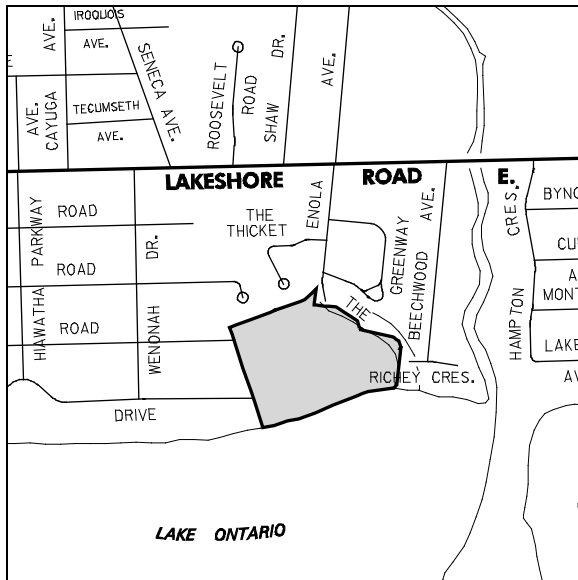
b. **development** of the Estate House will address the following:

- the Environmental Policies of this Plan;
- retention of the existing forest in a natural condition in accordance with an approved *Cawthra Woods Management and Implementation Plan*;
- an approved *Parks Master Plan*;
- preservation and rehabilitation of the Cawthra-Elliott **cultural heritage landscape**, including the existing house, outbuildings and formal gardens. Any **minor development** or minor site alterations will be limited in size and to a design **compatible** with the historically designated structure, will be designed and located in a manner that minimizes removal of forest cover and will be subject to completion and circulation of an **Environmental Impact Study (EIS)** and site plans to the Region of Peel and Credit Valley Conservation;
- a **Heritage Impact Statement** may be required.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.3 Site 2



The lands identified as Special Site 2 known as the Adamson Estate and Derry Property, are located along the shores of Lake Ontario, east of Cumberland Drive and south of Enola Avenue.

Notwithstanding the Public Open Space designation and the Natural Area classification of this Plan, the following additional policies will apply: (MPA-25)

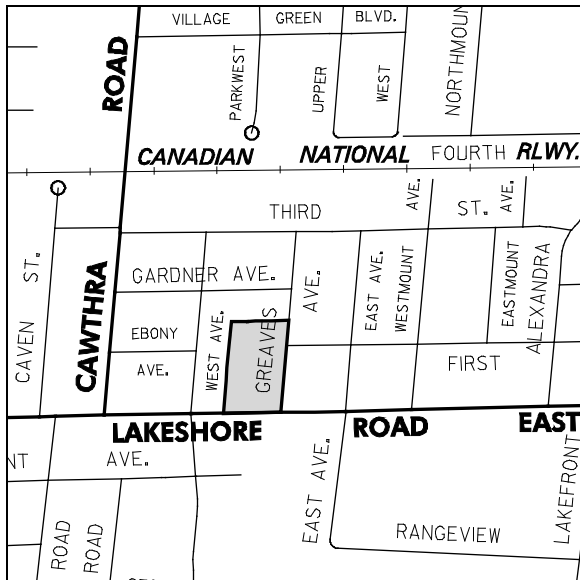
- a. in addition to the uses permitted in the City Park designation, the following uses will also be permitted:
  - *offices*;
  - *community uses*;
  - a conference centre;
  - an academy for the performing arts;
  - a specialty hospital;
- b. *development* of this site will be subject to site plan approval which will address, among other things, the following:
  - restoration and preservation of the historically designated dwelling and coach house;
  - maintenance of public access along the waterfront as well as the grounds of the estate;
  - *enhancement* of recreation opportunities throughout the balance of Lakefront Promenade Park;
  - recognition and respect of the existing *character* of the surrounding residential land uses;

- the servicing requirements of the Region of Peel with respect to the sanitary sewer outlet and the use of backflow preventors in the buildings to prevent basement flooding.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.4 Site 3

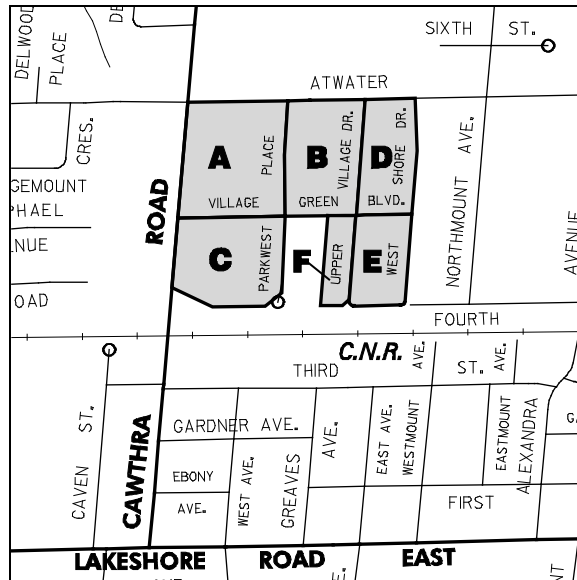


The lands identified as Special Site 3 are located at the northwest corner of Lakeshore Road East and Greaves Avenue.

Notwithstanding the Residential High Density I designation of this Plan, the following policy will apply:

- a. apartment units are permitted with a maximum height of seven (7) storeys and townhouses with a maximum height of two (2) storeys. The overall density on the site will not exceed 138 units per *net residential hectare*.

### 4.17.6.5 Site 4



4.17.6.5.1 The lands identified as Special Site 4 are located in the southeast quadrant of Cawthra Road and Atwater Avenue.

The lands are designated Residential High Density I and Residential High Density II. The maximum number of dwelling units on this property will not exceed one-thousand and two-hundred (1 200) units.

The number of residential units within each Special Site has been identified on a site specific basis. Some residential units may be transferred between these areas without further amendment to this Plan provided the total number of residential units on Special Site 4 does not exceed one-thousand and two-hundred (1 200) units and the transfer of residential units does not have an adverse effect on the neighbouring residential environment.

#### 4.17.6.5.2 Area 4A

Notwithstanding the provisions of the Residential High Density II designation of this Plan, the following additional policy will apply to the lands identified as Area 4A:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed four-hundred and fifteen (415), except that a maximum of forty (40) additional units may be transferred to this Area;
- b. the maximum apartment building height will be twelve (12) storeys. (MPA-66)

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.5.3 Area 4B

Notwithstanding the provisions of the Residential High Density II designation of this Plan, the following additional policy will apply to the lands identified as Area 4B:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed two-hundred and forty-five (245), except that a maximum of forty (40) additional units may be transferred to this Area.

### 4.17.6.5.4 Area 4C

Notwithstanding the provisions of the Residential High Density II designation of this Plan, the following additional policies will apply to the lands identified as Area 4C:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed three-hundred and seventy (370), except that a maximum of forty (40) additional units may be transferred to this Area;
- b. public open space, flood control, conservation uses will also be permitted.

### 4.17.6.5.5 Area 4D

Notwithstanding the provisions of the Residential High Density I designation of this Plan, the following additional policy will apply to the lands identified as Area 4D:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed eighty (80), except that a maximum of thirty-six (36) additional units may be transferred to this Area.

### 4.17.6.5.6 Area 4E

Notwithstanding the provisions of the Residential High Density I designation of this Plan, the following additional policy will apply to the lands identified as Area 4E:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed sixty (60), except that a maximum of twelve (12) additional units may be transferred to this Area.

### 4.17.6.5.7 Area 4F

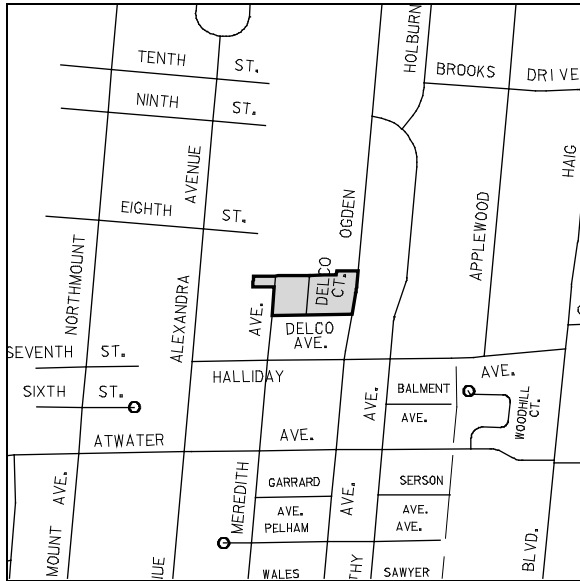
Notwithstanding the provisions of the Residential High Density I designation of this Plan, the following additional policy will apply to the lands identified as Area 4F:

- a. all types of multiple family dwellings including townhouses, street townhouses, other forms of horizontal multiple dwellings, apartments, or any combination of these uses with individual frontages or in cluster arrangements will be permitted, provided the number of units without a transfer does not exceed thirty (30), except that a maximum of ten (10) additional units may be transferred to this Area.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.6 Site 5

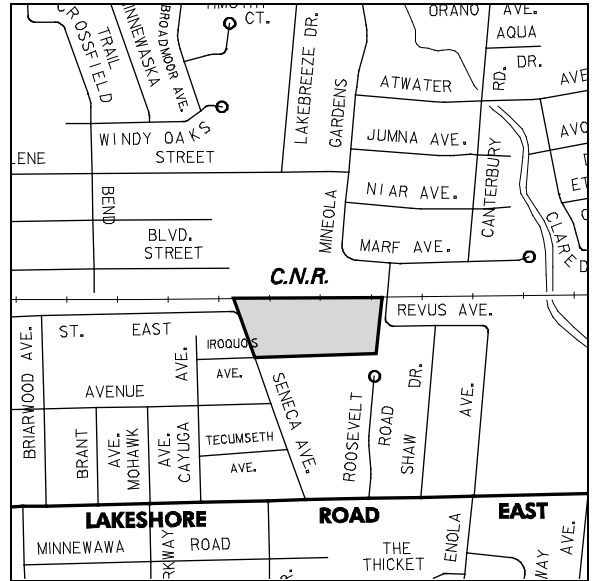


The lands identified as Special Site 5 are located on the north side of Delco Avenue, west of Ogden Avenue, on the east and west side of the north end of Meredith Avenue.

Notwithstanding the Residential Low Density II designation of this Plan, the following policy will apply:

- a. **development** on the lands will be restricted to thirteen (13) detached units and eighteen (18) semi-detached units.

### 4.17.6.7 Site 6 (MPA-25)



The lands identified as Special Site 6 are located west of Revus Avenue, south of the Canadian National Railway tracks.

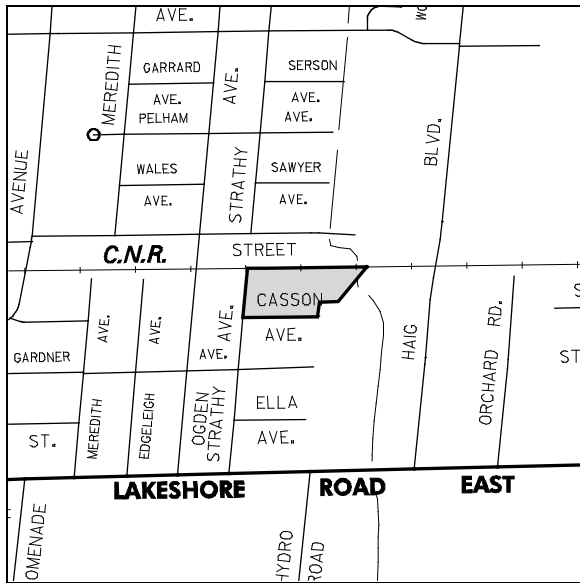
Notwithstanding the provisions of the Business Employment designation, the following uses will not be permitted:

- a. outdoor storage;
- b. trucking facilities, and transportation facilities;
- c. overnight accommodation and conference centres;
- d. broadcasting, communication, and utility rights-of-way;
- e. financial institutions;
- f. entertainment, recreation and sports facilities;
- g. all types of restaurants.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.8 Site 7 (MPA-25)

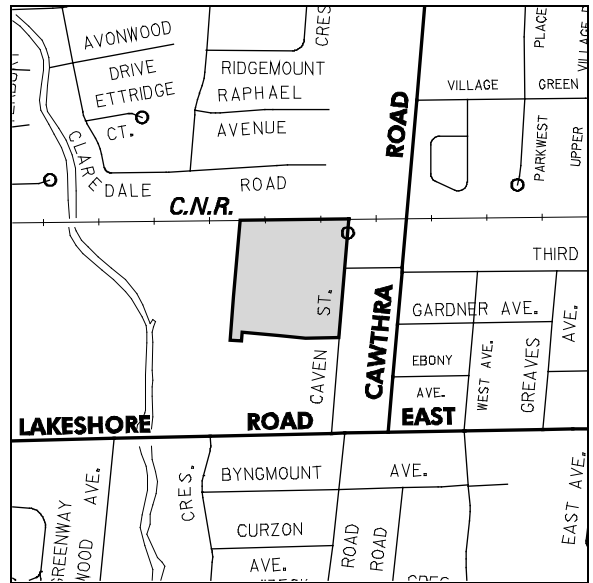


The lands identified as Special Site 7 are located along Casson Avenue, west of the utility corridor.

Notwithstanding the provisions of the Business Employment designation, the following uses will not be permitted:

- a. outdoor storage;
- b. trucking facilities, and transportation facilities;
- c. overnight accommodation and conference centres;
- d. broadcasting, communication, and utility rights-of-way;
- e. financial institutions;
- f. entertainment, recreation and sports facilities;
- g. all types of restaurants.

### 4.17.6.9 Site 8



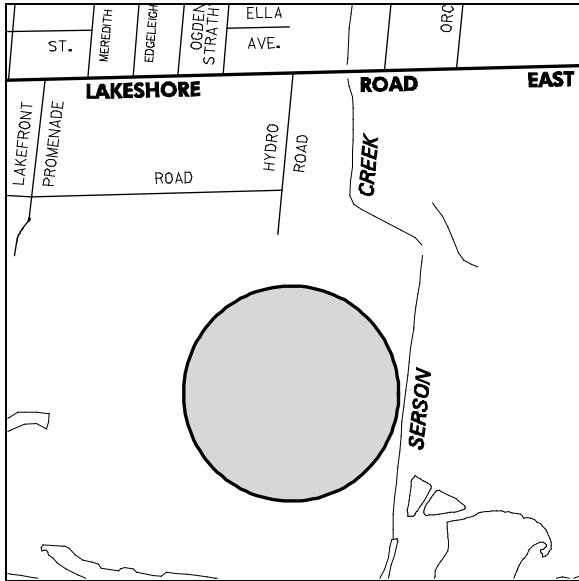
The lands identified as Special Site 8 are located on the west side of Caven Street and south of the Canadian National Railway tracks.

Notwithstanding the High Density II designation of this Plan, buildings will be permitted within a *Floor Space Index (FSI)* of 0.8-2.3.

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

## Lakeview District Policies of Mississauga Plan

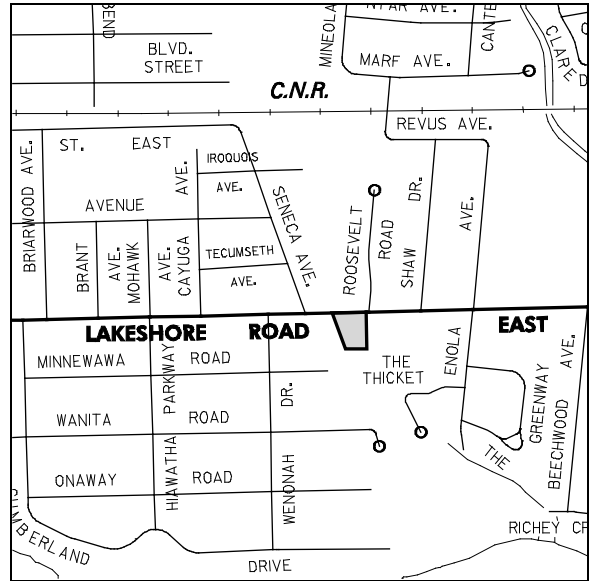
### 4.17.6.10 Site 9



The lands identified as Special Site 9 are located south of Lakeshore Road East along the waterfront between Serson Creek and Lakefront Promenade Park.

Notwithstanding the Utility designation, an electric *power generating facility* will be permitted.

### 4.17.6.11 Site 10 (MPA-25)



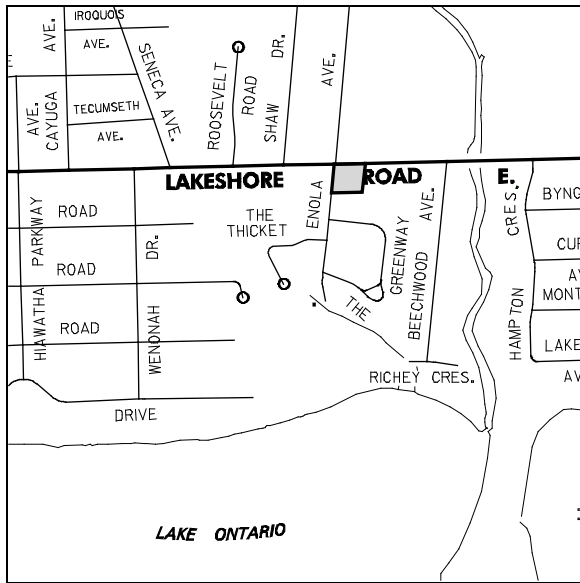
The lands identified as Special Site 10 are located south of Lakeshore Road East and east of Wenonah Drive.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, a convenience restaurant will be permitted. (MPA-40)

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.12 Site 11

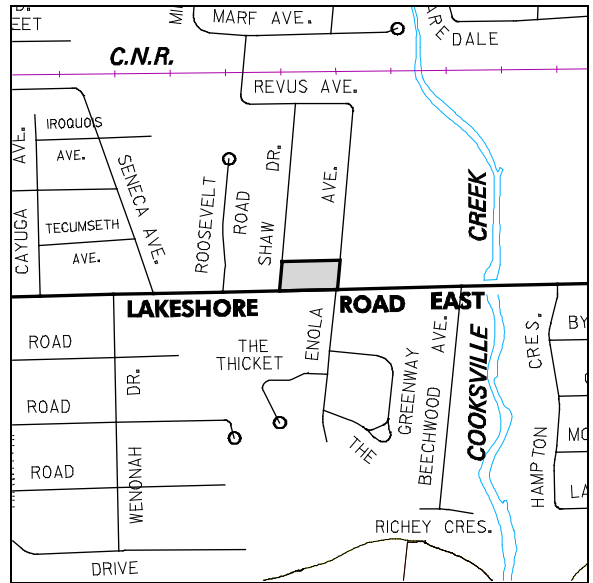


The lands identified as Special Site 11 are located at the southeast corner of Lakeshore Road East and Enola Avenue.

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

- a. a motor vehicle service station will be permitted.

### 4.17.6.13 Site 12 (MPA-25)



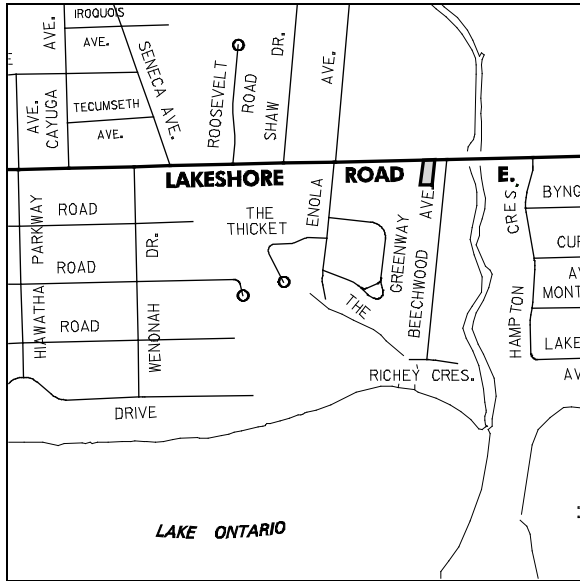
The lands identified as Special Site 12 are located north of Lakeshore Road East between Shaw Drive and Enola Avenue.

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

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

## Lakeview District Policies of Mississauga Plan

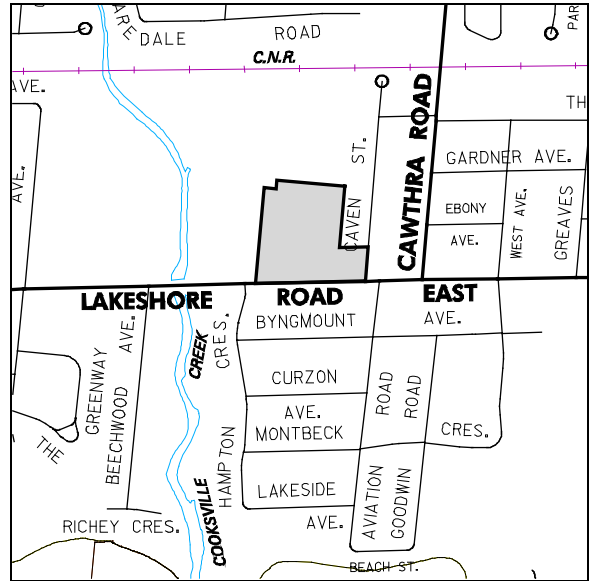
### 4.17.6.14 Site 13 (MPA-25)



The lands identified as Special Site 13 are located south of Lakeshore Road East and west of Beechwood Avenue.

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

### 4.17.6.15 Site 14 (MPA-25)



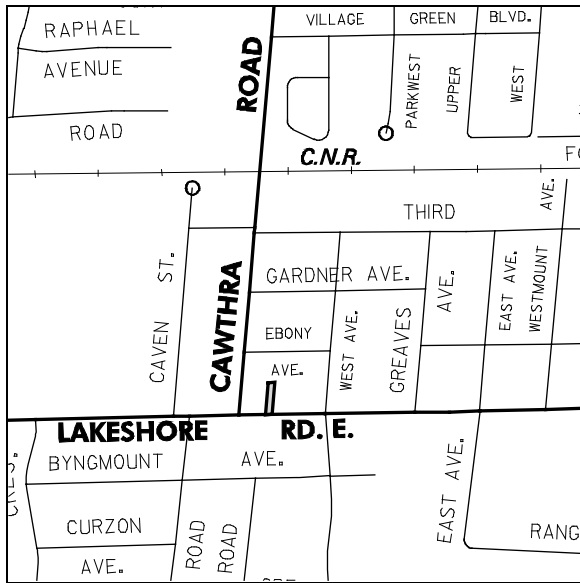
The lands identified as Special Site 14 are located north of Lakeshore Road East and west of Caven Street.

Notwithstanding the provisions of the Mainstreet Retail Commercial designation, a convenience restaurant will be permitted. (MPA-40)

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

## Lakeview District Policies of Mississauga Plan

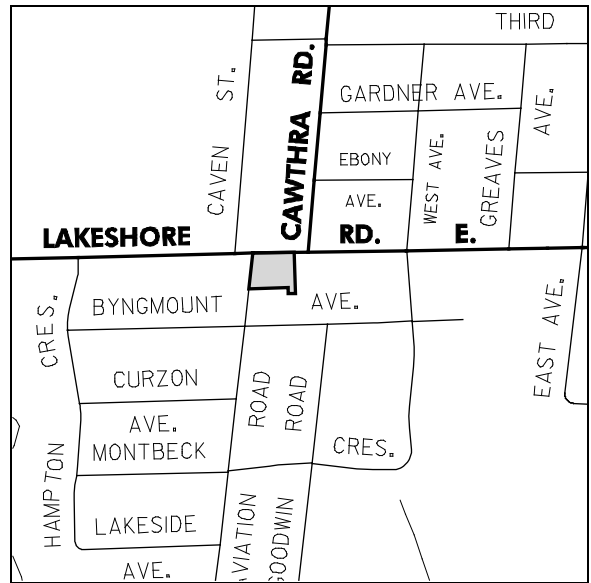
### 4.17.6.16 Site 15 (MPA-25)



The lands identified as Special Site 15 are located north of Lakeshore Road East and east of Cawthra Road.

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

### 4.17.6.17 Site 16



The lands identified as Special Site 16 are located at the southeast corner of Lakeshore Road East and Aviation Road.

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

- a. *motor vehicle commercial uses* will be permitted.

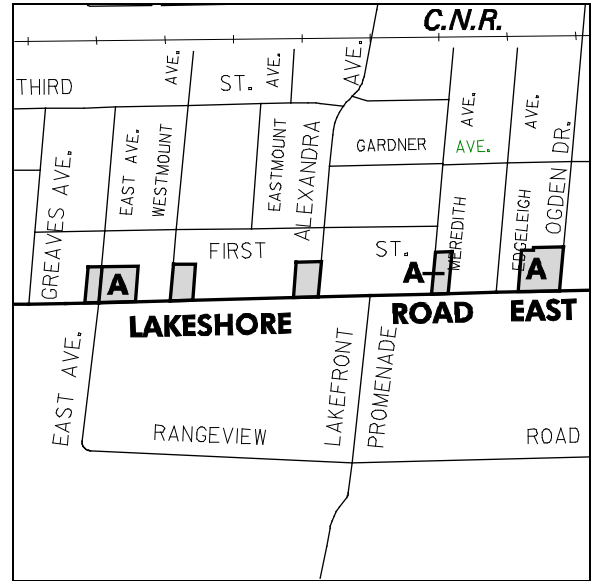
Specific policies in this section must be read in conjunction with all the policies in this Plan.

## Lakeview District Policies of Mississauga Plan

### 4.17.6.18 Site 17

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

### 4.17.6.19 Site 18 (MPA-25)



The lands identified as Special Site 18 include six (6) sites located north of Lakeshore Road East between Greaves Avenue and Ogden Avenue.

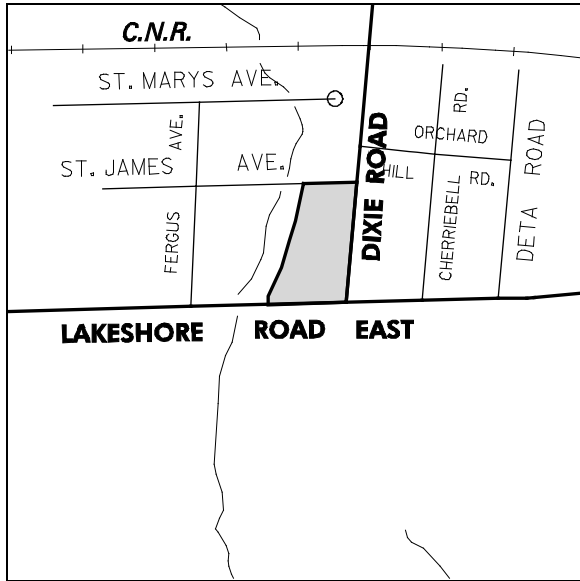
Notwithstanding the provisions of the Mainstreet Retail Commercial designation, the following additional policies will apply: (MPA-40)

- a. a motor vehicle repair garage will be permitted;
- b. for the lands identified as Area 18A, motor vehicle sales and rental will also be permitted.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.20 Site 19



The lands identified as Special Site 19 are located at the northwest corner of Lakeshore Road East and Dixie Road.

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

- a. motor vehicle sales and service will be permitted.

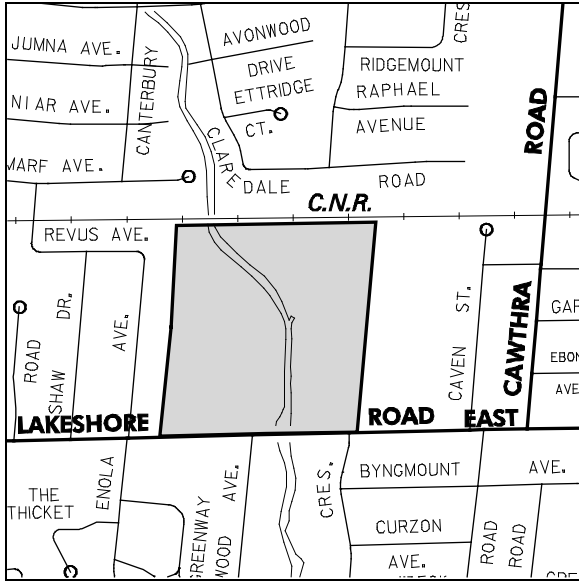
### 4.17.6.21 Site 20

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

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.22 Site 21 (MPA-2)

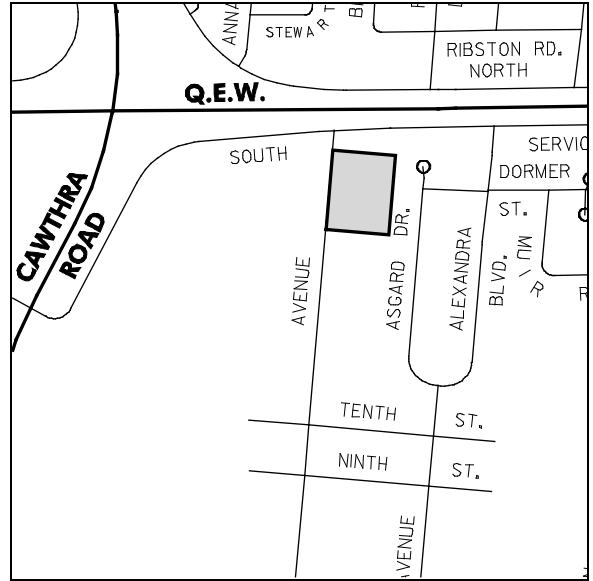


The lands identified as Special Site 21 are located on the north side of Lakeshore Road East west of Cawthra Road and on the east and west sides of Cooksville Creek.

Notwithstanding the Business Employment and Greenbelt designations of this Plan, the following additional policy will apply:

- a. ingress/egress for all new *development* will be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of safe access will be made by the Credit Valley Conservation and the *City*, and will be based on depth and velocity factors.

### 4.17.6.23 Site 22 (OMB Order No. 0562 - CPA-141)



The lands identified as Special Site 22 are located on the east side of Northmount Avenue south of the South Service Road.

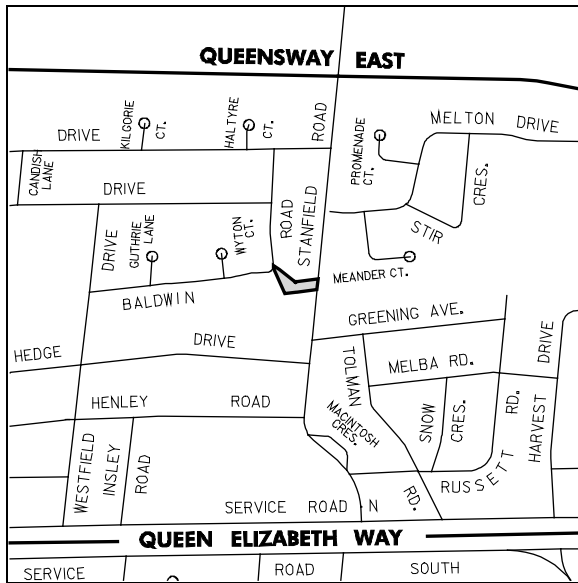
Notwithstanding the provisions of the Residential Low Density II designation as it applies to these lands, the following policies will apply:

- a. the overall net density on the site will not exceed 31 units per *net residential hectare*;
- b. a maximum of thirty (30) row dwellings of condominium tenure with frontage on a private internal road are permitted.

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

## Lakeview District Policies of Mississauga Plan

### 4.17.6.24 Site 23 (MPA-51)

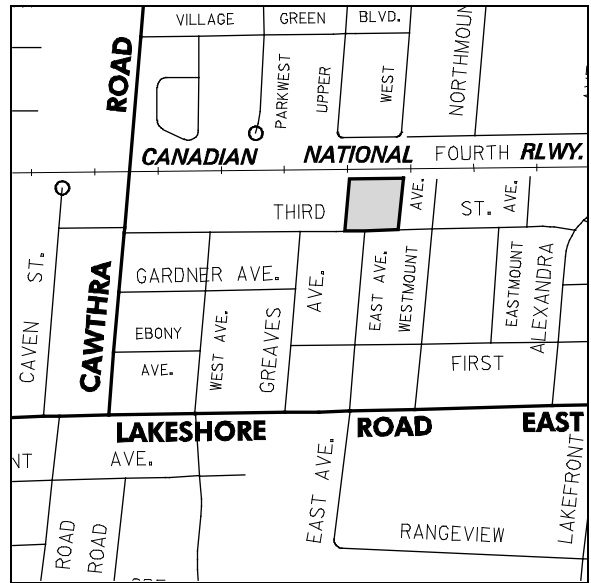


The lands identified as Special Site 23 are located on the west side of Stanfield Road, south of Queensway East.

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

- a. hair care and aesthetics services will be permitted;
- b. *office* uses, excluding medical *offices*, will be permitted;
- c. the total gross floor area - non residential of all buildings and structures on the lands shall not exceed three-hundred and fifty (350) m<sup>2</sup>;
- d. the total gross floor area - non residential devoted to hair care and aesthetics services shall not exceed two-hundred (200) m<sup>2</sup> and shall be located on the ground floor.

### 4.17.6.25 Site 24 (MPA-25)



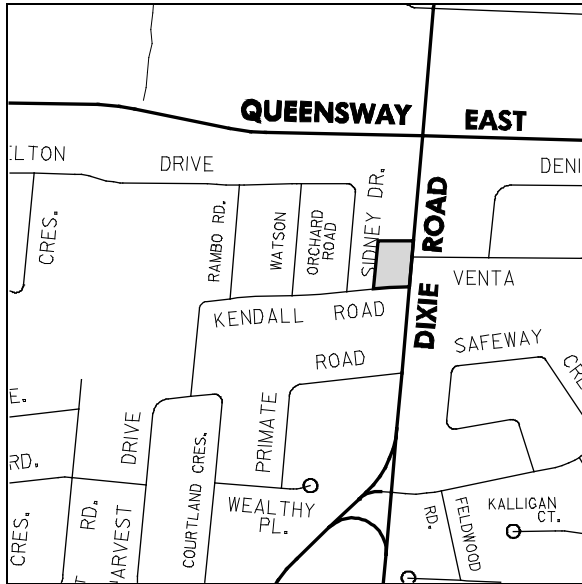
The lands identified as Special Site 24 are located east of Cawthra Road, south of the Canadian National Railway tracks.

Notwithstanding the provisions of the Residential Low Density II designation, two (2) three (3) storey apartment buildings will be permitted.

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

## Lakeview District Policies of Mississauga Plan

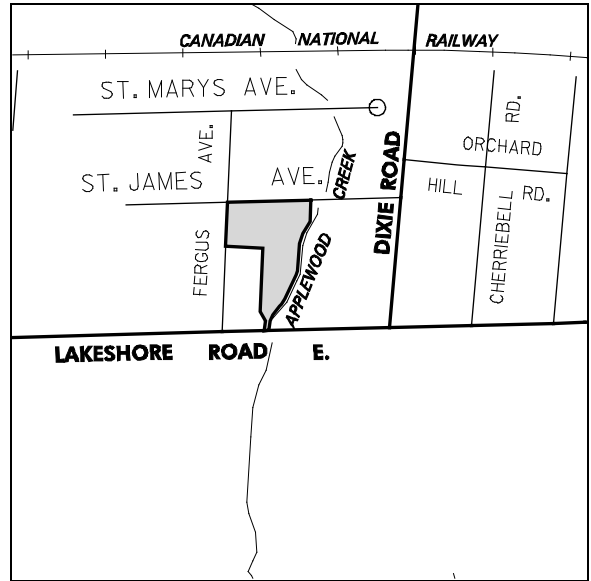
### 4.17.6.26 Site 25 (MPA-25)



The lands identified as Special Site 25 are located west of Dixie Road, north of Kendall Road.

Notwithstanding the provisions of the Residential Low Density I designation, an *office* for a maximum of four (4) medical practitioners will be permitted.

### 4.17.6.27 Site 26 (MPA-25)



The lands identified as Special Site 26 are located east of Fergus Avenue, north of Lakeshore Road East.

Notwithstanding the provisions of the Residential High Density II designation, townhouse dwellings will be permitted.

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

## Lakeview District Policies of Mississauga Plan

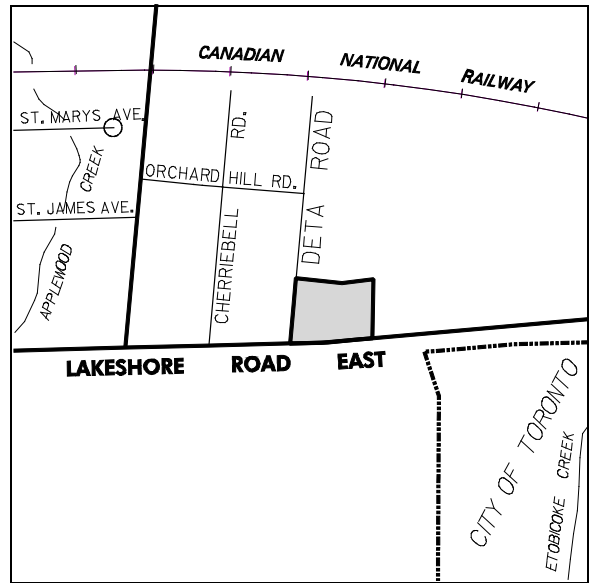
### 4.17.6.28 Site 27 (MPA-25)



The lands identified as Special Site 27 are located on the north side of Lakeshore Road East, east of Strathly Avenue.

Notwithstanding the provisions of the Residential Low Density II and Mainstreet Retail Commercial designations, townhouse dwellings will be permitted. (MPA-40)

### 4.17.6.29 Site 28 (MPA-101)



The lands identified as Special Site 28 are located at the northeast corner of Lakeshore Road East and Deta Road.

Notwithstanding the Mainstreet Commercial designation, the following additional policies shall apply:

- a. the maximum number of horizontal multiple dwelling units permitted shall be 47;
- b. the maximum Floor Space Index shall be 0.9.

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

## Lakeview District Policies of Mississauga Plan

### Lakeview District Land Use Map

Amended by:

#### *Appeal B1 (OMB Order No. 0562)*

- The OMB has modified and approved the appeal as it applies to the lands located at 1619, 1623 and 1635 Northmount Avenue and Lots 15 and 16 Registered Plan 308, east side of Northmount Avenue, south of South Service Road designated "Residential Low Density I" (1518554 Ontario Limited).

#### *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. 25*

- Amend – Land Use Designation of the lands located east of Dixie Road, north of the Canadian National Railway from "Private Open Space – Golf Course" to "Residential Low Density I";
- Amend – Land Use Designation of the lands located on the east side of Enola Avenue, north of Lakeshore Road East from "Residential Low Density II" to "Residential High Density I";
- Amend – Land Use Designation of the lands located east of Seneca Avenue, north of Lakeshore Road East from "Residential High Density I" to "Residential High Density II";
- Amend – Land Use Designation of the lands located as follows:
  - at the northeast corner of Lakeshore Road East and Seneca Avenue,
  - on the north side of Lakeshore Road East, east of Dixie Road;from "Convenience Commercial" to "Mainstreet Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located south of Richley Crescent, on both sides of Cooksville Creek from "Residential Low Density I" and "Residential Low Density II" to "Greenbelt";
- Amend – Land Use Designation of the lands located on the west side of Alexandra Avenue, north of Atwater Avenue from "Convenience Commercial" to "Residential Low Density II";

#### *Amendment No. 101*

- Amend – Land Use Designation on the lands located at the northeast corner of Lakeshore Road East and Deta Road, from "Residential Low Density I" and "Motor Vehicle Commercial" to "Mainstreet Commercial";

#### *Amendment No. 120*

*(OMB File No.: PL100425-2011 September 16)*

- Amend – Land Use Designation of the lands located on the east side of Haig Boulevard, north of Lakeshore Road East from "Residential Low Density I" to "Residential Medium Density I", "Public Open Space" and "Greenbelt" to permit a condominium development consisting of a detached dwelling and townhouse dwellings and to redesignate lands to accommodate parkland and natural hazard lands.

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

## Lakeview District Policies of Mississauga Plan

