

NOTE:

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

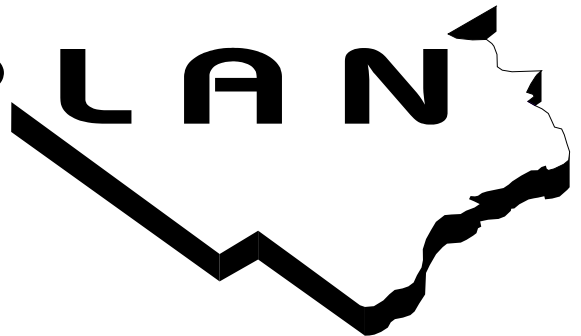
PLEASE REFER TO MISSISSAUGA PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE LISGAR 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 LISGAR 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 4.18 LISGAR DISTRICT POLICIES OF MISSISSAUGA PLAN

2012 November

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

Lisgar District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Lisgar District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Lisgar 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	Lisgar District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Lisgar 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 All approved	Ontario Municipal Board Order No. 0662
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 40	District Policies and District Land Use Map	2009 Dec. 01	All Approved Except for two (2) site specific appeals to the OMB Term <i>“retail commercial”</i> is no longer under appeal	City of Mississauga
Amendment 95	District Policies	2010 Jan. 07	Partial Approval All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel

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Lisgar District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 95	District Policies	2011 Feb. 25	Partial Approval All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel Withdrawn: Berkley Homes – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place) 2011 Feb. 25 Case No. PL101408 File No. PL100111
Amendment 95	District Policies	2011 May 09	Partial Approval All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp., Solmar Dev. Corp.	Region of Peel Withdrawn: Solmar Dev. Corp., 2011 May 09 Case No. PL101408 File No. PL100111
Amendment 95	District Policies	2011 Dec. 13	Partial Approval All Appealed to the OMB (Azuria Group , Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road, Orlando Corp.	Region of Peel Withdrawn: Azuria Group Inc., 2011 Dec. 13 Case No. PL101408 File No. PL100111
Amendment 95	District Policies	2012 Apr. 25	Partial Approval Site Specific Appeal to the OMB Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road Orlando Corp.	Region of Peel Withdrawn: Orlando Corp., 2012 Apr. 25 Case No. PL101408 File No. PL100111
Amendment 95	District Policies	2012 Nov. 20	All Approved	Region of Peel Withdrawn: Gemini Urban Design (Cliff) Corp.-as it relates to the lands located at 2021-2041 Cliff Road 2012 Nov. 20 Case No. PL101408 File No. PL100111

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Lisgar 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 4.18, Lisgar District Policies:
 - District Land Use Map, the Commercial 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 LISGAR 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.

Lisgar District Policies of Mississauga Plan

4.18 LISGAR

4.18.1 Planning Context

The Lisgar District became part of the City of Mississauga in 1974, and with the approval of the 1981 Official (Primary) Plan, major portions of the lands were designated for residential purposes.

Residential *development*, the predominant land use, consists of a mix of detached dwellings, semi-detached dwellings and townhouses.

The first major *development* in Lisgar was the introduction of a modular *development* concept, for detached dwellings, in the area around Trelawny Circle and Tenth Line West. The unique housing module consists of six (6) detached dwellings, on oblique angled lots, fronting on a cul-de-sac off a conventional road.

A Union Gas Pipeline easement traverses the District in the east-west direction north of Trelawny Circle.

Most of the District falls within the Sixteen Mile Creek *sub-watershed*, with a small portion on the east side draining into the Mullett Creek. The Sixteen Mile Creek tributary, which runs north-south through the District, is channelized and contains the water quantity and quality control facilities. The greenway contributes to the linkage function of the Sixteen Mile Creek tributary. The silver maple *woodland* located at the southerly portion of the tributary is an evaluated *wetland*. In addition to the two (2) *woodland* communities found along the *watercourse*, there are two (2) smaller remnant *woodlands* located within *City* parklands.

NOTE:

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

4.18.2 *Development Concept*

The Lisgar District is a developing Residential District with one-third of the lands remaining to be developed. Most of the District has been planned to accommodate a variety of housing types within the low and medium density range. (MPA-25)

The District is self-sufficient in terms of parks, elementary schools, and retail commercial facilities. The parks and schools have been oriented towards the linear open space corridor along the Sixteen Mile Creek tributary. The pedestrian/bicycle path system accommodated in the open space corridor links the neighbourhood to City and Community Parks, and Lisgar to the adjacent Meadowvale and Churchill Meadows Districts. (MPA-40)

The retail commercial facility on Derry Road West forms an integral part of the surrounding residential area and provides a focal point for the District. (MPA-40)

The Sixteen Mile Creek tributary and adjacent vegetation, including *woodlands*, are considered valuable as part of a greenway system. *Development* proposals should maintain or *enhance* ecological features and *ecological functions*, within the local and large scale context of the Sixteen Mile Creek *sub-watershed*.

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

Lisgar District Policies of Mississauga Plan

4.18.3 Urban Design Policies

4.18.3.1 Open space connections that link public parks and community facilities through use of walkways, underpasses or bridges will be encouraged during the evaluation of any *development* proposal.

4.18.4 Land Use

4.18.4.1 Residential

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

4.18.4.1.1 Residential Low Density I

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

4.18.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, street townhouse and duplex dwellings, within a density range of 17-45 units per *net residential hectare*.

4.18.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits semi-detached dwellings and townhouse *development*, within a density range of 30-50 units per *net residential hectare*.

4.18.4.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings and all forms of horizontal multiple dwellings, as well as apartment dwellings at a *Floor Space Index (FSI)* of 0.4-0.9. Building height should not exceed four (4) storeys. (MPA-25)

4.18.4.1.5 Residential High Density I

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

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

Lisgar District Policies of Mississauga Plan

4.18.4.1.6 Residential Medium Density *Development (MPA-25)*

- a. In addition to the general Residential Medium Density *development* policies of this Plan, the following additional policy applies specifically to this District:
- in order to create acceptable built form transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods and buildings abutting low density housing forms should be limited to three (3) storeys.

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

Lisgar District Policies of Mississauga Plan

4.18.5 Transportation

4.18.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, LISGAR DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Derry Road West	Ninth Line to Tenth Line West	Region of Peel	36 m
	Britannia Road West	Ninth Line to Tenth Line West	Region of Peel	36 m
	Ninth Line	St. Lawrence & Hudson Railway tracks to Britannia Road West	Region of Halton (MPA-25)	35 m
MAJOR COLLECTOR	Tenth Line West	St. Lawrence & Hudson Railway tracks to Britannia Road West	City of Mississauga	30 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
	Trelawny cul-de-sacs		City of Mississauga	10 m

* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along **Higher Order Transit** Corridors, **Bus Rapid Transit** facility, **Bus Rapid Transit** stations, auxiliary lanes, side slopes, bicycle paths, **streetscape** works, etc. (MPA-25) (MPA-95 assoc. with OMB File No.: PL100111)

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

Lisgar District Policies of Mississauga Plan

4.18.5.2 Road System

4.18.5.2.1 Tenth Line West

- a. Prior to giving consideration to any proposal to widen Tenth Line West by *City* Council, a neighbourhood traffic study will be undertaken. This study should examine alternatives to widening Tenth Line West, including traffic management measures. In the event that a widening is required, its need and justification should be clearly documented in accordance with the requirements of the document entitled *Class Environmental Assessment for Municipal Road Projects*.
- b. Truck traffic will be discouraged from utilizing Tenth Line West, south of the St. Lawrence & Hudson Railway in recognition of the residential *character* of Tenth Line West, south of the railway line.
- c. Direct residential frontage and access for detached dwellings, semi-detached dwellings and street townhouses to Tenth Line West will not be permitted.

4.18.6 Physical Services and Utilities

4.18.6.1 Lands within the District that are drained by the Sixteen Mile Creek *sub-watershed* are serviced by a Foundation Drain Collector System intended for the collection of weeping tile drainage only. All buildings within this *sub-watershed* will not be permitted to have connections of roof leaders to the Foundation Drain Collector or the weeping tile, now or in the future. Roof leaders for residential units will discharge onto the lots with the use of concrete splash pads such that the side lot swales will drain this runoff to the road. Building roof leaders for retail commercial, community, and multiple-family residential land uses will be drained similarly where practical. (MPA-40)

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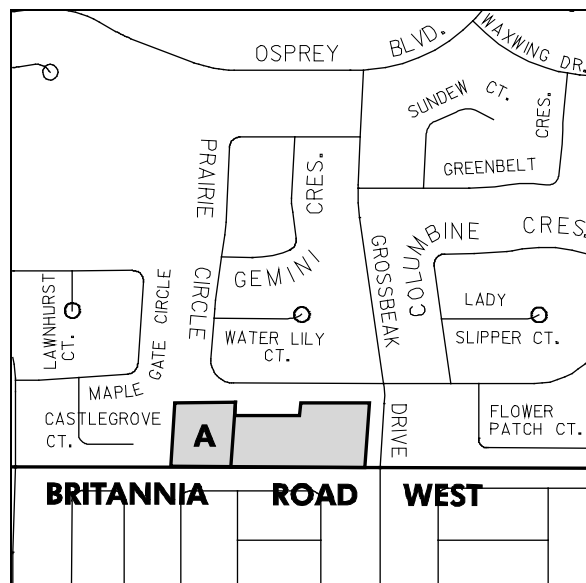
Lisgar District Policies of Mississauga Plan

4.18.7 Special Site Policies

4.18.7.1 Introduction

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

4.18.7.2 Site 1 (MPA-25)

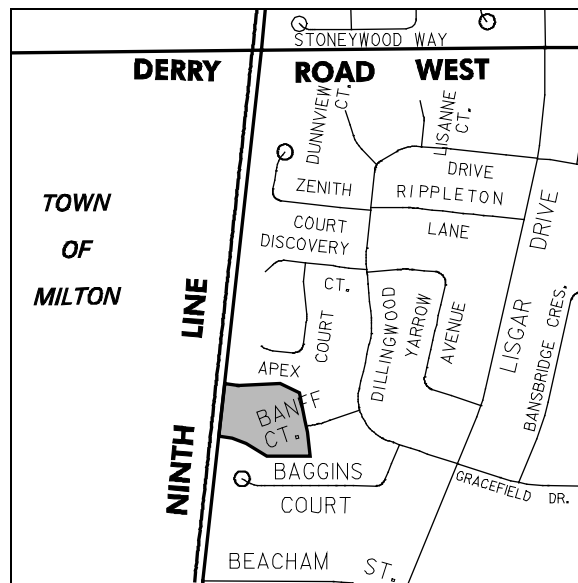


The lands identified as Special Site 1 consist of five (5) existing detached dwellings located on the north side of Britannia Road West, west of Grossbeak Drive.

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

- a. *offices* will be permitted in existing detached dwellings;
- b. parking areas associated with *office* uses located in the front yard of the existing dwellings should be screened from the public street with landscaping, low screen walls or other treatment. Additions and/or alterations to the existing dwellings will be designed to maintain the existing residential *character*, massing and materials;
- c. provisions should be made in any *redevelopment* plans for assembly of additional lands to facilitate a pedestrian walkway connecting Prairie Circle to the greenbelt lands to the west;
- d. for the land identified as Area 1A, a veterinary clinic, including indoor overnight boarding of animals, will be permitted.

4.18.7.3 Site 2



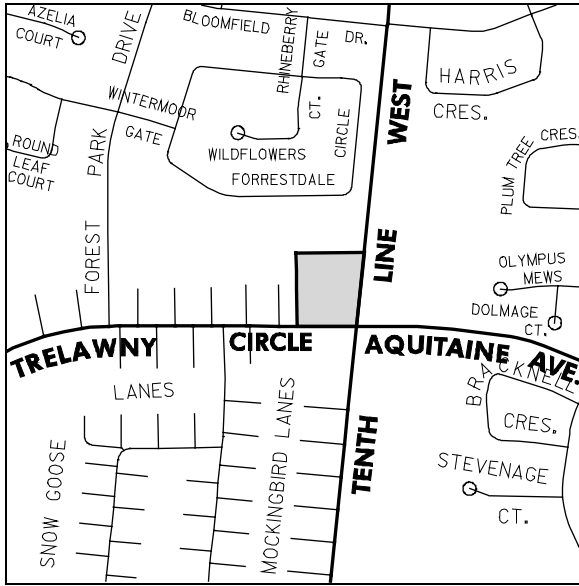
The lands identified as Special Site 2 are located on the east side of Ninth Line, south of Derry Road West.

Notwithstanding the Residential Low Density II designation, provisions should be made to integrate the existing Cordingley House at 6671 Ninth Line, which is recommended for designation under the *Ontario Heritage Act*, with future *development* plans.

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

Lisgar District Policies of Mississauga Plan

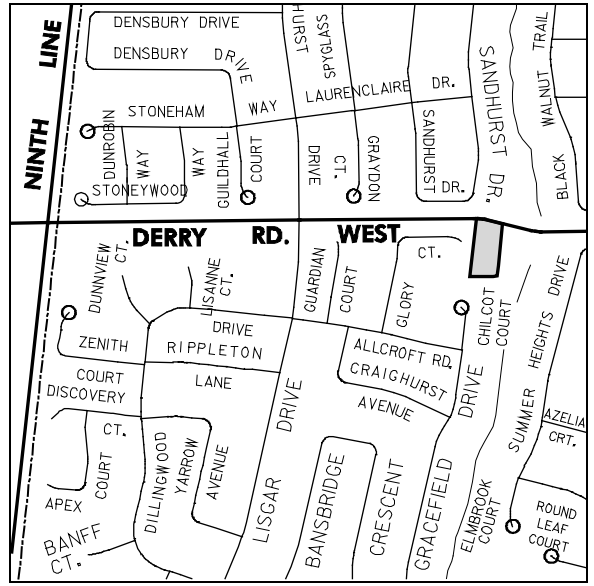
4.18.7.4 Site 3



The lands identified as Special Site 3 are located at the northwest corner of Trelawny Circle and Tenth Line West.

Notwithstanding the provisions of the Convenience Retail Commercial designation, noise buffer provisions will be required for the adjacent detached dwellings from the nearby Union Gas Trafalgar Pumping Station located on the east side of Tenth Line West. (MPA-40)

4.18.7.5 Site 4



The lands identified as Special Site 4 are located south of Derry Road West, east of Lisgar Drive, known as 3800 Derry Road West.

Notwithstanding the Residential Medium Density I designation, a veterinary clinic will be permitted in the existing detached dwelling.

Redevelopment of Special Site 4 will be subject to an archaeological assessment due to its location adjacent to the Kindree Family Cemetery, designated under the Ontario Heritage Act.

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

Lisgar District Policies of Mississauga Plan

Lisgar 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).

Amendment No. 25

- Amend – Land Use Designation of the lands located on the south side of Gracefield Drive, east of Lisgar Drive, from "Greenbelt" to "Residential Low Density II";
- Amend – Argentia Road "Major Collector" realignment west of Tenth Line West;
- Amend – "Future Commuter Rail Station" symbol relocated to west side of Tenth Line West;
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located east of Russian Olive Close, south of Partition Road, from "Residential Low Density II" to "Public Open Space";
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.

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

Lisgar District Policies of Mississauga Plan