

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE MEADOWVALE VILLAGE 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 MEADOWVALE VILLAGE 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 MEADOWVALE VILLAGE DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

**MISSISSAUGA
PLAN**



SECTION 4.23 MEADOWVALE VILLAGE DISTRICT POLICIES OF MISSISSAUGA PLAN

2010 April

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

Meadowvale Village District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Meadowvale Village District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Meadowvale Village 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	Meadowvale Village District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Meadowvale Village 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 Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 60	District Policies and District Land Use Map	2006 Aug. 24	All appealed to OMB	City of Mississauga
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved Except for Site Specific appeal to OMB	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 60	District Policies and District Land Use Map	2006 Aug. 24	Further approval Appeal Withdrawn All approved	Ontario Municipal Board Case No. PL060813 Ontario Municipal Board File No. O060148 Issued 2008 Jan. 30
Amendment 25	District Policies and District Land Use Map	2007 Sept. 14	Further approval All approved	Appeals withdrawn
Amendment 81	District Policies and 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 <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

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Meadowvale Village 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 4.23, Meadowvale Village 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 south of Old Derry Road, west of Second Line West and the lands located north of Derry Road West, west of McLaughlin Road (Greater Toronto Airports Authority):
- Section 4.23, Meadowvale Village District Policies:
 - District Land Use Map, the General Commercial Land Use Designation.

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

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.23, Meadowvale Village District Policies:
 - 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 MEADOWVALE VILLAGE 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.

Meadowvale Village District Policies of Mississauga Plan

4.23 MEADOWVALE VILLAGE

4.23.1 Planning Context

The current configuration of the Meadowvale Village District was shaped by amendments to the Official Plan beginning in 1980 when *City* Council adopted Amendment Number 300, which constituted a Secondary Plan for the Meadowvale Village Area. Since that time *City* Council adopted numerous Official Plan amendments pertaining to Meadowvale Village and surrounding lands which resulted in the identification of these lands as a Residential District.

A portion of the lands are undeveloped and are used for agricultural purposes. Residential *development* consists of a mix of detached and semi-detached dwellings, and townhouses.

The St. Lawrence & Hudson Railway diagonally traverses part of the Plan Area, just west of the Credit River Valley.

The District is divided into three *sub-watershed* areas: Levi Creek, Fletcher's Creek, and Credit River. The Credit River, which bisects the District, provides both warmwater and coldwater *fish habitat* and is a well known migratory route for salmonids, particularly Atlantic Salmon, and provides a linkage function within and beyond the *City*. The Fletcher's Creek valley, which forms part of the easterly boundary of the District, provides a habitat for the *threatened* fish *species*, Redside Dace. Two (2) *Environmentally Significant Areas* are located within the District: the Meadowvale Station Woods *ESA* located where Fletcher's Creek crosses Provincial Highway 401; and the Credit River at Meadowvale *ESA* located within the Meadowvale Conservation Area.

NOTE:

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

4.23.2 Development Concept

The Meadowvale Village District is a developing district, primarily for low density residential uses. These policies are based on two primary principles: to preserve the identity of Meadowvale Village *Heritage Conservation District*; and, to minimize the number of future residents who will be exposed to unacceptable levels of aircraft noise. There are three components to this District: the Meadowvale Village *Heritage Conservation District*, including the Village; Residential Low Density I *development* in the vicinity of the Village; and a mixture of low and medium density *development*, further removed from the Village proper. Lands designated Residential Low Density I are intended to permit residential *development* which preserves, and is sympathetic to, the special *character* of the Meadowvale Village *Heritage Conservation District*. Lands designated Residential Low Density II are intended to allow more intensive *development* while maintaining the village *character*. Specific policies and proposals for the Meadowvale Village *Heritage Conservation District* are included in the Meadowvale Village *Heritage Conservation District* Plan, which is a separate document. These District Policies support the Meadowvale Village *Heritage Conservation District* Plan.

Although *infill development* is supported by the Meadowvale Village *Heritage Conservation District* Plan, individual site *development* plans within the Conservation District will be assessed with regard to these policies, under the auspices of the Meadowvale Village *Heritage Conservation District* Review Committee and the Mississauga Heritage Advisory Committee.

The Plan provides for community parks and public access to certain open space areas. Bicycle paths and trails of various kinds are established having regard for the Bicycle and Pedestrian Route Study. Recognition has been given to an existing school, existing places of religious assembly, a service station and a community centre. Although the existing retail commercial facility within the Meadowvale Village *Heritage Conservation District* is recognized, it is intended that retail commercial *development* be concentrated outside the *Heritage Conservation District*. (MPA-40)

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

Meadowvale Village District Policies of Mississauga Plan

4.23.3 Urban Design Policies

4.23.3.1 Community Design

- a. In addition to general policies directing design elements which affect community identity and focus, two (2) *Character* Areas require individual attention:
 - the Village *Character* Area represents the lands in and around the *Heritage Conservation District*;
 - the Extended Village *Character* Area provides a buffer between other *development* and the Village.
- b. Each *Character* Area includes lands with a variety of designations. The Urban Design Policies must be read together with the Land Use Policies of this Plan; together they are intended to encourage an urban form and *character* which supports the *Development* Concept.

4.23.3.1.1 Community Identity and Focus

- a. New *development* should create an identity for the District which emphasises the importance of the *Heritage Conservation District* and integrates individual *developments* into a cohesive whole.
- b. An interconnected open space network including the valleys of the Credit River, Levi's Creek and Fletcher's Creek is a key feature in the identity of the District which should be recognized in any *development* or *redevelopment* by *enhancing* visual and, where appropriate, physical public access to these open spaces.
- c. A highly interconnected street pattern, such as a grid or modified grid, is encouraged.
- d. A concept plan may be required as part of the processing of any *development* application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent *developments*. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.
- e. Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

4.23.3.1.2 The Village *Character* Area

This *Character* Area is shown on Figure 1: *Character* Areas - Meadowvale Village District.

- a. The rural village *character* of the *Heritage Conservation District* must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new *development* outside the *Heritage Conservation District*, but within this *Character* Area.
- b. The horizontal and vertical road alignments of existing roads within the *Heritage Conservation District* should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees.
- c. The ditched cross-sections of existing roads within the *Heritage Conservation District* should be maintained to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.
- d. The street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.
- e. The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.
- f. The design of subdivisions will provide for the appropriate *development* of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.
- g. A concept plan will be required as part of the processing of any *development* application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent *developments*, existing and proposed grading, building envelopes, and garage locations.

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

Meadowvale Village District Policies of Mississauga Plan

- h. The *Character* Area includes a progression of spaces and landscape features to define the edge of the Village; *development* near these gateways should *enhance* them and be in harmony with the *character* of the Village. The procession of spaces leading to the Village starts with a *streetscape* which is loosely enclosed by buildings or tree planting, followed by a *streetscape* which is enclosed by a canopy of trees which marks the entrance to the village.
- i. Lots should vary in size from street block to street block to create a varied and interesting *streetscape* sympathetic to the varied lot fabric of the *Heritage Conservation District*.
- j. Building heights should be limited to two and a half (2½) storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.
- k. Any person undertaking to develop a building proposed to contain less than twenty-five (25) *residential dwelling* units on lands within the Village *Character* Area will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.
- l. Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park
- m. The *development* of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing *City* standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the *Meadowvale Village Urban Design Guidelines*.

4.23.3.1.3 The Extended Village *Character* Area

This *Character* Area is shown on Figure 1: *Character* Areas - Meadowvale Village District.

- a. The street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern.

- b. The *development* of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing *City* standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the *Meadowvale Village Urban Design Guidelines*.

4.23.3.1.4 Site Development Standards

- a. Within the Village *Character* Area and Extended Village *Character* Area, standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening should generally meet the requirements of the *Meadowvale Village Urban Design Guidelines*.
- b. The *development* of properties within the *Heritage Conservation District* and the Village *Character* Area will be subject to site plan control. In the case of the *Heritage Conservation District*, *development* of properties will require the approval of the Local Architectural Conservation Advisory Committee (LACAC) in accordance with the Meadowvale Village *Heritage Conservation District* Plan.

4.23.3.2 Streetscape

Streetscape Policies apply to all lands within the Meadowvale Village District. The design of the street right-of-way and the design of the lands along the street affect the *streetscape* and should have regard for the following:

- a. Vistas and views of the *Heritage Conservation District*, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and *enhanced*.
- b. The creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community.

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

Meadowvale Village District Policies of Mississauga Plan

- c. Adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls.
- d. Reverse frontage *development* will be prohibited along the existing alignment of Old Derry Road.

4.23.3.3 Buildings and Spaces

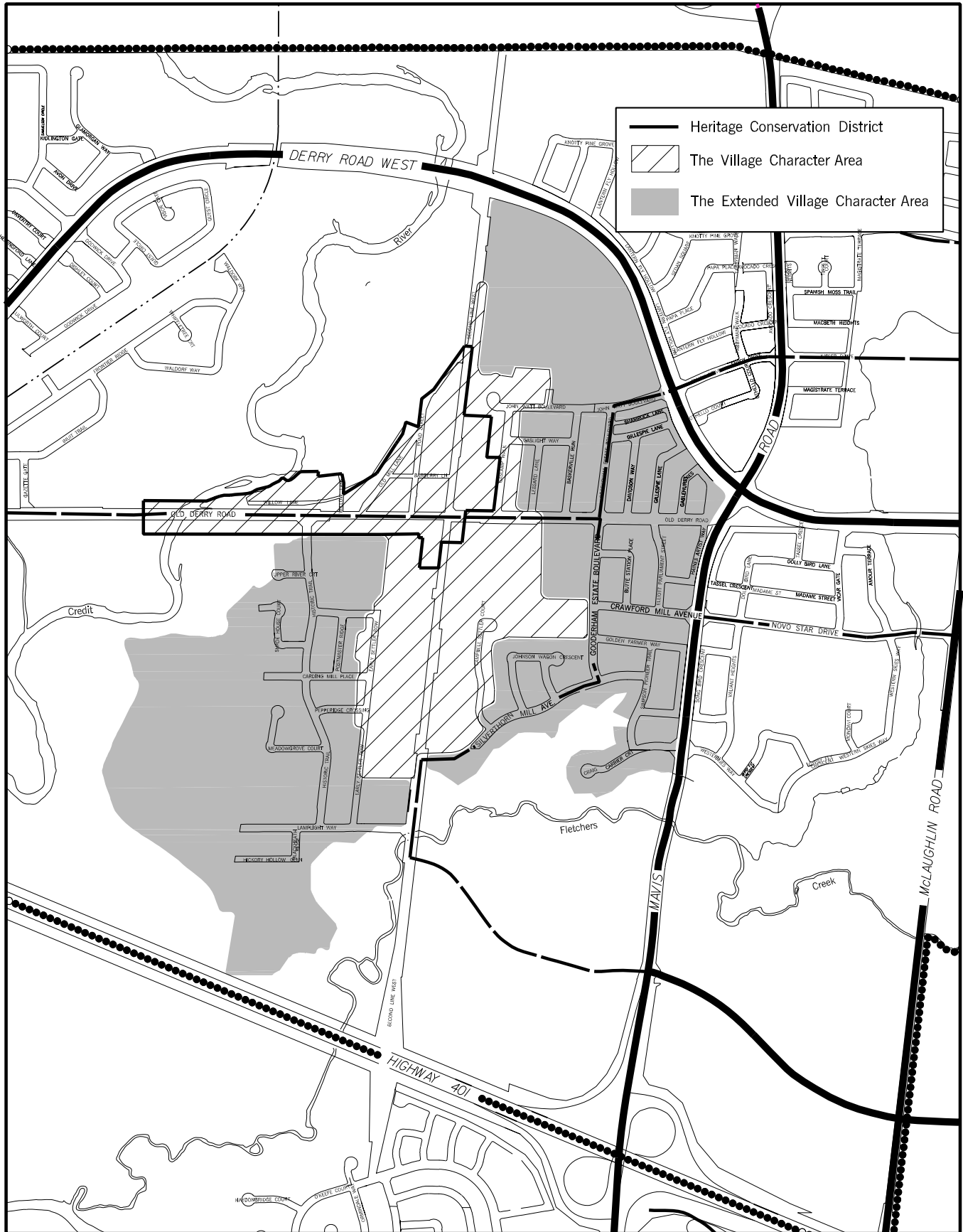
Buildings and Spaces Policies apply to all lands within the Meadowvale Village District. In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself.

- a. Sites within the *Heritage Conservation District* will be subject to the policies of the Meadowvale Village *Heritage Conservation District* Plan.
- b. The presence of garages should be minimized to create an attractive *streetscape*. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of *development* applications to ensure an acceptable *streetscape* is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I.
- c. Reversed frontage lots may be permitted, providing the lots have a minimum depth of forty-five (45) m.

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

Meadowvale Village District Policies of Mississauga Plan

Figure 1: Character Areas - Meadowvale Village District



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

Meadowvale Village District Policies of Mississauga Plan

4.23.4 Land Use

4.23.4.1 Residential

Notwithstanding the Aircraft Noise policies of this Plan, no residential *development* and other *sensitive land uses* will be permitted for lands experiencing noise levels of greater than 35 *Noise Exposure Forecast (NEF)*.

4.23.4.1.1 Residential Low Density I

The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of twenty-two and a half (22.5) m to a maximum density of 10 units per *net residential hectare* except in the following area:

- a. land which does not immediately abut the *Heritage Conservation District* may be developed for detached dwellings on lots with a minimum frontage of eighteen (18) m to a maximum density of 15 units per *net residential hectare*.

4.23.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, duplexes and street townhouses, to a maximum density of 37 units per *net residential hectare* except in the following area:

- a. land within the Extended Village *Character Area*, as defined by this Plan, designated Residential Low Density II, will have a maximum density of 30 units per *net residential hectare*.

4.23.4.1.3 Residential Medium Density I

- a. The Residential Medium Density I designation permits townhouse *development* at a density of 25-50 units per *net residential hectare*.
- b. Semi-detached dwellings may be permitted in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

4.23.4.2 Public Open Space (MPA-25)

4.23.4.2.1 Greenbelt

- a. Agricultural operations will be permitted.
- b. It is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

4.23.4.3 Business Employment (MPA-25)

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

- a. industrial uses within enclosed buildings including, manufacturing, assembling, processing, fabricating, repairing, warehousing, distributing and wholesaling;
- b. *offices*;
- c. financial institutions;
- d. conference centres;
- e. all types of restaurants, including banquet halls;
- f. funeral establishments;
- g. self-storage facilities.

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

Meadowvale Village District Policies of Mississauga Plan

4.23.5 Transportation

4.23.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, MEADOWVALE VILLAGE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Derry Road West	Meadowvale Boulevard to Fletcher's Creek	Region of Peel	45 m
	Courtneypark Drive West	Mavis Road to McLaughlin Road	City of Mississauga	35 m
	Mavis Road	North <i>City</i> boundary to Provincial Highway 401	City of Mississauga	35 m
MAJOR COLLECTOR	Financial Drive Extension	North <i>City</i> boundary to Meadowvale Boulevard	City of Mississauga	30 m
	Meadowvale Boulevard	Financial Drive to Derry Road West	City of Mississauga	30 m
	Creditview Road	St. Lawrence & Hudson Railway tracks to Provincial Highway 401	City of Mississauga	30 m
	McLaughlin Road	North <i>City</i> boundary to Provincial Highway 401	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

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.

Meadowvale Village District Policies of Mississauga Plan

4.23.5.2 Road System

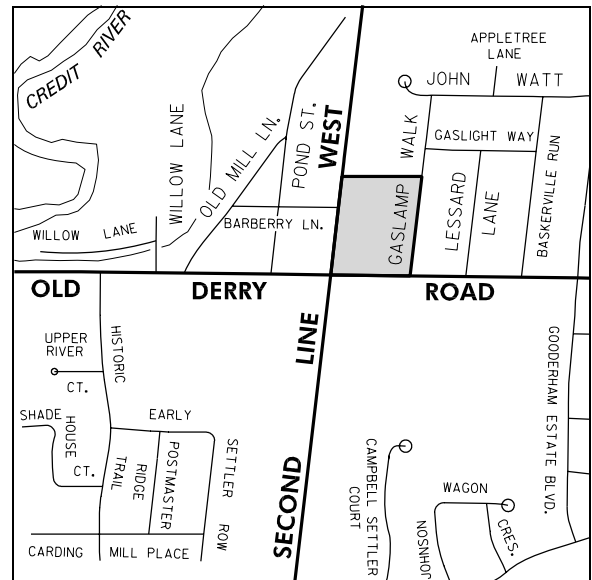
- a. Public Lanes are considered part of the local road system and serve the rear of the properties which abut them. These Public Lanes, normally have rights-of-way less than seventeen (17) m, which will be determined during the *development* review process.
- b. Second Line West may be terminated north 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.

4.23.6 Special Site Policies

4.23.6.1 Introduction

There are sites within the District which merit special attention. Any application for *development* of lands affected by a Special Site Policy will be subject to the provisions of this section and, where applicable, the additional approvals of the Mississauga Heritage Advisory Committee and the Meadowvale Village *Heritage Conservation District* Review Committee, notwithstanding other policies of this Plan.

4.23.6.2 Site 1



Within the area identified as Special Site 1 it is the intent of these District Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density I may include, but are not limited to overnight accommodation, including bed and breakfast, restaurants, public and private *community uses*, an art gallery, and multiple unit housing. (MPA-25)

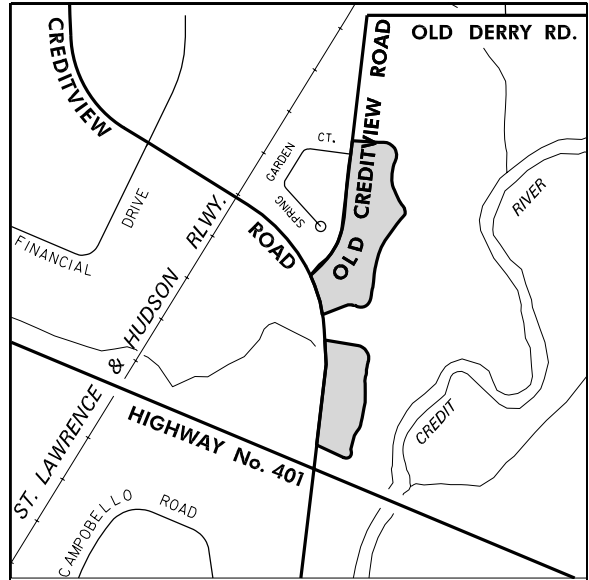
The design and *development* of the Community Park lands will be done in consultation with the Meadowvale Village *Heritage Conservation District* Review Committee and the owners of the remaining component of the Gooderham Estate.

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

Meadowvale Village District Policies of Mississauga Plan

The lands designated Public Open Space will not be used to calculate the density of any *development* that should occur in the future on the balance of the site. (MPA-25)

4.23.6.3 Site 2



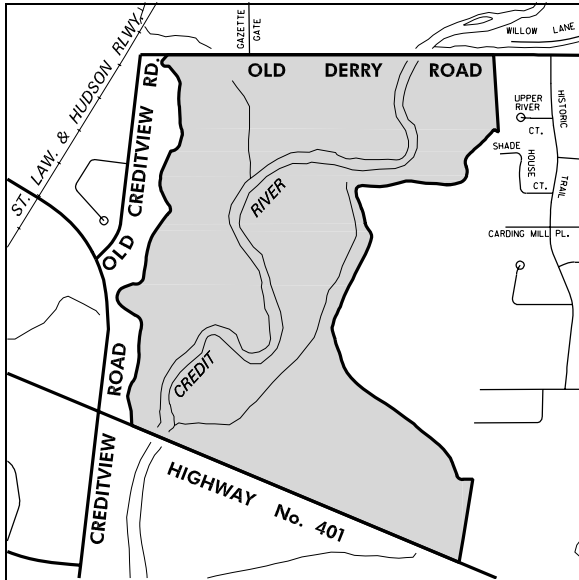
The lands identified as Special Site 2 are located on the east and west side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

Notwithstanding their Residential Low Density II designation, the lands may also be used for cluster townhouses, and *offices* having a residential scale and *character* at a maximum density of 0.5 *Floor Space Index (FSI)*. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

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

Meadowvale Village District Policies of Mississauga Plan

4.23.6.4 Site 3



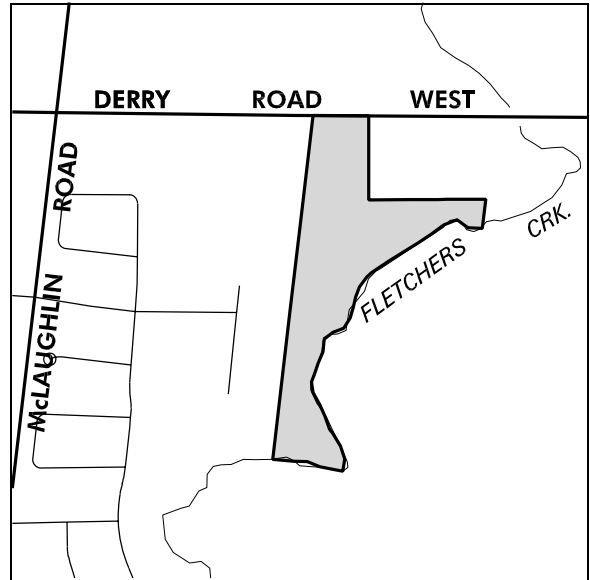
The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

Development of Special Site 3 as a golf course will be subject to a comprehensive **development** concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, which among other matters, satisfactorily address the following issues:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, **floodplain** storage and ice jamming along the Credit River;
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native **fish habitat**;
- c. compliance with Credit Valley Conservation's *Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed*;
- d. the widening of Provincial Highway 401.

4.23.6.5 Site 4 (MPA-25)



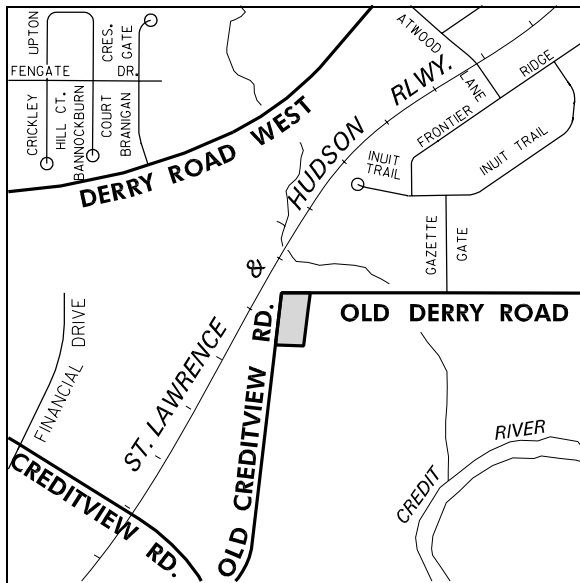
The lands identified as Special Site 4 are located on the south side of Derry Road West, east of McLaughlin Road.

Notwithstanding their Business Employment and Greenbelt designations, the lands may be used as a Place of Religious Assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and **floodplain** management, the lands may be used for Place of Religious Assembly related and passive recreational uses, the exact nature and extent of which will be determined during the processing of **development** applications.

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

Meadowvale Village District Policies of Mississauga Plan

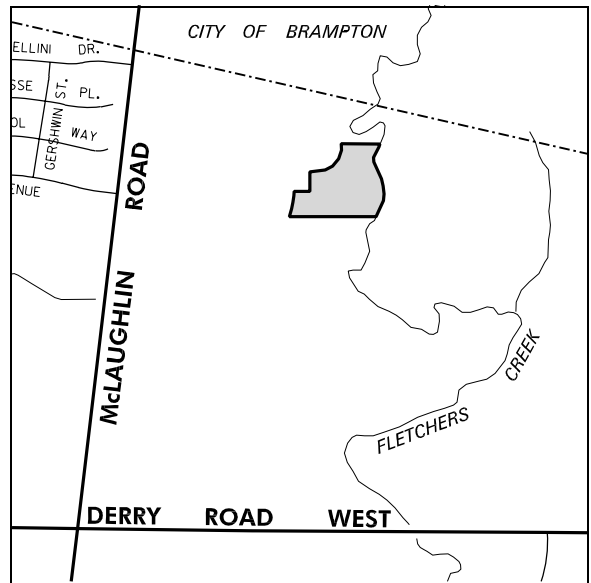
4.23.6.6 Site 5



The lands identified as Special Site 5 are located at the southeast corner of Old Creditview Road and Old Derry Road.

Notwithstanding the Public Open Space designation, the lands may be used, on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga. (MPA-25)

4.23.6.7 Site 6



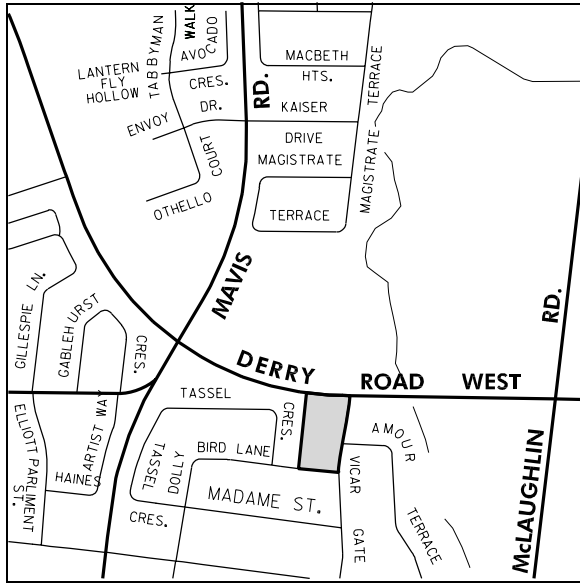
The lands identified as Special Site 6 are located east of McLaughlin Road and north of Derry Road West.

Notwithstanding their Residential Low Density II and Greenbelt designations, the lands may be used as a Place of Religious Assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and **floodplain** management, the lands may be used for Place of Religious Assembly related and passive recreational uses, the exact nature and extent of which will be determined during the processing of **development** applications.

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

Meadowvale Village District Policies of Mississauga Plan

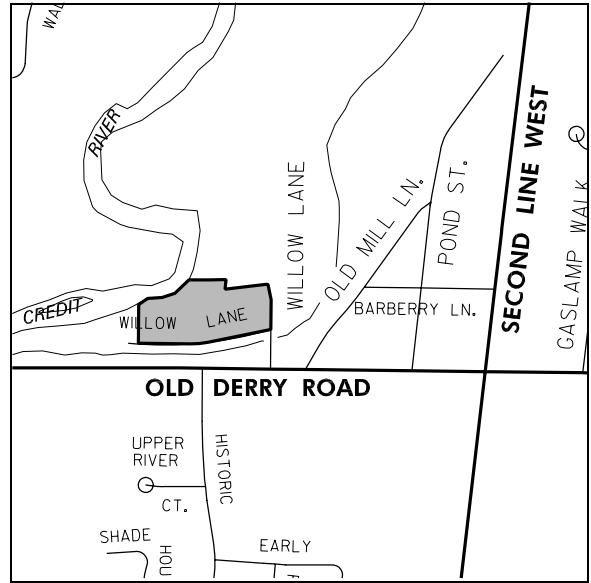
4.23.6.8 Site 7



The lands identified as Special Site 7, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

Notwithstanding their Residential Low Density II designation, the existing house may be converted to a restaurant and/or *offices* subject to the provision of access to the satisfaction of the Region of Peel.

4.23.6.9 Site 8



The lands identified as Special Site 8 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

Notwithstanding their Greenbelt designation, these lands may be used for detached dwellings in accordance with the Residential Low Density I policies of this plan.

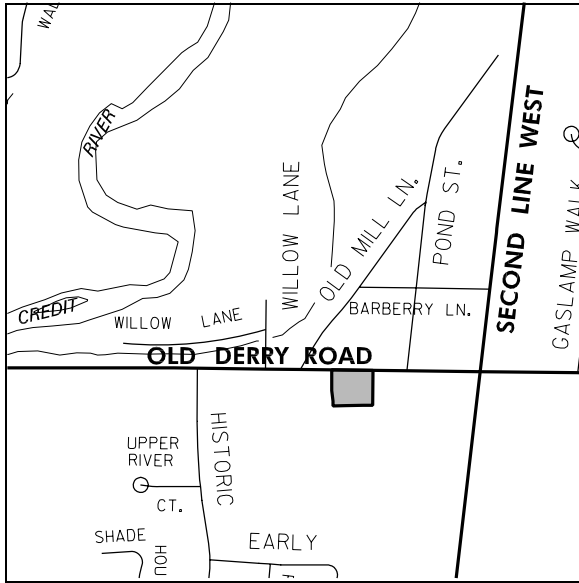
Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, *floodplain* storage and ice jamming along the Credit River;
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native *fish habitat*.

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

Meadowvale Village District Policies of Mississauga Plan

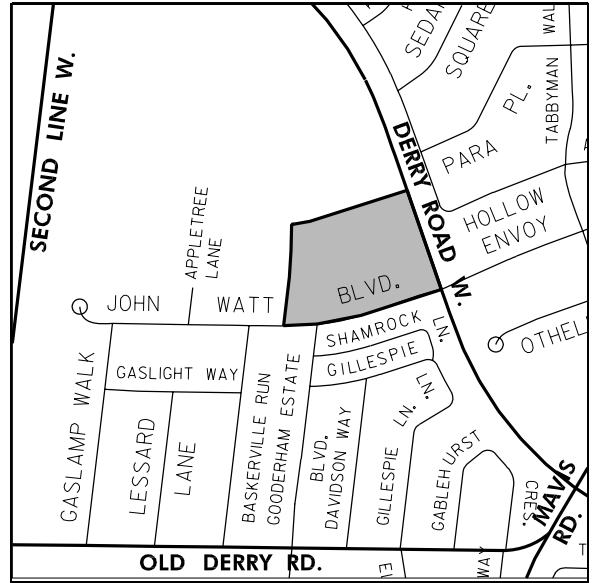
4.23.6.10 Site 9 (MPA-25)



The lands identified as Special Site 9 are located on the south side of Old Derry Road, west of Second Line West.

Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic *character* of the Meadowvale Village *Heritage Conservation District Plan*. (MPA-40)

4.23.6.11 Site 10



The lands identified as Special Site 10 are located at the northwest corner of John Watt Boulevard and Derry Road West.

Notwithstanding their Residential Low Density II designation, a one-hundred and twelve (112) unit (one-hundred and forty [140] bed) long term care facility with a maximum Gross Floor Area (GFA) of 8 340 m² and a maximum height of two (2) storeys will also be permitted and limited commercial uses may be considered.

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

Meadowvale Village District Policies of Mississauga Plan

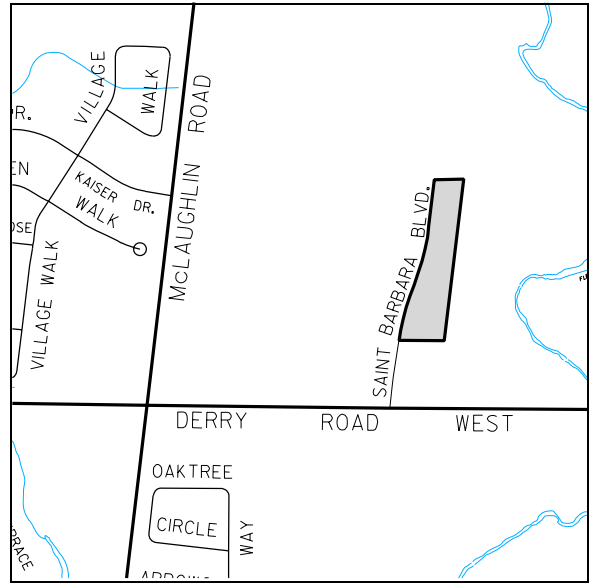
4.23.6.12 Site 11 (MPA-25)



The lands identified as Special Site 11 are located at the northeast corner of Courtney Park Drive and Mavis Road.

Notwithstanding the provisions of the Motor Vehicle Commercial designation, the lands may be developed for Convenience Retail Commercial uses. (MPA-40)

4.23.6.13 Site 12 (MPA-60)



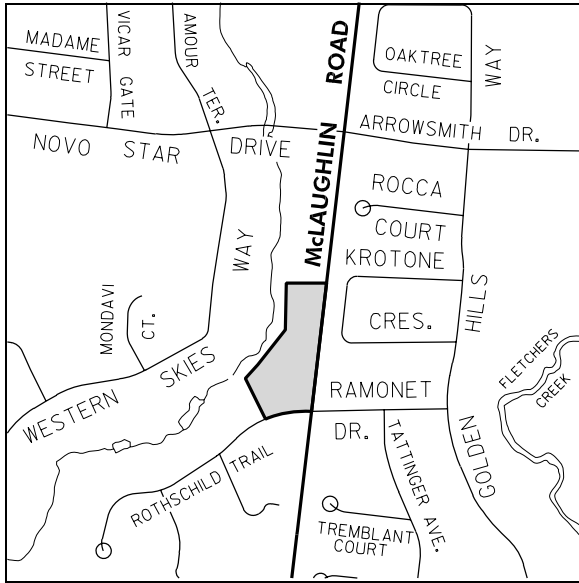
The lands identified as Special Site 12 are located north of Derry Road West, east of McLaughlin Road.

Notwithstanding the provisions of the Business Employment designation, all *Community uses* will not be permitted.

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

Meadowvale Village District Policies of Mississauga Plan

4.23.6.14 Site 13 (MPA-81)



The lands identified as Special Site 13 are located on the west side of McLaughlin Road, south of Derry Road West.

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

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

Meadowvale Village District Policies of Mississauga Plan

Meadowvale Village 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 "General Commercial" designation as it applies to the lands located south of Old Derry Road, west of Second Line West and the lands located north of Derry Road West, west of McLaughlin Road (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. 60

- Amend – Land Use Designation of the lands located at the northeast quadrant of Derry Road West and McLaughlin Road from "Business Employment" to "General Commercial".

Amendment No. 25

- Amend – Land Use Designation of the lands located west of Second Line West, south of Hickory Hollow Glen, from "Open Space" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located at the northeast corner of Arrowsmith Drive and McLaughlin Road, from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located at the northeast corner of Mavis Road and Courtneypark Drive West from, "Convenience Commercial/Motor Vehicle Commercial" to "Motor Vehicle Commercial";
- Amend – Land Use Designation of the lands located at the northeast corner of Novo Star Drive and Mavis Road, from "Residential Medium Density I" to "Residential Low Density II";
- Amend – Land Use Designation of the lands located on the south side of Old Derry Road, west of Second Line West, from "General Commercial" to "Convenience Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located west of McLaughlin Road, north of Fletchers Creek, from "Greenbelt" to "Residential Low Density II";

- Amend – Land Use Designation of the lands located south of Old Derry Road, west of Second Line West, from "Residential Low Density I" to "Public Open Space";
- Amend – Land Use Designation of the lands located north and south of Derry Road West above the 35 NEP/NEF noise contour, from "Residential Low Density II" and "Residential Medium Density I" to "Business Employment";
- Delete – the "Lands Exempt from LBPIA Operating Area" hatching on the lands indicated as "General Commercial", "Business Employment" and "Greenbelt" north and south of Derry Road West between the 35 NEP/NEF noise contour;
- Amend Land Use Map and Land Use Legend – rotating the "Lands experiencing noise levels of greater than 35 NEF" cross-hatching from a 45° angle to a perpendicular angle;
- Amend – Land Use Designation of the lands located east of McLaughlin Road, north of Derry Road West from; "Residential Low Density II" to "Greenbelt";

Amendment No. 95

Has Been Appealed 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 deleting from the Land Use Legend Major Transit Corridor and replacing it with Higher Order Transit Corridor.

- 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.

Meadowvale Village District Policies of Mississauga Plan

