

**NOTE:**

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

**MISSISSAUGA  
PLAN**



**SECTION 4.24  
MINEOLA  
DISTRICT POLICIES  
OF  
MISSISSAUGA PLAN**

**2010 April**



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

## Mineola District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Mineola District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Mineola 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	Mineola District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Mineola 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Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	Further approval Appeal withdrawn All Approved	Ontario Municipal Board Case No. PL070625 Ontario Municipal Board File No. O070100  Issued November 19, 2008
Amendment 40	District Policies	2008 Mar. 24	<b>All Approved Except for two (2) appeals to the OMB "Retail" of term "retail commercial" - Appealed</b>	City of Mississauga
Amendment 62	District Policies and District Land Use Map	2008 May 06	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</i> commercial" is no longer under appeal	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2010 Jan. 07	<b>Partial Approval All Appealed to the OMB</b>  (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

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

## Mineola 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:

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.24, Mineola 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 MINEOLA DISTRICT POLICIES OF  
MISSISSAUGA PLAN ARE IN FULL  
FORCE AND EFFECT.**

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## Mineola District Policies of Mississauga Plan

### 4.24 MINEOLA

#### 4.24.1 Planning Context

City Plan, which came into effect on July 8, 1997, retitled the Queen Elizabeth Secondary Plan, as amended, the Mineola District Plan.

Most of the lands within the Mineola District are developed for detached dwellings, predominantly one (1) storey (more recent construction is one and a half (1½) and two (2) storeys) in height, on large lots in many areas with generous setbacks. Mineola is a stable residential community, with limited potential for *development*.

The area is served by a number of small retail commercial facilities. (MPA-40)

The streets, which have natural shoulders without sidewalks in many areas, developed in a variable pattern ranging from a grid to crescents and culs-de-sac and are discontinuous in some places due to the *watercourse* valleys.

The District is divided into the following *sub-watershed* areas: Cawthra Creek, Cooksville Creek, Mary Fix Creek, Kenollie Creek and the Credit River. The Cooksville Creek drains the greatest portion of Mineola. Although portions of it are channelized, it is an important natural feature within the *City* providing warmwater *fish habitat* and serving as a wildlife corridor and linkage to other features beyond this District. The Credit River 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 Credit River Marshes *Environmentally Significant Area (ESA)* is a Provincially Significant *Wetland* and is identified as a regional life science *Area of Natural and Scientific Interest (ANSI)*.

Almost all of the land between the Credit River and Hurontario Street is classified as Residential *Woodland* within the *Natural Areas System*. Although the native understory is generally absent or degraded, the area is characterized by mature trees supporting a fairly continuous canopy which provides habitat for canopy tolerant birds both while migrating and breeding.

#### **NOTE:**

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

### 4.24.2 Development Concept

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

The conversion of the Hurontario Street frontage residential properties to *office* or mixed residential and *office* uses will continue to be subject to policies to maintain the residential *character* of the street, and *enhance* the *streetscape*, recognising its role as a major corridor and gateway to Port Credit.

Any future retail commercial *development* will be concentrated in existing retail commercial areas. (MPA-40)

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

## Mineola District Policies of Mississauga Plan

### 4.24.3 Urban Design Policies

#### 4.24.3.1 Infill Housing

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

- a. preserve and *enhance* the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and *character* of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new *development* has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard;
- h. existing trees, large groupings or areas of vegetation and landscape features such as retaining walls, fences, hedgerows, etc. should be *preserved* and *enhanced*, along with the maintenance of topographic features and drainage systems;
- i. large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only;
- j. house designs which fit with the scale and *character* of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; (*MPA-25*)
- k. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (*MPA-25*)

#### 4.24.3.2 Streetscape

- a. On lands adjacent to Hurontario Street, the existing mature vegetation, well landscaped appearance and generous setbacks will be maintained to reflect area *character*. As Hurontario Street is a gateway to the District, as well as Port Credit, consideration should be given to: additional tree planting, a sodded boulevard, a bicycle route and a right-of-way design that is sympathetic to the *character* of the area.
- b. On Mineola Road East and West, consideration should be given to additional tree planting.
- c. Open ditch road cross-sections should be maintained, as they contribute to the *character* of the area.

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

## Mineola District Policies of Mississauga Plan

### 4.24.4 Land Use

#### 4.24.4.1 Residential

##### 4.24.4.1.1 Residential Low Density I

The Residential Low Density I designation permits detached dwellings to a maximum of 10 units per *net residential hectare*.

To preserve the *character* of the area, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the **greater** of:

- a. the average lot frontage and lot area of residential lots on both sides of the same street within one-hundred and twenty (120) m of the subject property. In the case of a corner lot, lots on both streets within one-hundred and twenty (120) m will be considered;

or

- b. the requirements of the Zoning By-law.

##### 4.24.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached dwellings, within a net density range of 11-18 units per *net residential hectare*.

##### 4.24.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse dwellings within a net density range of 19-27 units per *net residential hectare*.

#### 4.24.4.2 Office

Notwithstanding the *Office* policies of this Plan, only a dispensary and cafeteria for the use of *office* employees will be permitted as accessory uses.

### 4.24.5 Environmental Areas

#### 4.24.5.1 Residential Woodlands

Notwithstanding the *Natural Areas System* policies of this Plan concerning *Residential Woodlands*, sites characterized by native understory which is in generally good condition will be subject to an *Environmental Impact Study (EIS)*.

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

## Mineola District Policies of Mississauga Plan

### 4.24.6 Transportation

#### 4.24.6.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, MINEOLA DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Queen Elizabeth Way	Credit River to Cawthra Road	Province of Ontario	
ARTERIAL	Hurontario Street	Queen Elizabeth Way to Canadian National Railway	Region of Peel	30 m
	Cawthra Road	Queen Elizabeth Way to Canadian National Railway	Region of Peel	36 m
MAJOR COLLECTOR	South Service Road	Hurontario Street to Cawthra Road	City of Mississauga	20 m
	Mineola Road East/ Mineola Gardens/ Atwater Avenue	Hurontario Street to Cawthra Road	City of Mississauga	20 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20 m
	Stavebank Road ( <i>Scenic Route</i> ) (MPA-25)	Pinetree Way to Canadian National Railway tracks (MPA-25)	City of Mississauga	12-15 m (MPA-25)
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.

## Mineola District Policies of Mississauga Plan

### 4.24.6.2 Road System

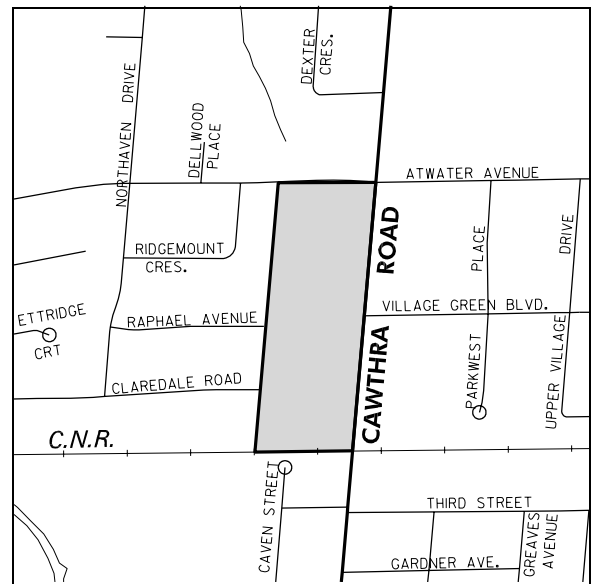
Hurontario Street will not be built in excess of four (4) lanes excluding turning lanes and bus bays, unless it can be demonstrated that additional lanes will not result in a major deterioration of the neighbouring residential or retail commercial environment. The implementation of such major roadway modifications will require an Amendment to Mississauga Plan. (MPA-40)

### 4.24.7 Special Site Policies

#### 4.24.7.1 Introduction

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

#### 4.24.7.2 Site 1



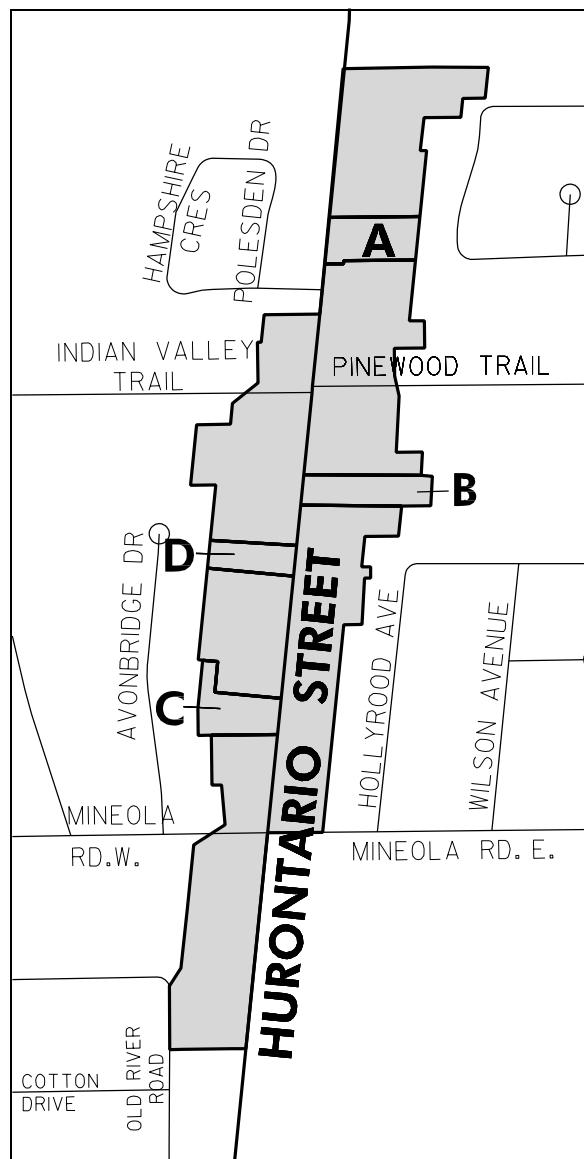
The lands identified as Special Site 1 are located on the west side of Cawthra Road, south of Atwater Avenue, and north of the CNR line.

Notwithstanding the provisions of the Residential Medium Density I designation, detached, semi-detached and townhouse dwellings will be permitted within a net density range of 25-37 units per *net residential hectare*. Assembly of separate parcels will be encouraged.

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

## Mineola District Policies of Mississauga Plan

### 4.24.7.3 Site 2 (MPA-62)



The lands identified as Special Site 2 are the lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way. (MPA-62)

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

a. The following uses will also be permitted:

- **offices**, provided that medical **offices** are used for the consultation, examination or therapeutic treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario. Medical **offices** may not include hospitals or other accessory medical uses such as, laboratories, diagnostic facilities for medical and dental purposes, a drug and optical dispensary, nor a medical supply and equipment store;

- a detached dwelling containing a maximum of one dwelling unit in combination with **office** uses.
- b. retail commercial uses, which include personal service uses, will not be permitted as a primary or as an accessory use.
- c. all buildings used for **office** or residential-**office** purposes, whether new or modified, will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area. All **development** will be designed so that it does not negatively impact abutting properties used for residential purposes, in terms of light, privacy, noise and rear yard amenity.
- d. the use must be of a nature and intensity that results in a parking demand which does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate, through the submission of traffic studies, parking justification studies and business operation information, that the proposed use is suitable for its location. **Developments** which result in a reduced parking demand are preferred.
- e. all **office**-related parking will be accommodated within the front and side yards only with a minimal loss of vegetation or in underground facilities. Rear yard parking, with the exception of parking for residential dwellings, is not permitted. Surface parking areas are permitted to be constructed of permeable materials in order to achieve sustainable and urban design objectives and reduce impacts on drainage and grading systems. The portion of the access driveway within the road allowance is to be constructed of hard surface pavement.
- f. where appropriate, mutual driveway access will be permitted between abutting property owners provided this arrangement is registered on title.
- g. for **developments** located at intersections, access to the minor streets will be discouraged, and where technically feasible, access will be permitted on Hurontario Street.
- h. street frontages are required to be enhanced with landscaping to reflect Hurontario Street's role as a gateway to the Mineola and Port Credit Districts. On-site parking areas should not dominate the streetscape and are

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

## Mineola District Policies of Mississauga Plan

required to be appropriately screened by vegetation and landscape treatments which are complementary to the *character* of the area. In this regard the following will also apply:

- a minimum of 40% of the front yard of interior lots, will be landscaped open space. Landscaped open space may include pedestrian walkways but will exclude paved parking areas;
- corner lots will provide a total minimum landscaped open space area of 40% of the lot;
- a landscape buffer ranging from 4.5 m to 7.5 m in depth will be provided along the Hurontario Street frontage; and
- a minimum landscape buffer of 4.5 m in depth will be provided along side street frontages adjacent to parking areas.

**i.** New or modified office or residential-*office* buildings will not exceed:

- 420 m<sup>2</sup> Gross Floor Area (GFA);
- a maximum lot coverage of 25%;
- a maximum building height of two storeys and a 10.7 m mean height level between the eaves and the ridge of a sloped roof or 7.5 m to the highest point of the surface of a flat roof.

**j.** The following yards are required for *office* or residential-*office* buildings:

- minimum 1.8 m side yard for a one-storey building;
- minimum 2.4 m side yard for a two-storey building;
- minimum 7.5 m rear yard;
- maximum front yard equivalent to 50% of the lot depth.

### 4.24.7.3.1 Area 2A (MPA-62)

Notwithstanding subsection **i.** of this section, for the lands identified as Area 2A, the existing building at 1523 Hurontario Street will not exceed five-hundred and eighty-five (585) m<sup>2</sup> Gross Floor Area (GFA).

### 4.24.7.3.2 Area 2B (MPA-62)

Notwithstanding subsection **i.** of this section, for the lands identified as Area 2B, an *office* building at 1443 Hurontario Street will not exceed five-hundred and fifty-two (552) m<sup>2</sup> Gross Floor Area (GFA).

### 4.24.7.3.3 Area 2C (MPA-62)

Notwithstanding subsection **i.** of this section, for the lands identified as Area 2C, an *office* building at 1370 Hurontario Street will not exceed four-hundred and sixty-five (465) m<sup>2</sup> Gross Floor Area (GFA).

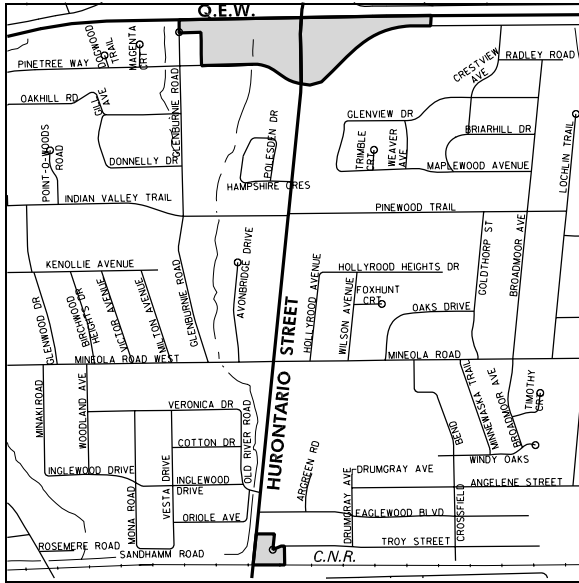
### 4.24.7.3.4 Area 2D (MPA-62)

Notwithstanding subsection **i.** of this section, for the lands identified as Area 2D, for the building at 1424 Hurontario Street, the maximum Gross Floor Area (GFA) will not exceed four-hundred and sixty (460) m<sup>2</sup> and the maximum Gross Floor Area (GFA) used for an *office* will not exceed two-hundred and fifty (250) m<sup>2</sup>.

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

## MINEOLA DISTRICT POLICIES OF MISSISSAUGA PLAN

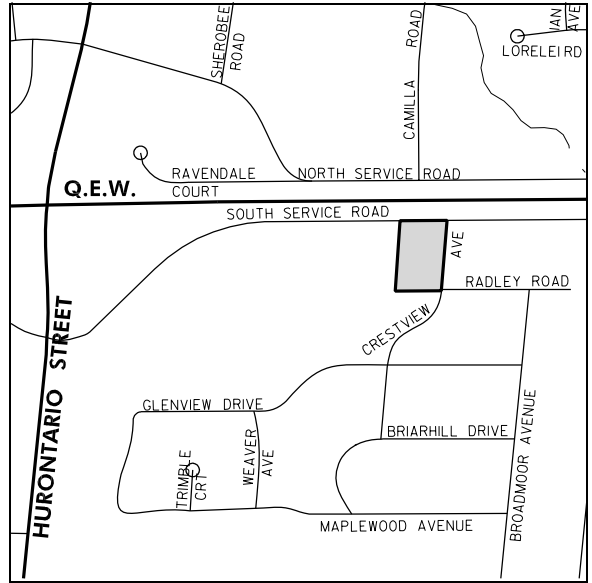
### 4.24.7.4 Site 3



The lands identified as Special Site 3 are located at the southeast and southwest quadrants of the Hurontario Street/Queen Elizabeth Way interchange, and at the northeast quadrant of the Hurontario Street/CNR right-of-way.

Notwithstanding the provisions of the Residential Low Density II designation, transportation related uses, such as parking, structural and access improvements, will be permitted.

### 4.24.7.5 Site 4 (MPA-25)



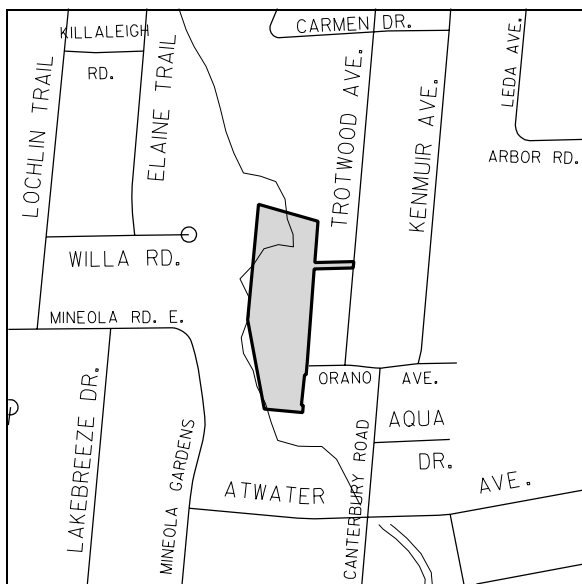
The lands identified as Special Site 4 are located at the southwest corner of South Service Road and Crestview Avenue.

Notwithstanding the provisions of the Convenience Retail Commercial designation, townhouse dwellings will be permitted. (MPA-40)

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## Mineola District Policies of Mississauga Plan

### 4.24.7.6 Site 5

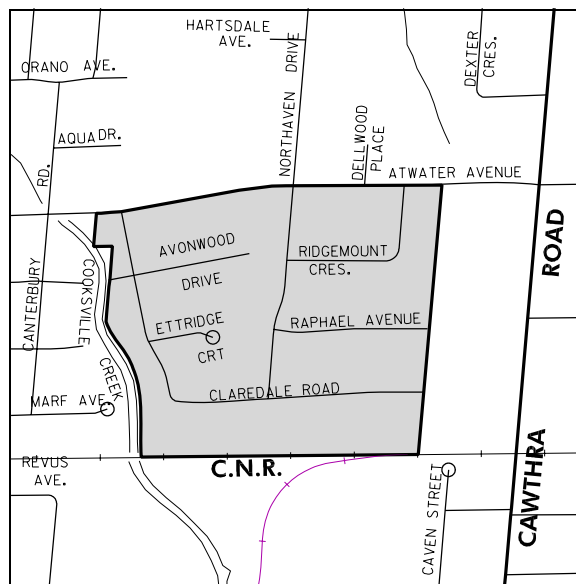


The lands identified as Special Site 5 are bounded by the rear lot lines of properties on Mineola Gardens and Willa Road to the west, and the rear lot lines of properties fronting on Trotwood Avenue to the east. Orano Avenue terminates near the southerly limit of the property. The subject site is traversed by Cooksville Creek, and is partially within the regulatory **floodplain** of Cooksville Creek.

Notwithstanding the Greenbelt designation, detached dwellings will be permitted subject to the Residential Low Density II policies. Notwithstanding the foregoing, new lots which extend into the **floodplain** will not be permitted. Access to approved lots must be flood-free or floodproofed. In addition, a significant setback is required to address channel bank erosion (twenty-one (21) m).

In addition to being in the **floodplain**, this site is located partially within a woodlot. Due to both of these environmental constraints, Mississauga may require that an **Environmental Impact Study (EIS)** be undertaken for any proposed development.

### 4.24.7.7 Site 6



The lands identified as Special Site 6 are located north of the Canadian National Railway right-of-way, south of Atwater Avenue, and east of the Cooksville Creek.

Notwithstanding the Residential Low Density II designation, semi-detached dwellings will also be permitted.

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

## Mineola District Policies of Mississauga Plan

### Mineola 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 at the southwest corner of South Service Road and Crestview Avenue from "Residential Medium Density I" to "Convenience Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend Land Use Map – Stavebank Road from Pinetree Way to Canadian National Railway tracks from "Minor Collector" to "Minor Collector (Scenic Route)";
- Amend Transportation Legend – add "Minor Collector (Scenic Route)" line pattern;
- Amend – Land Use Designation of the lands located east of Elaine Trail and north of Willa Road from "Residential Low Density I" to "Greenbelt";

***Amendment No. 95***

***Has Been Appealed To The OMB***

**In its entirety by**

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

**And by**

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

- Amend – Land Use Map by 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.