

**NOTE:**

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



**SECTION 4.25  
MISSISSAUGA VALLEYS  
DISTRICT POLICIES  
OF  
MISSISSAUGA PLAN**

**2010 April**



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

## Mississauga Valleys District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Mississauga Valleys District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Mississauga Valleys 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	Mississauga Valleys District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Mississauga Valleys 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Mississauga Plan	Appeal B10 - District Land Use Map	2004 Apr. 05	Further approval All approved	Appeal withdrawn
Amendment 17	District Land Use Map	2004 Oct. 14	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 and District Land Use Map	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 66	District Policies	2008 May 15	All approved	Ontario Municipal Board Case No. PL051245 File No. O060015 Issued 2008 May 15
Amendment 104	District Land Use Map	2009 Oct. 14	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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## Mississauga Valleys 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 4.25, Mississauga Valleys District Policies:
    - District Land Use Map, the Commercial Land Use Designations.

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

- B10.** The following as it applies to the lands located at 3670 Cawthra Road, the southwest corner of Cawthra Road and Burnhamthorpe Road East (Daraban Holdings Limited):
- Section 4.25, Mississauga Valleys District Policies:
    - District Land Use Map, the Motor Vehicle Commercial Land Use Designation.

### APPEAL WITHDRAWN By Applicant - 2004 Apr. 05

"MARK H. KLUGE"  
Principal Planner  
Development Planning Services  
Region of Peel

**ALL APPEALS HAVING BEEN SETTLED, THE MISSISSAUGA VALLEYS 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.

## Mississauga Valleys District Policies of Mississauga Plan

### 4.25 MISSISSAUGA VALLEYS

#### 4.25.1 Planning Context

The Mississauga Valleys District, located in the central part of Mississauga, contains a broad mix of low, medium and high density housing types, and various retail commercial facilities. (MPA-40)

Detached and semi-detached dwellings, which comprise approximately one-quarter of the total residential units in the District, are concentrated in the easterly part of the District, while apartments and townhouses are concentrated in the westerly part of the District, and along major roads.

Higher density *development* is concentrated in the northwest quadrant of the District, at Hurontario Street and Burnhamthorpe Road East, in proximity to the City Centre.

The Community Park located in the central part of the District also contains a community centre and a branch library.

The District falls within the Cooksville Creek *sub-watershed*. The Cooksville Creek is channelized through the District and there has been considerable disturbance along the slopes. Notwithstanding these impacts, the *watercourse corridor* acts as linkage for the movement of wildlife, and the *floodplain* provides floodwater storage for the Cooksville Creek.

**NOTE:**

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

#### 4.25.2 Development Concept

The District is a stable, established residential community with only a few sites remaining to be developed. The *development* in Mississauga Valleys was influenced by its proximity to the City Centre and the commercial area of Cooksville. The focus of the policies is: to preserve and *enhance* the *character* of the existing community; to facilitate *infilling* and *redevelopment* consistent with the existing *character* of the community, where appropriate; to improve the nature and appearance of retail commercial *development* along major roads; to maintain and *enhance* environmental features and processes; and to improve the transportation system. (MPA-40)

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

## Mississauga Valleys District Policies of Mississauga Plan

### 4.25.3 Urban Design Policies

**4.25.3.1** Where existing noise attenuation walls or rear yard privacy fencing are exposed to public streets, supplementary planting and upgraded landscape features should be added, where feasible, as a condition of *development* or road reconstruction. Mississauga will encourage landowners to coordinate the eventual replacement of fences to *enhance* the appearance of the area from the street. Special consideration should be given to Burnhamthorpe Road East, Cawthra Road, Bloor Street and Cliff Road North.

### 4.25.4 Land Use

#### 4.25.4.1 Residential

##### 4.25.4.1.1 Residential Low Density I

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

##### 4.25.4.1.2 Residential Low Density II

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

##### 4.25.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse dwellings within a density range of 25-50 units per *net residential hectare*. Building height should not exceed three (3) storeys.

##### 4.25.4.1.4 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)

##### 4.25.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a *Floor Space Index (FSI)* of 0.9-1.4.

##### 4.25.4.1.6 Residential High Density II

The Residential High Density II designation permits apartment dwellings at a *Floor Space Index (FSI)* of 1.5-2.0.

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

## Mississauga Valleys District Policies of Mississauga Plan

### 4.25.5 Transportation

#### 4.25.5.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, MISSISSAUGA VALLEYS DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Burnhamthorpe Road East	Hurontario Street to Arista Way	City of Mississauga	60 m
	Burnhamthorpe Road East	Arista Way to Cawthra Road	City of Mississauga	50 m
	Dundas Street East	St. Lawrence & Hudson Railway tracks to Cawthra Road	City of Mississauga	35 m
	Hurontario Street	Burnhamthorpe Road East to Elm Drive East	City of Mississauga	50 m
	Hurontario Street	Elm Drive East to St. Lawrence & Hudson Railway tracks	City of Mississauga	45 m
	Cawthra Road	Burnhamthorpe Road East to Dundas Street East	Region of Peel	36/45 m (45 m at intersections)
	MAJOR COLLECTOR	Central Parkway East	Hurontario Street to Burnhamthorpe Road East	City of Mississauga
	Bloor Street	Central Parkway East to Cawthra Road	City of Mississauga	26 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.

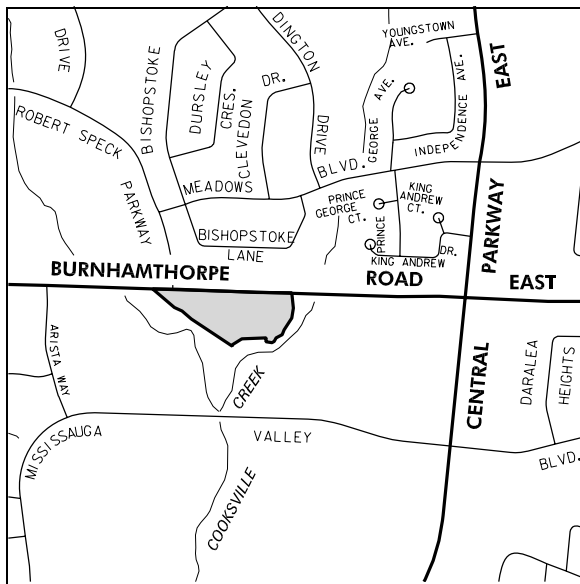
## Mississauga Valleys District Policies of Mississauga Plan

### 4.25.6 Special Site Policies

#### 4.25.6.1 Introduction

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

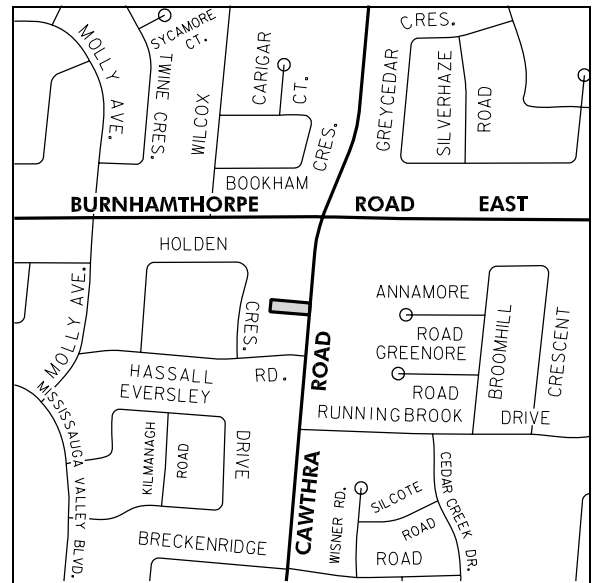
#### 4.25.6.2 Site 1



The lands identified as Special Site 1 are located on the south side of Burnhamthorpe Road East, west of Central Parkway East.

Notwithstanding the Residential High Density II designation, the maximum *Floor Space Index (FSI)* will be 3.5.

#### 4.25.6.3 Site 2 (MPA-65)



The lands identified as Special Site 2 are located on the west side of Cawthra Road, south of Burnhamthorpe Road East.

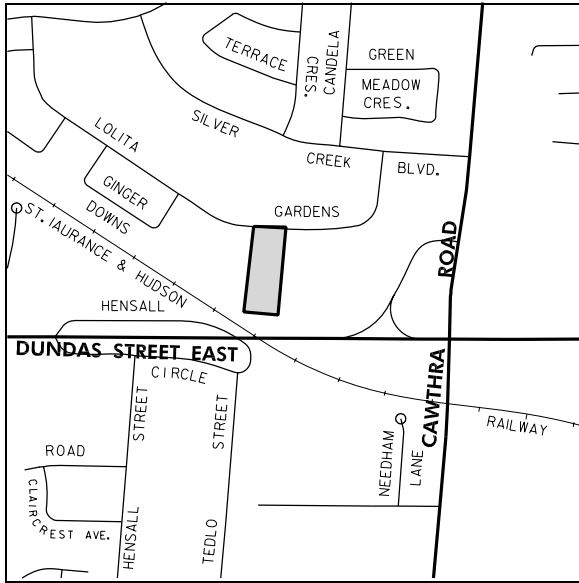
Notwithstanding the provisions of the Residential Low Density II designation, the following additional policies will apply:

- a. a double duplex will be permitted at a maximum density of 45 units per net residential hectare;
- b. appropriate landscaping, parking, and access shall be provided, in accordance with an approved site plan. (OMB File No. 0060015)

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

## Mississauga Valleys District Policies of Mississauga Plan

### 4.25.6.4 Site 3 (MPA-66)



The lands identified as Special Site 3 are located north of Dundas Street East, west of Cawthra Road.

Notwithstanding the provisions of the Residential High Density I designation, the maximum apartment building height will be thirteen (13) storeys.

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

## Mississauga Valleys District Policies of Mississauga Plan

### Mississauga Valleys 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 B10*

- The applicant has withdrawn the appeal to the OMB of the "Motor Vehicle Commercial" designation as it applies to the lands located at 3670 Cawthra Road, the southwest corner of Cawthra Road and Burnhamthorpe Road East (Daraban Holdings Limited).

#### *Amendment No. 17*

- Amend – Land Use Designation of the lands located at the southwest corner of Burnhamthorpe Road East and Central Parkway East from "Motor Vehicle Commercial" to "Convenience Commercial".

#### *Amendment No. 25*

- Amend – Land Use Designation of the lands located at the southeast corner of Bloor Street and Mississauga Valley Boulevard from "General Commercial" to "Convenience Commercial";
- Amend - Land Use Designations – from "Open Space" 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.

#### *Amendment No. 104*

- Amend – Land Use Designation of the lands located on the southwest corner of Cawthra Road and Silver Creek Boulevard, municipally known as 3100 Cawthra Road, from "Motor Vehicle Commercial" to "General Commercial".

#### ***Amendment No. 95***

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

##### ***In its entirety***

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.

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

**Mississauga Valleys District Policies of Mississauga Plan**

