

## **NOTE:**

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE SHERIDAN 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 SHERIDAN 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 SHERIDAN 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 4.29 SHERIDAN DISTRICT POLICIES OF MISSISSAUGA PLAN**

**2010 April**



# MISSISSAUGA PLAN

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

## Sheridan District Policies of Mississauga Plan

### OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Sheridan District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Sheridan 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	Sheridan District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Sheridan District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Amendment 5	District Policies	2003 July 23	All approved	City of Mississauga
Mississauga Plan	Appeal B4 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed	Ontario Municipal Board Order No. 0662
Mississauga Plan	Appeal B12 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved	Ontario Municipal Board Order No. 2622  Issued 2007 Oct. 01
Amendment 40	District Policies	2008 Mar. 24	<b>All Approved Except for two (2) appeals to the OMB</b>  <b><i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed</b>	City of Mississauga
Amendment 98	District Land Use Map	2009 Aug. 05	All approved	City of Mississauga
Amendment 97	District Land Use Map	2009 Aug. 05	All approved	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	<b>All Approved Except for two (2) appeals to the OMB</b>  Term <i>“retail commercial”</i> is no longer under appeal 1	City of Mississauga

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

### Sheridan District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 95	District Policies and District Land Use Map	2010 January 07	<p><b>All Appealed to the OMB Partial Approval</b>  <b>All Appealed to the OMB</b></p> <p>(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)</p>	Region of Peel

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

## Sheridan 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 4.29, Sheridan District Policies:
    - Section 4.29.3.4, Commercial, Land Use;
    - District Land Use Map, the Commercial Land Use Designations.

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

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.29, Sheridan District Policies:
    - Section 4.29.3.3, Business Employment, Land Use;
    - District Land Use Map, the Business Employment Land Use Designations.

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

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

**ALL APPEALS HAVING BEEN SETTLED, THE SHERIDAN 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.

## Sheridan District Policies of Mississauga Plan

### 4.29 SHERIDAN

#### 4.29.1 Planning Context

Most of the lands within the Sheridan District have been developed. Existing residential land uses consist primarily of detached and semi-detached dwellings. The area south of Fowler Drive is the largest high density area, and there are high density uses on the north side of Sheridan Park Drive, west of Fifth Line West, and on the north side of Homelands Drive. There is medium density townhouse **development** at Dundas Street West and Woodchester Drive, on the north side of Homelands Drive, and along Fifth Line West.

Most of the District is situated within the Loyalist Creek and Lorne Wood Creek **sub-watersheds**. Portions are also drained by Turtle Creek, Tecumseh Creek, Sheridan Creek and the Credit River. Much of Loyalist Creek has been impacted by channelization associated with flood and erosion control and stormwater management; however, natural areas remain along the **watercourse corridor**. Loyalist Creek provides warmwater **fish habitat** and the corridor has potential for passive recreation and provides a link to the Credit River, the most significant natural feature in the District.

The Credit River, which forms the easterly boundary of the District, is the main natural corridor in Mississauga, stretching from Lake Ontario to the northerly boundary of the **City** and beyond. It is recognized as a migration corridor for birds and animals. The Provincial Government has identified a fish sanctuary located between the QEW and Dundas Street West. Credit Valley Conservation has identified an **Environmentally Significant Area (ESA)** within the valley south of Dundas Street West.

There are two (2) former **waste disposal sites** in the District.

#### **NOTE:**

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

#### 4.29.2 Development Concept

The Sheridan District will be maintained as a stable, established area consisting of mature, residential neighbourhoods. The quality of the existing neighbourhoods will be protected. There are specific sites appropriate for **development, infilling or intensification** which should be both functionally and visually **compatible** with the **character** of existing neighbourhoods.

**Infill** housing **developments** should continue along Fifth Line West, in low and medium density forms. There are opportunities for **infill** housing on some of the high density apartment sites.

Commercial activity should continue to be focussed along Dundas Street West and Erin Mills Parkway.

Sheridan Mall, is the largest retail commercial site in the District, and serves an important role as both a retail commercial and a community facility. It is also located within the Sheridan Node, as shown on the Sheridan District Land Use Map. This facility should be strengthened by concentrating additional retail commercial, entertainment and **community uses** at this site with particular emphasis of any new buildings and/or structures having a street presence on Erin Mills Parkway. **Office development**, in proximity to the Erin Mills Parkway/QEW interchange, and within the Node, should also be encouraged. (MPA-40)

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

## Sheridan District Policies of Mississauga Plan

### 4.29.3 Land Use

#### 4.29.3.1 Residential

##### 4.29.3.1.1 Residential Low Density I

The Residential Low Density I designation permits detached dwellings up to a maximum of 10 units per *net residential hectare*. The subdivision of lots of less than twenty-three (23) m frontage will be discouraged, if it is considered to be detrimental to the *character* of the surrounding area.

##### 4.29.3.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, and duplex dwellings, within a net density range of 10-30 units per *net residential hectare*.

##### 4.29.3.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse dwellings, within a net density range of 30-45 units per *net residential hectare*.

##### 4.29.3.1.4 Residential Medium Density II

The Residential Medium Density II designation permits townhouse dwellings and all forms of horizontal multiple dwellings at a *Floor Space Index (FSI)* of 0.5-0.75. (MPA-25)

##### 4.29.3.1.5 Residential High Density I

The Residential High Density I designation permits medium-rise and high-rise apartment buildings at a *Floor Space Index (FSI)* of 0.75-1.0. (MPA-25)

##### 4.29.3.1.6 Residential High Density II

The Residential High Density II designation permits medium-rise and high-rise apartment buildings at a *Floor Space Index (FSI)* of 1.0-2.0.

### 4.29.3.2 Intensification of Existing Apartment Sites

Proposals for additional *development* on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential *development* in this Plan:

- a. on lands designated Residential High Density I or II, other than those located within the Node, *development* in addition to existing buildings will be restricted to the uses permitted in the Residential Medium Density I designation, up to the maximum density specified for the Residential High Density designation;
- b. as a condition of *development*, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.

### 4.29.3.3 Business Employment (MPA-25)

Notwithstanding the Business Employment policies of this Plan, overnight accommodations and conference centres will not be permitted.

### 4.29.3.4 Commercial

#### 4.29.3.4.1 General Retail Commercial (MPA-40)

- a. Notwithstanding the General Retail Commercial policies of this Plan, car dealerships will not be permitted on lands located west of Erin Mills Parkway and south of Dundas Street West. (MPA-40)

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

## Sheridan District Policies of Mississauga Plan

### 4.29.4 Transportation

#### 4.29.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, SHERIDAN DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Queen Elizabeth Way	Erin Mills Parkway to Credit River	Province of Ontario	
ARTERIAL	Dundas Street West	Winston Churchill Boulevard to Credit River	City of Mississauga	35 m
	Winston Churchill Boulevard	Dundas Street West to Sheridan Park Drive	Region of Peel and Region of Halton	36/45 m (45 m at intersections)]
	Erin Mills Parkway	Dundas Street West to Queen Elizabeth Way	Region of Peel	45 m
MAJOR COLLECTOR	Mississauga Road ( <i>Scenic Route</i> )	Dundas Street West to Queen Elizabeth Way	City of Mississauga	26 m
	Sheridan Park Drive	Winston Churchill Boulevard to Erin Mills Parkway	City of Mississauga	35 m
	Lincoln Green Way	Erin Mills Parkway to Fowler Drive	City of Mississauga	35 m
	Fowler Drive	Lincoln Green Way to North Sheridan Way	City of Mississauga	20 m
	Fowler Drive	North Sheridan Way to Erin Mills Parkway	City of Mississauga	26 m
	Leanne Boulevard	Erin Mills Parkway to North Sheridan Way	City of Mississauga	26 m
	North Sheridan Way	Leanne Boulevard to Erin Mills Parkway	City of Mississauga	20 m
	North Sheridan Way	Fowler Drive to East/West section of North Sheridan Way	City of Mississauga	26 m
	North Sheridan Way	East/West section of North Sheridan Way to Mississauga Road	City of Mississauga	20 m
	MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20 m

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

## Sheridan District Policies of Mississauga Plan

### AMENDMENT NO. 95 HAS BEEN APPEALED TO THE OMB

#### In its entirety by

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

#### And by

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

**Table 1: Basic Road Characteristics is hereby amended by deleting the reference to *Major Transit Corridors* and replacing it with *Higher Order Transit Corridors*.**

\* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along ~~*Major Transit Corridors*~~, *Higher Order Transit Corridors*, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25)

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

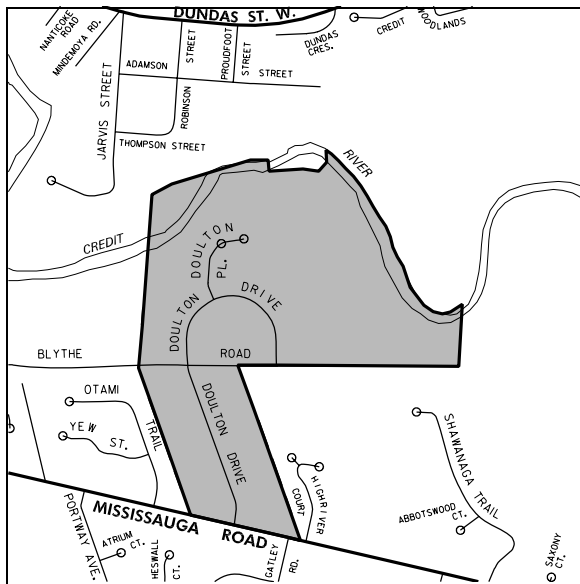
## Sheridan District Policies of Mississauga Plan

### 4.29.5 Special Site Policies

#### 4.29.5.1 Introduction

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

#### 4.29.5.2 Site 1

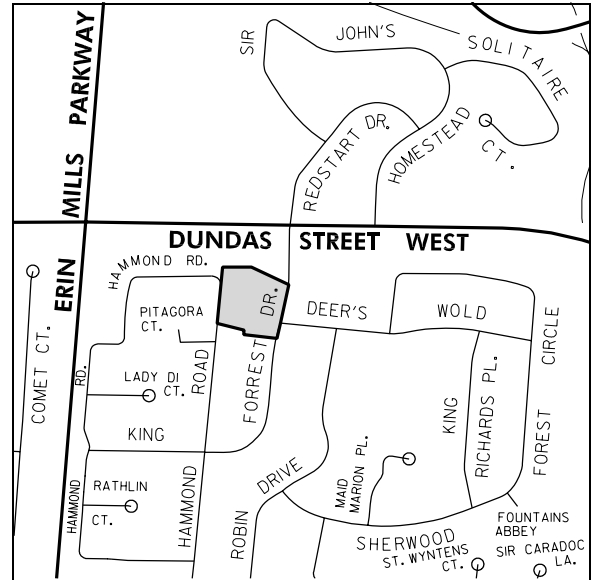


The lands identified as Special Site 1 are referred to as the Doulton Drive Lands.

Notwithstanding the provisions of the Residential Low Density I and Greenbelt designations, these lands will be subject to the following:

- a. Mississauga considers that the preservation of this distinctive area could be achieved with up to forty-seven (47) residential lots;
- b. Mississauga will encourage a minimum lot area of 0.3 ha with a minimum lot frontage of thirty-eight (38) m, except for those lots fronting on Mississauga Road which are not corner lots, where a minimum lot area of 0.2 ha and a minimum lot frontage of thirty (30) m are considered appropriate;
- c. new **development** will be subject to site plan approval to ensure that site areas, building, landscaping and open space are all satisfactorily located and designed;
- d. any **redevelopment** may proceed on the basis of private sewage disposal systems subject to the applicable regulations;
- e. comprehensive site and environmental analyses will be required in support of any divisions of land.

#### 4.29.5.3 Site 2



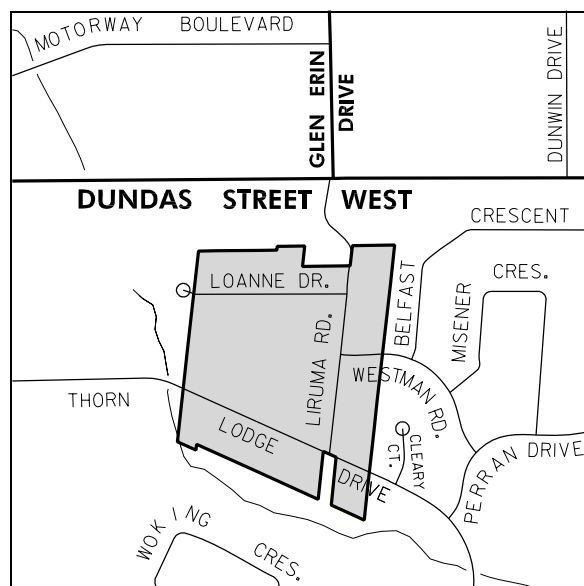
The property identified as Special Site 2 is located between Hammond Road and King Forrest Drive, south of Dundas Street West, and is referred to as Hammond House. This property has received **heritage designation** under the terms and conditions of the *Ontario Heritage Act* and is worthy of preservation.

Notwithstanding the provisions of the Residential Low Density II designation, any **redevelopment** proposals or design concepts must maintain the integrity and heritage elements of the structures, landscaping and context of the site.

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

## Sheridan District Policies of Mississauga Plan

### 4.29.5.4 Site 3



The lands identified as Special Site 3 are located in the area of Loanne Drive/Liruma Road/Thorn Lodge Drive (Registered Plans 467 and 469, but excluding Lot 19, Registered Plan 467).

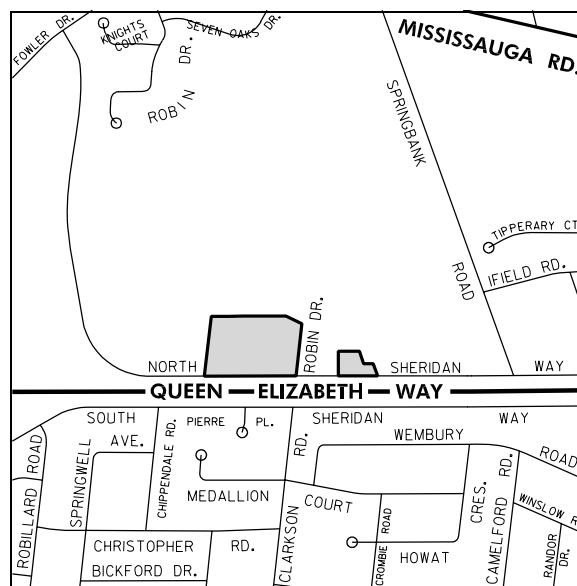
Notwithstanding the provisions of the Residential Low Density I designation, these lands will be subject to the following:

- a. minimum lot frontage of thirty (30) m;
- b. minimum lot area of one-thousand five-hundred and seventy-five (1 575) m<sup>2</sup>;

or alternatively,

a limitation of one (1) dwelling unit per lot as shown on Registered Plans 467 and 469.

### 4.29.5.5 Site 4



The lands identified as Special Site 4 are located on North Sheridan Way south of the North Sheridan *Landfill site*.

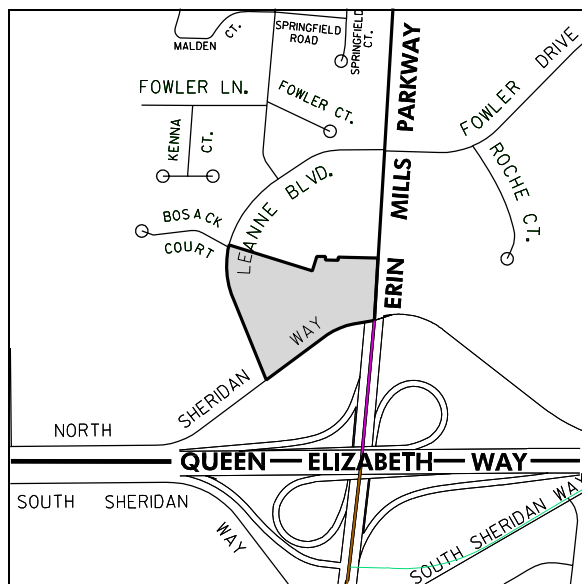
Notwithstanding the provisions of the Business Employment designation, these lands will be subject to the following:

- a. *development* will not be permitted on the lands until the long-term care, maintenance, and security of the gas control system for the former North Sheridan *Landfill site* is established by the Region of Peel;
- b. *development* proposals must demonstrate that they will not interfere with the migration gas control system of the former North Sheridan *Landfill site*;
- c. land uses and activities that may have an adverse impact on adjacent, existing and future residential land uses in terms of noise, safety, and traffic generation should be discouraged.

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

## Sheridan District Policies of Mississauga Plan

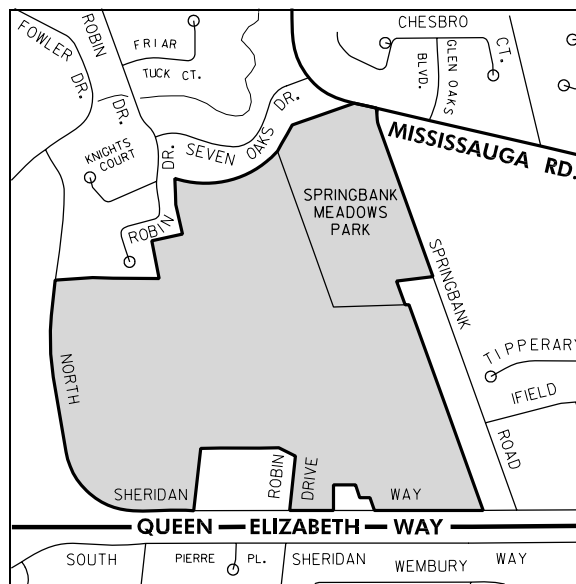
### 4.29.5.6 Site 5 (MPA-25) (MPA-98)



The lands identified as Special Site 5 are located on the north side of North Sheridan Way, between Erin Mills Parkway and Leanne Boulevard.

Notwithstanding the provisions of the *Office* designation, a long term health-care facility and overnight accommodations will also be permitted. Limited retail commercial uses may be considered. (MPA-40)

### 4.29.5.7 Site 6



The lands identified as Special Site 6 are known as the North Sheridan *Landfill site* and Springbank Meadows Park. This site has been identified as a former *waste disposal site*. Permitted land uses include open space and privately operated uses of a recreation, conservation and agricultural nature, and other uses deemed *compatible* with open space.

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

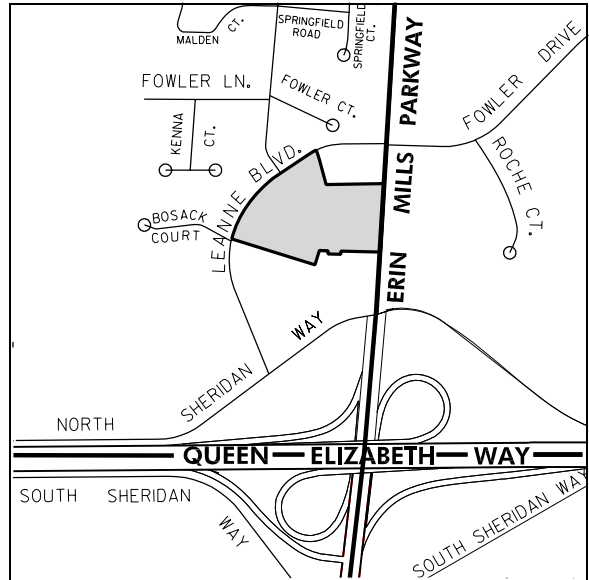
- a. *development* within or adjacent to these lands will be restricted where such activity would constitute a hazard to human or *ecosystem* health;
- b. prior to the consideration of *development* proposals on, or in proximity to, these lands, a detailed study will be submitted by the applicant to determine the impact and area of influence of the *waste disposal site*. Where no information is available on the influence area of the site, a five-hundred (500) m radius surrounding the *waste* cell is recommended by the Provincial Government. Any remediation that must be undertaken will be in accordance with Provincial Government legislation and guidelines;
- c. *development* on lands formerly used for the disposal of *waste*, within a period of twenty-five (25) years or less, requires approval of the Provincial Government;

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

## Sheridan District Policies of Mississauga Plan

- d. the site will be planned, designed, operated and maintained to the satisfaction of the **City**, the Region of Peel, and the Provincial Government in such a way as to ensure compatibility with adjacent, existing and future land uses, and to ensure minimal adverse impact on the natural environment;
- e. there should be no **development** permitted on the site until the long-term care, maintenance and security of the gas control system is established by the Region of Peel;
- f. a buffer zone of twenty (20) m must be established around the perimeter of the site to be used exclusively as a corridor for the gas control system;
- g. any use that would allow the accumulation of methane gas requires the approval of the **City** and the Region of Peel;
- h. engineering studies must accompany **development** applications to determine any hazards of **development** and damage that may result to the subject property and surrounding lands from methane gas, leachate and settling;
- i. **development** proposals must demonstrate that they will not interfere with the migration gas control system for the site;
- j. land uses and activities that may have an adverse impact on adjacent, existing and future residential land uses in terms of noise, safety, and traffic generation should be discouraged.

### 4.29.5.8 Site 7 (MPA-5)



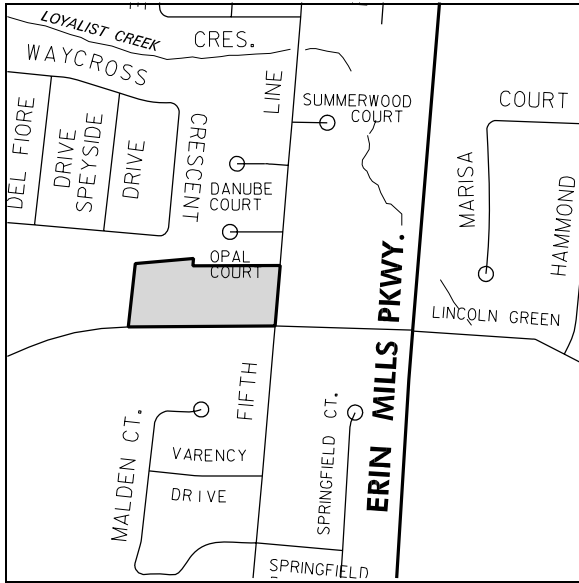
The lands identified as Special Site 7 are located on the west side of Erin Mills Parkway, north of the Queen Elizabeth Way.

Notwithstanding the provisions of the **Office** designation, accessory uses will generally be limited to a maximum of 35% of the total Gross Floor Area (GFA).

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

## Sheridan District Policies of Mississauga Plan

### 4.29.5.9 Site 8 (MPA-25)



The lands identified as Special Site 8 are located at the northwest corner of Sheridan Park Drive and Fifth Line West.

Notwithstanding the provisions of the Residential High Density I policies, a **Floor Space Index (FSI)** of 0.5 will be permitted.

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

## Sheridan District Policies of Mississauga Plan

### Sheridan 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 B12 (OMB Order No. 0662)*

- The OMB has dismissed the appeal of the "Business Employment Land Use Designations" (Canadian Petroleum Products Institute).

#### *Amendment No. 25*

- Amend – Land Use Designation of the lands located south of Mississauga Road, north of the Queen Elizabeth Way (QEW) from "no designation" to "Residential Low Density I";
- Amend – Land Use Designation of the lands located at the northwest corner of Sheridan Park Drive and Fifth Line West from "Residential Medium Density II" to "Residential High Density I";
- Amend – Land Use Designation of the lands located on the south side of Dundas Street West, east of Liruma Road, from "General Commercial" to "Motor Vehicle Commercial";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend – Land Use Designation of the lands located north of Mississauga Road, opposite Geran Crescent, from "Residential Low Density I" to "Greenbelt";
- Amend – Land Use Designation of the lands located east of Mississauga Road, north of Blythe Road from "Residential Low Density I" to "Greenbelt";

#### *Amendment No. 98*

- Amend – Land Use Designation of the lands located on the north side of North Sheridan Way, between Erin Mills Parkway and Leanne Boulevard by adding a parcel of surplus road allowance to "Office – Special Site 5" designation.

#### *Amendment No. 97*

- Amend – Land Use Designation of the lands located on the northeast corner of Erin Mills Parkway and Fowler Drive, municipally known as 1925 Fowler Drive, from "Motor Vehicle Commercial" to "General Commercial";

#### *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.

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

## Sheridan District Policies of Mississauga Plan

