NOTE:

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

MISSISSAUGA PLAN

SECTION 4.31 SOUTHDOWN DISTRICT POLICIES OF MISSISSAUGA PLAN

2010 April

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

Southdown District Policies of Mississauga Plan

OFFICE CONSOLIDATION

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

The following text and map, attached hereto, constitute the Southdown District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Southdown 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	Southdown District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Southdown 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 20	District Policies	2004 July 30	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	2008 Mar. 24	**All Approved Except for two (2) appeals to the OMB** **"*Retail*" of term "*retail* commercial" - Appealed**	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	**All Approved Except for two (2) appeals to the OMB** Term "*retail* commercial" is no longer under appeal	City of Mississauga
Amendment 95	District Policies	2010 Jan. 07	**Partial Approval All Appealed to the OMB** (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel

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

Southdown District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY

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

Southdown 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 4.31, Southdown District Policies:
  - 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 4.31, Southdown District Policies:
  - District Land Use Map, the Business Employment Land Use Designations.
  - District Land Use Map, the Industrial 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 SOUTHDOWN 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.

Southdown District Policies of Mississauga Plan

4.31 SOUTHDOWN

4.31.1 Planning Context

The Official (Primary) Plan approved in 1981 and the Clarkson-Lorne Park Secondary Plan approved in 1986 established the current configuration of the Southdown District.

City Plan, approved in 1997, established Southdown as one of the few Employment Districts which contains primarily heavy industrial and business employment uses. Some of the existing industrial operations are major facilities with extensive amounts of outdoor storage (e.g. Petro Canada Refinery, St. Lawrence Cement).

The District is well served by a network of spur lines from the CNR mainline and accessibility to the Queen Elizabeth Way.

The District contains an abundance of environmental features that are shown on Schedule 3: Environmental Areas, and the *Mississauga Natural Areas Survey*. The Southdown District is within the ***watersheds*** of the Halton Region Conservation Authority and the Credit Valley Conservation and is defined by the ***sub-watersheds*** of the Joshua Creek, Clearview Creek, Avonhead Creek, Lakeside Creek and Sheridan Creek and Lake Ontario. The drainage divide between the two (2) Conservation Authorities is within the plantation ***woodlands*** which lie adjacent to the Lake Ontario ***shoreline***, south of Lakeshore Road.

Joshua Creek has been identified as an ***Environmentally Sensitive Area*** by the Halton Region Conservation Authority and is considered largely undisturbed and provides warmwater ***fish habitat***.

Portions of Avonhead Creek, Lakeside Creek and Clearview Creek have been channelized within the District. Clearview Creek provides warmwater ***fish habitat*** and is connected to several upland ***woodlands***. It also serves as a wildlife corridor and linkage to other features within and beyond the District, including Lake Ontario, Joshua Creek and the Town of Oakville.

The Lake Ontario ***shoreline*** is characterized by a natural beach, west of the Petro Canada lands, and ***shoreline*** erosion protection works, east of the Petro Canada lands. The lands along Lake Ontario are partially within the Regulatory ***Shoreline*** as defined by the 100-year ***floodplain***, including wave uprush, the 100-year erosion limit and the ***dynamic beach hazards***. A variety of ***fish habitat*** is provided in the near shore areas of Lake Ontario.

The ***shoreline*** at the Mississauga/Oakville townline is also characterized by a plantation ***woodland***, which is considered the last remaining ***woodland*** of any size along the Mississauga ***shoreline***. The ***woodland*** is also associated with the valley corridor of Joshua Creek.

There are a number of remnant ***woodlands*** within the District. The most significant of the ***woodland*** areas is the red maple-red oak forest located south of Orr Road.

There is an operational quarry for the manufacturing of cement located at the northwest corner of Lakeshore Road West and Avonhead Road.

The District also contains a number of ***contaminated sites*** or potentially ***contaminated sites*** and closed or current ***waste disposal sites***.

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

4.31.2 Development Concept

The Southdown District consists primarily of well established heavy industrial uses that require extensive outdoor processing or storage areas, with business employment uses on the north side of Royal Windsor Drive and along a part of the municipal boundary. Similar ***development*** of uses ***compatible*** with heavy industrial uses will be encouraged.

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

Southdown District Policies of Mississauga Plan

4.31.3 Transportation

4.31.3.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, SOUTHDOWN DISTRICT

ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Royal Windsor Drive	Winston Churchill Boulevard to Southdown Road	City of Mississauga	35 m
	Lakeshore Road West	Winston Churchill Boulevard to Southdown Road	City of Mississauga	35 m
	Winston Churchill Boulevard	CN Railway tracks to Lakeshore Road West	Region of Peel Region of Halton	36 m
	Southdown Road	CN Railway tracks to Lakeshore Road West	City of Mississauga	35 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	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.

Southdown District Policies of Mississauga Plan

4.31.3.2 Road System

a. The intersection of the Orr Road extension at Southdown Road will be designed in such a manner as to restrict through traffic from the Southdown District to the residential community to the east.

b. The location of the extension of Orr Road from Southdown Road to Hazelhurst Road will be determined during the processing of ***development*** applications.

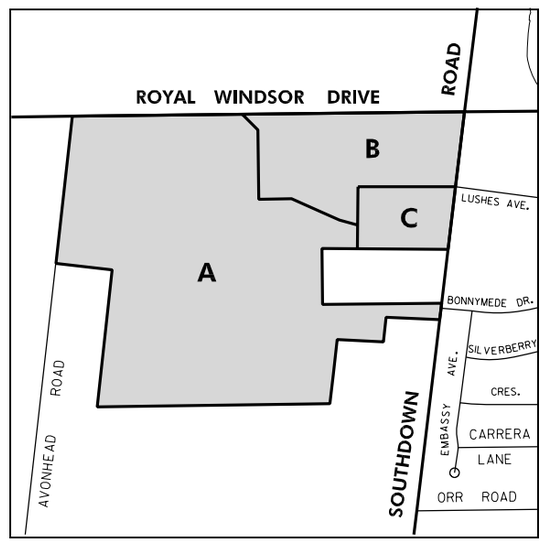
Notwithstanding the provisions of subsection **4.31.3.1** of this section, the width of the Orr Road extension from Winston Churchill Boulevard to Southdown Road shall be a minimum of twenty-four (24) m.

4.31.4 Special Site Policies

4.31.4.1 Introduction

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

4.31.4.2 Site 1



4.31.4.2.1 Area 1A

The lands identified as Area 1A are located on the south side of Royal Windsor Drive and west of Areas 1B and 1C.

Notwithstanding the Business Employment designation the uses permitted on the lands will be subject to the following additional policies:

a. access will be available to Southdown Road opposite Bonnymede Road and to Royal Windsor Drive opposite the ***City*** Works yard access; and further additional points to Royal Windsor Drive, Southdown Road and Avonhead Road may be considered by the ***City*** at the time of site plan approval when the ultimate ***development*** plan has been determined;

b. prior to site plan approval for any part of Area 1A, a concept plan may be required to indicate how adjacent lands could be developed with respect to ensuring that all lands have adequate access and parking, and that traffic and pedestrian circulation is adequately provided.

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

Southdown District Policies of Mississauga Plan

4.31.4.2.2 Area 1B

The lands identified as Area 1B are located at the immediate southwest corner of Royal Windsor Drive and Southdown Road.

Notwithstanding the General Retail Commercial designation, the following additional policies shall apply: *(MPA-40)*

a. ***development*** at the intersection of Royal Windsor Drive and Southdown Road is encouraged to have generous open spaces with landscaping to ***enhance*** the ***streetscape***;

b. access will be available to Royal Windsor Drive opposite the ***City*** Works yard access. Additional access points to Royal Windsor Drive may be considered by the ***City*** at the time of site plan approval.

4.31.4.2.3 Area 1C

The lands identified as Area 1C are located on the west side of Southdown Road, immediately to the south of Area 1B.

Notwithstanding the provisions of the General Retail Commercial designation the following additional policies shall apply: *(MPA-40)*

a. permitted uses shall only include retail warehouses, which generally consist of home furnishings, home accessories and an automotive centre;

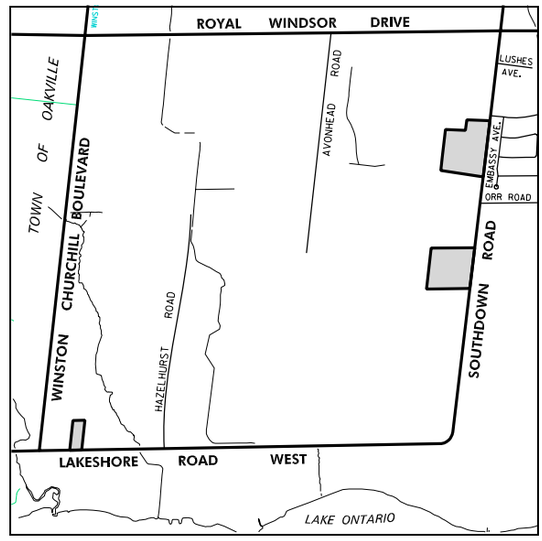
b. in addition to the above, ***community uses*** and all types of restaurants except for convenience restaurants shall be permitted;

c. Business Employment uses;

d. uses not permitted within this designation include department stores, supermarkets and drug stores, and other retail commercial uses which, either individually or collectively, could create an impact on retail commercial centres; *(MPA-40)*

e. outdoor storage and display areas should not be visible from major roads, parks, greenbelt or residential lands. Appropriate setbacks, screening and buffering will be required to lessen the visual impact of the facility. Display areas are to be an integral part of the overall site design and evaluated based on their visual impact on the ***streetscape***.

4.31.4.3 Site 2



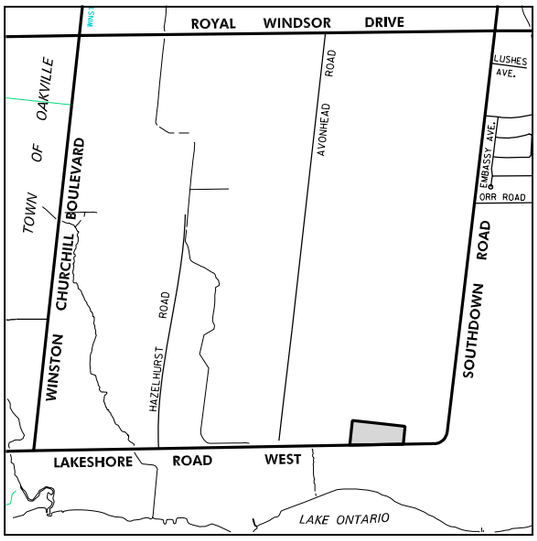
The lands identified Special Site 2 consists of three areas, two are located on the west side of Southdown Road south of Royal Windsor Drive and one is located on the north side of Lakeshore Road West east of Winston Churchill Boulevard.

Notwithstanding the Business Employment and Industrial designations, the lands may also be used for a garden centre.

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

Southdown District Policies of Mississauga Plan

4.31.4.4 Site 3 *(MPA-20)*



The lands identified as Special Site 3 are located on the north side of Lakeshore Road west, west of Southdown Road.

Notwithstanding the provisions of the Utility designation, the subject lands may also be developed for a Community Recycling Centre with outdoor storage and an accessory retail store for reusable goods.

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

Southdown District Policies of Mississauga Plan

Southdown 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).

Appeal B12 (OMB Order No. 0662)
- The OMB has dismissed the appeal of the "Industrial Land Use Designations" (Canadian Petroleum Products Institute).

Amendment No. 25
- 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.