



Corporate Report

Clerk's Files

Originator's
Files

LA.09.OAK

DATE: January 24, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Town of Oakville – Official Plan Amendment 117**

- RECOMMENDATION:**
1. That the Region of Halton be advised that the City of Mississauga has no objection to lifting Deferral D6 to the Town of Oakville Official Plan Amendment No. 117.
 2. That, in considering lifting Deferral D6 to the Town of Oakville Official Plan Amendment No. 117, the Region of Halton be requested to consider:
 - (a) requiring a warning on title for development on the subject lands noting possible impacts of nearby existing heavy industrial uses in Mississauga;
 - (b) local air quality concerns being studied through the Clarkson Air Shed Study; and
 - (c) relevant Ministry of Environment land use compatibility guidelines and separation distances.
 3. That a copy of the report titled “Town of Oakville – Official Plan Amendment 117” dated January 24, 2006 from the Commissioner of Planning and Building be forwarded by the City Clerk to the Region of Halton, the Town of Oakville and the Region of Peel.

BACKGROUND:

The purpose of this report is to update City Council on the proposed Town of Oakville Official Plan Amendment No. 117. Mississauga's involvement in this amendment dates back to the mid-1990s.

On September 9, 1996 Town of Oakville Council adopted Official Plan Amendment No. 117. This amendment redesignated the subject lands on the west side of Winston Churchill Boulevard, north of Lakeshore Road East from "Parkway Belt West" to, among other designations, "Low Density Residential", which permits detached dwellings.

On December 11, 1996, Mississauga City Council considered the attached (Appendix 1) report titled "Town of Oakville – Official Plan Amendment 117" dated November 12, 1996 from the Commissioner of Planning and Building, and adopted the following recommendation:

- "1. That the Region of Halton be requested to not approve the residential designation as it applies to the lands on the west side of Winston Churchill Boulevard, south of Deer Run Avenue subject to Town of Oakville - Official Plan Amendment 117 and, instead, redesignate them to a non-residential use.
2. That the Director of Planning and Development Services of the Region of Halton be requested to provide written notice of the proposed decision of the Region of Halton to the City of Mississauga.
3. That a copy of the report entitled "Town Of Oakville - Official Plan Amendment 117" dated November 12, 1996 from the Commissioner of Planning and Building be forwarded by the City Clerk to the Region of Halton, Region of Peel and the Town of Oakville".

The basis for this recommendation was Mississauga's concern that additional residential development or other sensitive land uses on the subject lands on the west side of Winston Churchill Boulevard may result in future complaints due to truck traffic, noise, odours, or dust regarding the nearby existing industries located east of Winston Churchill Boulevard in Mississauga.

These complaints could impact on future additional industrial development or expansion of existing uses.

Subsequently, on November 4, 1998, the Region of Halton, the approval authority, approved Town of Oakville Official Plan Amendment No. 117, but deferred approval as it related to lands located on the west side of Winston Churchill Boulevard, between Deer Run Avenue and Lakeshore Road East as shown on Appendix 2, "Context Map - Official Plan Designations".

Town of Oakville is proceeding with a consolidation of their Official Plan and would like to have the deferral imposed by the Region of Halton lifted.

COMMENTS:

1. Subject Lands

The subject lands are approximately 2.3 ha (5.7 ac) in size located on the west side of Winston Churchill Boulevard, south of Deer Run Avenue. This is the last remaining undeveloped parcel of land within the Eastlake Community (see Appendix 3, Context Map - Existing Land Use). An orchard is located on the northern portion of the subject lands, while further to the south are a few detached dwellings on large lots with access to Winston Churchill Boulevard. Lands to the northwest of the subject lands are developed for low density residential uses.

The subject lands are designated "Residential Low Density" by the Town of Oakville Official Plan, and subject to Deferral D6. The "Residential Low Density" designation permits detached dwellings at a maximum density of 17 units per hectare (6.8 units per acre).

2. Land Use Designations in Mississauga

Lands immediately east of Winston Churchill Boulevard, within the City of Mississauga, are designated "Business Employment" and, further to the east, "Industrial" and "Utility", as shown on Appendix 2, "Context Map - Official Plan Designations". The

“Business Employment” designated lands along the east side of Winston Churchill Boulevard are largely undeveloped except for a few detached dwellings. Several large established heavy industrial operations are located further east and north of the subject lands.

During the last Southdown District Policy Review, lands immediately east of Winston Churchill Boulevard, north of Lakeshore Road West, were redesignated from “Heavy Industrial” and “Parkway Belt West” to “Business Employment”, by the Southdown District Policies - Amendment 19 to City Plan, approved by the Region of Peel in September 1999. This redesignation was intended to limit the number of heavy industrial operations, encourage office and other business employment uses within the district, and provide a suitable buffer between heavy industrial uses in the City of Mississauga and the existing residential community in the Town of Oakville.

3. Southdown District Policy Review

The Southdown Planning District is undergoing a new District Policy Review. In addition, the Ministry of the Environment has recognized the area as having poor air quality, and has undertaken the Clarkson Air Shed Study to examine the nature, extent and contributing factors of air pollution in the area. The effect of heavy industrial uses on air quality is expected to be reviewed as a component of this study.

4. Current Planning Position

While the City of Mississauga continues to have land use compatibility concerns that additional residential development or other sensitive land uses on the subject lands may result in future complaints due to truck traffic, noise, odours, or dust about the nearby existing industries, the severity of these concerns has decreased since the adoption of City Council’s original December 11, 1996 recommendation.

This is partly because the redesignation of lands along the east side of Winston Churchill Boulevard to “Business Employment” uses should function as a buffer between the heavy industrial uses in Mississauga and proposed residential or other sensitive development on the subject lands. In addition, the Southdown District Plan Review is continuing the transition of the long-term function of the district from primarily heavy industrial to business employment uses.

Consequently, if the Region of Halton is satisfied that development on the subject lands will not be adversely impacted by nearby existing heavy industrial uses, the City of Mississauga has no objection to lifting Deferral D6 applied by the Region of Halton on November 4, 1998 to lands located on the west side of Winston Churchill Boulevard between Deer Run Avenue and Lakeshore Road East.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: Mississauga’s position regarding the future development of the subject lands in Oakville has changed since 1996 due mainly to changes in the land use designations on the lands on the east side of Winston Churchill Boulevard.

In considering approval of the deferred portion of the Town of Oakville Official Plan Amendment No. 117, the Region of Halton should, however, be requested to:

- consider requiring a warning on title for development on the subject lands noting possible impacts of nearby existing heavy industrial uses;
- take into account air quality concerns being studied through the Clarkson Air Shed Study; and
- apply relevant Ministry of Environment land use compatibility guidelines and separation distances.

ATTACHMENTS:

APPENDIX 1: Corporate report titled “Town of Oakville – Official Plan Amendment 117” dated November 12, 1996 from the Commissioner of Planning and Building.

APPENDIX 2: Context Map - Official Plan Designations

APPENDIX 3: Context Map - Existing Land Use

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building



Corporate Report

APPENDIX 1

Received by
Clerk's Dept.

Clerk's Files

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Files

Oakville

PDC DEC 2 1996

DATE: November 12, 1996

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: Town of Oakville - Official Plan Amendment 117
MEETING DATE: December 2, 1996

ORIGIN: Council of the Town of Oakville on September 9, 1996 adopted Official Plan Amendment 117 to redesignate lands on the west side of Winston Churchill Boulevard, north of Lakeshore Road East (Exhibit 1) from "Parkway Belt" to, among other designations, "Low Density Residential" which permits detached dwellings at a maximum density of 17 units per ha (6.9 units per acre). Comments on the amendment have been requested by the Region of Halton, which is the approval authority.

BACKGROUND: The lands were subject to amendment 114 to the Parkway Belt West Plan, which was reviewed by City Council on April 24, 1996. At that time, the attached report (Exhibit 2) dated March 26, 1996 from the Commissioner of Planning and Building regarding the amendment was considered and the following recommendations adopted:

1. That the Minister of Municipal Affairs and Housing be advised that the City of Mississauga requests that the portion of the lands south of Deer Run Avenue on the west side of Winston Churchill Boulevard subject to Parkway Belt Amendment 114 in the Town of Oakville, be retained within the Parkway Belt West Plan.

2. That the Minister of Municipal Affairs and Housing be advised that the City of Mississauga has no comments or concerns regarding the deletion of the remaining lands subject to Parkway Belt Amendment 114.

3. That a copy of the report titled "Proposed Amendment 114 to the Parkway Belt West Plan - Town of Oakville" dated March 26, 1996, from the Commissioner of Planning and Building be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing and the Town of Oakville for their information.

On May 14, 1996 the Ministry of Municipal Affairs and Housing approved the application on the grounds that the Parkway Belt West Plan already permits development on the site and there is no policy to compel the Province to acquire the site. Therefore, the Ministry concluded that even if the lands remained in the Plan, it would not have functioned as Mississauga desired (i.e. as an urban separator) and that development of the lands is a local matter.

Subsequently, Council of the Town of Oakville on September 9, 1996 adopted Official Plan Amendment 117 to redesignate lands on the west side of Winston Churchill Boulevard, north of Lakeshore Road East from "Parkway Belt" to, among other designations, "Low Density Residential" which permits detached dwellings at a maximum density of 17 units per ha (6.8 units per acre). The effect of the amendment is to recognize the development which has already taken place along with the existing residential zoning.

COMMENTS:

Mississauga Planning and Building Department, in its review of the Parkway Belt West amendment concluded the following:

"That portion of the subject lands fronting upon Winston Churchill Boulevard, south of Deer Run Avenue are required to achieve the goals and objectives of the Parkway Belt West Plan, particularly with respect to the need for urban separation. These

lands have potential for additional residential development, however, many established heavy industrial operations are located in Mississauga east and north of this portion of the subject lands. As well, there is potential for additional industrial development in accordance with the Clarkson-Lorne Park Secondary Plan. Mississauga has always been concerned that additional residential development or other sensitive land uses in this area may result in future complaints due to truck traffic, noise, odours, or dust from the nearby industries. Further development on these lands will also detract from the objective of retaining the open space character of the area along Winston Churchill Boulevard. Consequently, their retention in the Parkway Belt West Plan will not only separate urban areas but will also provide a buffer between the residential areas in Oakville and the existing and planned heavy industry in Mississauga."

Consequently, in view of the potential conflict between existing and future industrial development, and additional residential development or other sensitive land uses, the Region of Halton should be requested to not approve the residential designation of Official Plan Amendment 117 as it applies to that portion of the subject lands on the west side of Winston Churchill Boulevard south of Deer Run Avenue and, instead, redesignate them to a non-residential use.

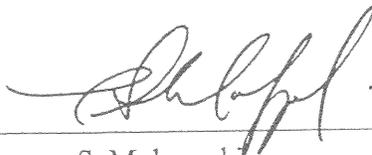
CONCLUSION:

That portion of the lands subject to Amendment 117 fronting upon Winston Churchill Boulevard, south of Deer Run Avenue have potential for additional residential or other sensitive development. However, many established heavy industrial operations are located in Mississauga, east and north of this portion of the subject lands. As well, there is potential for additional industrial development in accordance with the Clarkson-Lorne Park and Southdown Secondary Plans. Mississauga has always been concerned that additional residential development or other sensitive land uses in this area may result in future complaints due to truck traffic, noise, odours, or dust from the nearby industries. Consequently, the Region of Halton should be requested to not approve the residential designation of Official Plan Amendment 117 as it applies to that portion of the subject lands on the west side of Winston Churchill Boulevard

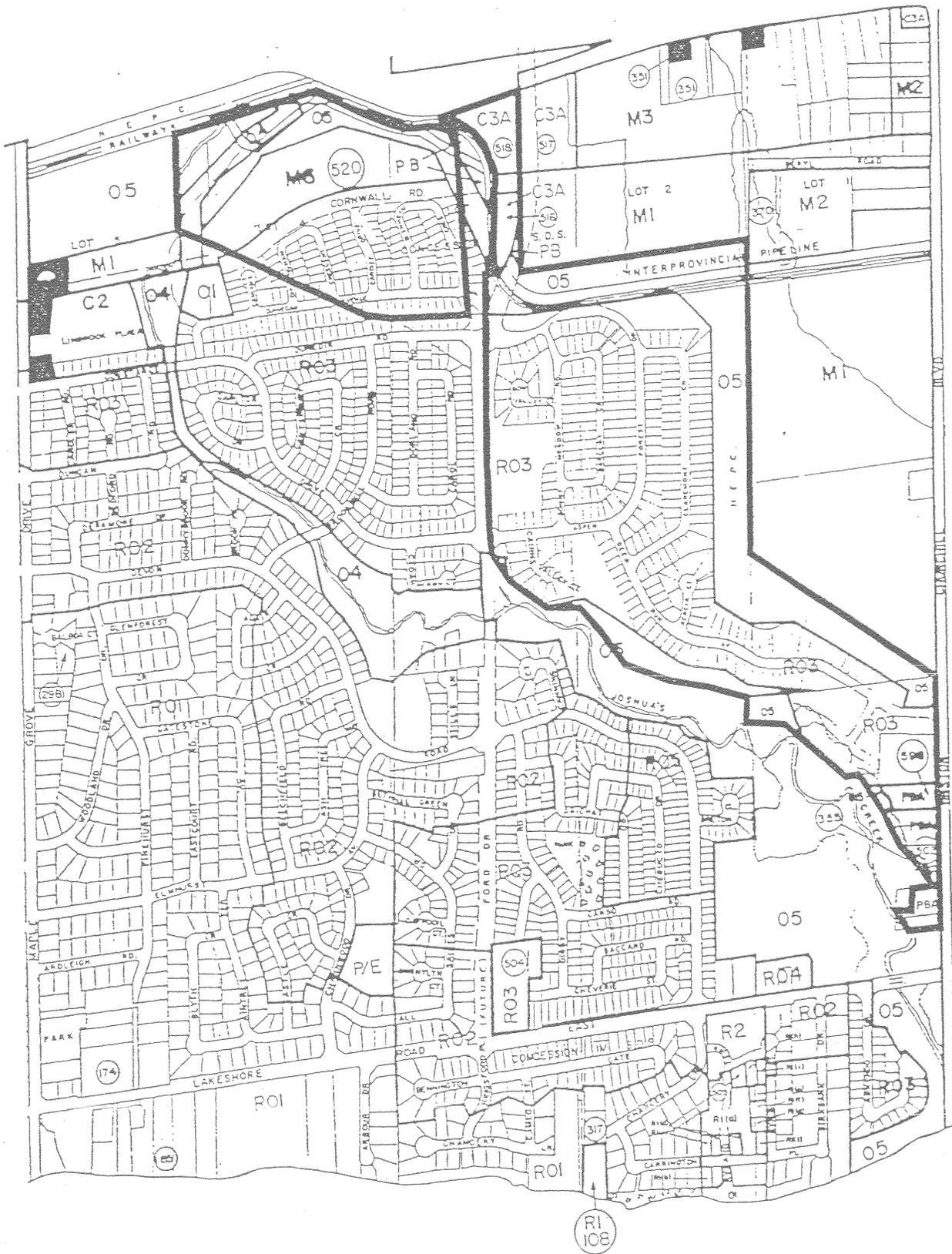
south of Deer Run Avenue and, instead, redesignate them to a non-residential use. .

RECOMMENDATIONS:

1. That the Region of Halton be requested to not approve the residential designation as it applies to the lands on the west side of Winston Churchill Boulevard, south of Deer Run Avenue subject to Town of Oakville - Official Plan Amendment 117 and , instead, redesignate them to a non-residential use.
2. That the Director of Planning and Development Services of the Region of Halton be requested to provide written notice of the proposed decision of the Region of Halton to the City of Mississauga.
3. That a copy of the report entitled "Town of Oakville - Official Plan Amendment 117" dated November 12, 1996 from the Commissioner of Planning and Building be forwarded by the City Clerk to the Region of Halton, Region of Peel and the Town of Oakville.



Thomas S. Mokrzycki
Commissioner of Planning and Building



Name: Oakville - O.P.A. 117
 File No: 42.11.29
 Date: June 1996
 Scale: N.T.S.



Town of Oakville
 Planning Services
 Department



Corporate Drafting and Design Office
 5 DEPARTMENT PLANNING OFFICE 2 PARKWAY COR



Corporate Report

Received by
Clerk's Dept.

Clerk's Files

PDC APR 15 1996

Originator's
Files

BL-09-PAR

DATE: March 26, 1996

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: Proposed Amendment 114 to the Parkway Belt West Plan
Town of Oakville
Proponent - Ministry of Municipal Affairs and Housing
MEETING DATE: April 15, 1996

ORIGIN: Planning and Building Department

BACKGROUND: In response to several applications in the same general vicinity to delete lands from the Parkway Belt West Plan, which was approved by the Ontario Cabinet in 1978, the Ministry of Municipal Affairs and Housing initiated a process to review the potential for the deletion of 86.5 ha (214 acres) located west of Winston Churchill Boulevard, north of Lakeshore Boulevard and south of Royal Windsor, in the Town of Oakville. The subject lands are located within the Oakville - Mississauga Mini Belt of the Parkway Belt West Plan and are largely designated as "Special Complimentary Use Area", with a small portion designated "Electric Power Facility" (Exhibit 1).

COMMENTS: 1.0 Details of the Application

1.1 Official Plan and Land Use

The Oakville Official Plan (Exhibit 2) designates the subject lands as "Parkway Belt West" and they are governed by the provisions of the Parkway Belt West Plan which forms part of the Official Plan. It is a policy of the Official Plan that in the event of a discrepancy between the Official Plan and the

Parkway Belt West Plan, the provisions of the latter will prevail.

Except for a small vacant piece of land at the northern extremity of the site, and the hydro right-of-way, most of the lands have been developed for a residential subdivision of detached units. The extreme southerly portion of the subject site contains an orchard south of Deer Run Avenue while further to the south are dwellings on large lots with access to Winston Churchill Boulevard.

The surrounding properties to the east and north are designated "Light Industrial" and "General Industrial" and are largely vacant. Lands to the west are designated "Urban Residential" and comprise a residential community, consisting of detached dwellings. Abutting lands to the south contain the Joshua's Creek Valley which is designated "Parkway Belt West" (Public Open Space and Buffer). Lands further to the south, across the Creek, are designated "Low Density Residential" and are developed for detached dwellings.

Lands east of Winston Churchill Boulevard, within the City of Mississauga, are designated "Parkway Belt West" and "Heavy Industrial" (Exhibit 3), and are largely undeveloped except for a few detached dwellings. The Parkway Belt West lands were subject to application 401-92 for deletion by Ontario Hydro. City Council, on November 30, 1994 considered a report from the Commissioner of Planning and Building dated November 7, 1994 with respect to this matter and adopted a recommendation that they had no comments or concerns regarding the deletion of the lands north of Lakeshore Road West. The Minister of Municipal Affairs and Housing approved the application (amended to apply only to the Hydro lands north of Lakeshore Road) to delete the lands from the Parkway Belt West.

In the event the subject application is approved, an amendment to the Oakville Official Plan will be required before development proceeds because the land's "Parkway Belt West"

designation will continue to be in effect.

1.2 Zoning By-law

As shown on Exhibit 4, most of the lands are zoned "RO3" which permits detached dwellings on lots with frontages of 18 m (60 ft.) as per the existing pattern of development. A small portion of the northern extremity of the site is zoned C3A (Arterial Commercial) and M6 (Prestige Industrial/Commercial), while the hydro corridor is zoned O5 (Parkway Belt Public Use). The lots with direct access onto Winston Churchill Boulevard are zoned PBA (Parkway Belt Agricultural) which permits institutional uses such as schools, churches, day nurseries, hospitals, clinics in addition to public park and agricultural uses. As well, home occupations and detached dwellings on existing lots are permitted.

If the proposed amendment is approved, any future use other than the foregoing will require a minor variance or a rezoning as well as an official plan amendment.

1.3 Parkway Belt West Plan

As shown on Exhibit 1 most of the lands are designated "Special Complimentary Use Area" and "Electric Power Facility". The "Special Complimentary Use Area" permits low density, low intensity agricultural, institutional, and recreational uses; public uses, residential infilling and other uses which secure the open space character of the area. In addition, the Oakville-Mississauga Mini-Belt policies specifically permit in this area, residential development at a maximum density of three units per gross acre, subject to a plan of subdivision and other conditions, including "locating development so as to retain the open space character along Winston Churchill Boulevard".

The "Electric Power Facility" is intended to provide for transmission lines between the existing Oakville Transformer Station and a future Ontario Hydro generating station at the

lakeshore (which has since been determined unnecessary).

The relationship of the proposed amendment to the relevant goals and objectives of the Parkway Belt West Plan, is as follows:

- Goal 2.1 and related objectives stress the role of these lands as an urban separator by providing a break in the pattern of urban land use and thus help to provide the residents with a sense of community identification. Since most of the lands are largely developed for urban uses, and because the Parkway Belt West Plan permits the development of detached dwellings in this area, it appears that this goal is unattainable, with the exception of the lands on the west side of Winston Churchill Boulevard, south of Deer Run Avenue (Exhibit 4). In this regard, these lands are partially developed with a semi-rural character and have potential for additional residential development. Retention of this portion of the subject lands within the Parkway Belt West Plan will help achieve the goal of urban separation, which is desirable given the nature of existing and planned land use in this area and the potential for conflict. Many large established heavy industrial operations are located in Mississauga east and north of this portion of the subject lands. Mississauga has always been concerned that additional residential development or other sensitive land uses in this area may create conflicts between residential and industrial land uses and result in future complaints due to truck traffic, noise, odours, or dust from the nearby industries. Further development on these lands will also detract from the objective of retaining the open space character of the area along Winston Churchill Boulevard.
- Goal 2.2 and its related objective are directed at linking urban areas with each other by providing space for the movement of people, goods and energy and by placing, within one corridor as many major transportation, communication and utility facilities which link urban areas

as possible. Again, as these lands are largely developed this goal appears to not apply. As well, because a future hydro generating station is not required, the hydro corridor on the subject lands has been declared redundant by the Province and Ontario Hydro.

- Goal 2.3 and its related objectives are directed at providing a land reserve for future linear facilities and for unforeseen public and private activities. Given that most of the lands are developed, and because the hydro corridor is not required, this goal may not be achievable.
- Goal 2.4 and its related objectives is directed at providing a continuous, linked open space system. This goal will be achieved by the adjacent Joshua's Creek Valley Public Open Space System designated within the Parkway Belt West which extends to the lakeshore.

The subject lands are within the "Oakville - Mississauga Mini Belt Link" of the Parkway Belt West Plan. The Plan has the following specific objectives for this Link which are relevant to the subject lands:

- define the western limits of the Mississauga urban area and the eastern limits of the Oakville Urban area;
- separate by open space the Oakville and Mississauga urban areas;
- provide for Ontario Hydro facilities;
- provide for continuity of open space from Lake Ontario to the Northern Link and the rural area beyond;
- preserve the Joshua's Creek Valley.

Since Ontario Hydro has declared the "Electric Power Facility" lands surplus, it appears that they are no longer needed as a future land reserve for hydro electric facilities. Given that the subject lands are largely developed for urban uses (with the exception of those fronting on Winston Churchill Boulevard), and because there are intervening lands between the subject lands and the municipal boundary designated for industrial development, retention of the lands within the Parkway Belt West Plan will not help define or separate by open space the Mississauga and Oakville urban areas, with the exception of the lands fronting on Winston Churchill Boulevard, south of Deer Run Avenue, as shown on Exhibit 4. These lands serve as a buffer between the heavy industrial area in Mississauga and the adjacent residential community in Oakville. Further, they are not required for hydro facilities. As the lands proposed for deletion do not include the Joshua's Creek Valley, the objectives pertaining to its preservation, and the provision of an open space system will still be satisfied.

2.0 Agency Comments.

2.1 Transportation and Works Department

The Transportation and Works Department has advised that development applications will be required to incorporate storm water management guidelines, and that traffic impact studies should be undertaken for any development applications. These matters will be addressed during the processing of development applications.

2.2 Economic Development Office

The Economic Development Office has no concern with the deletion of the lands from the Parkway Belt West Plan as long as they are redesignated industrial or commercial.

CONCLUSION:

In view of the foregoing, it appears that except for that portion of the lands south of Deer Run Avenue, which front upon Winston Churchill Boulevard, the subject lands are not

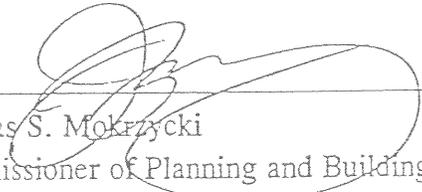
required to fulfil the goals and objectives of the Parkway Belt West Plan. Consequently, there is no objection to their deletion from the Plan.

That portion of the subject lands fronting upon Winston Churchill Boulevard, south of Deer Run Avenue are required to achieve the goals and objectives of the Parkway Belt West Plan, particularly with respect to the need for urban separation. These lands have potential for additional residential development, however, many established heavy industrial operations are located in Mississauga east and north of this portion of the subject lands. As well, there is potential for additional industrial development in accordance with the Clarkson-Lorne Park Secondary Plan. Mississauga has always been concerned that additional residential development or other sensitive land uses in this area may result in future complaints due to truck traffic, noise, odours, or dust from the nearby industries. Further development on these lands will also detract from the objective of retaining the open space character of the area along Winston Churchill Boulevard. Consequently, their retention in the Parkway Belt West Plan will not only separate urban areas but will also provide a buffer between the residential areas in Oakville and the existing and planned heavy industry in Mississauga.

RECOMMENDATIONS:

1. That the Minister of Municipal Affairs and Housing be advised that the City of Mississauga requests that the portion of the lands south of Deer Run Avenue on the west side of Winston Churchill Boulevard subject to Parkway Belt Amendment 114 in the Town of Oakville, be retained within the Parkway Belt West Plan.
2. That the Minister of Municipal Affairs and Housing be advised that the City of Mississauga has no comments or concerns regarding the deletion of the remaining lands subject to Parkway Belt Amendment 114.

3. That a copy of the report titled "Proposed Amendment 114 to the Parkway Belt West Plan - Town of Oakville" dated March 26, 1996, from the Commissioner of Planning and Building be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing and the Town of Oakville for their information.



Thomas S. Mokrzycki
Commissioner of Planning and Building



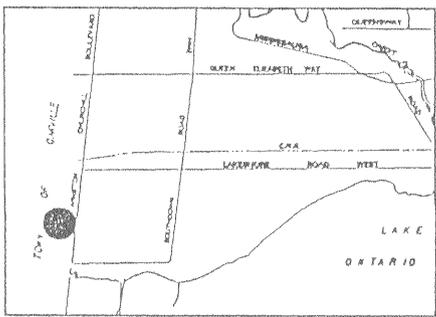


LEGEND:

-  GENERAL COMPLIMENTARY USE AREA
-  SPECIAL COMPLIMENTARY USE AREA
-  PUBLIC OPEN SPACE AND BUFFER AREA
-  ELECTRIC POWER FACILITY
-  AREA OF ONTARIO HYDRO PARKWAY BELT WEST AMENDMENT
-  SUBJECT LANDS

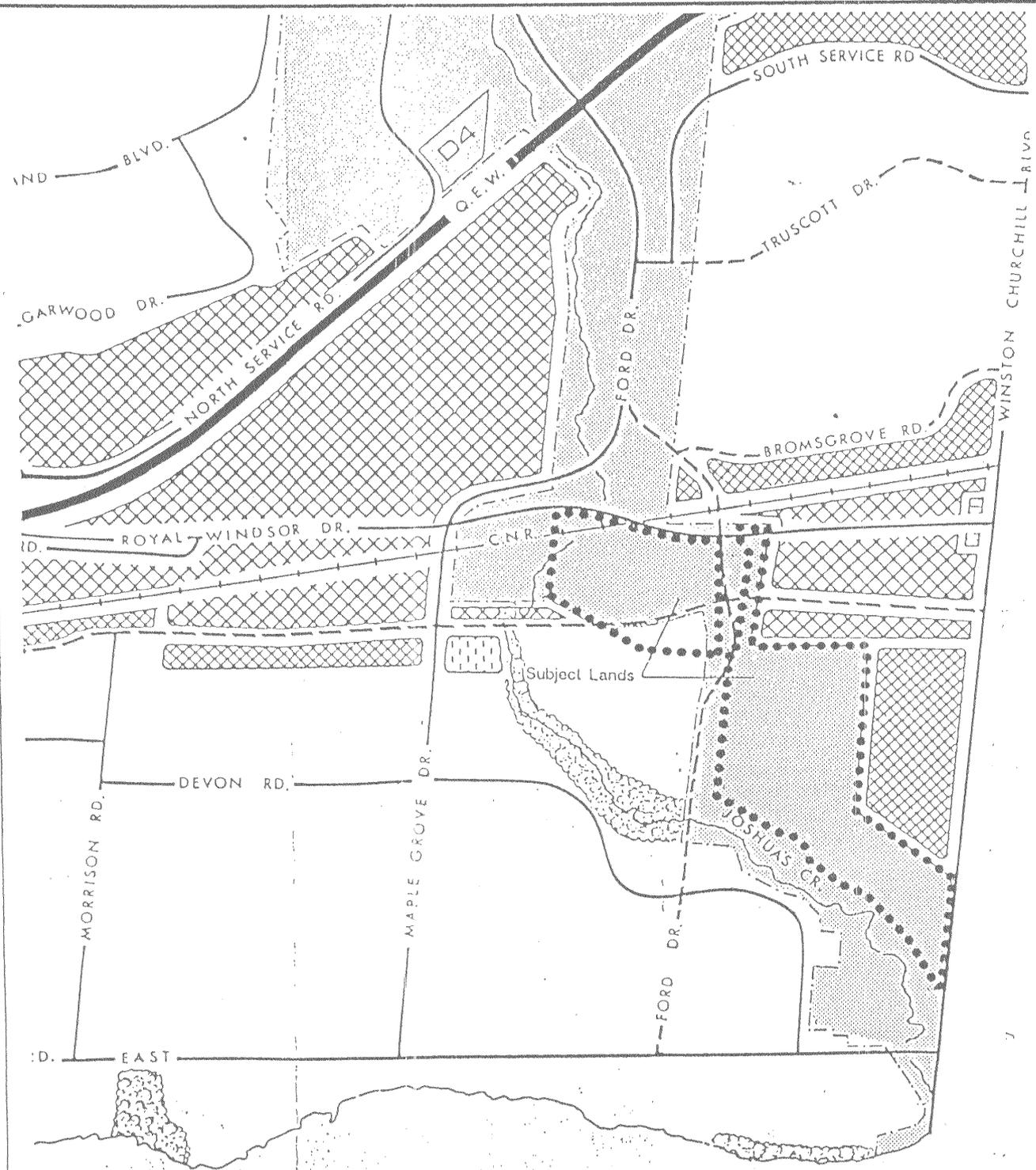


SUBJECT: PROPOSED PARKWAY BELT AMENDMENT 114



FILE NO:
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P-101(a)
SCALE:
N.T.S.
DATE:
1996 Mar. 26
DRAWN BY:
T.J.G.

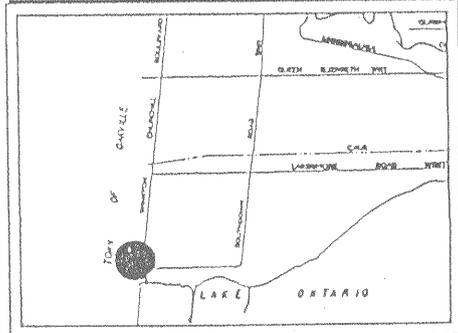
EXHIBIT 1



LEGEND: General Land Use Map
Taken from the Town of Oakville
Official Plan (May 1983)

- COMMUNITY SHOPPING CENTRE
- ARTERIAL COMMERCIAL
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- INDUSTRIAL COMMERCIAL
- INSTITUTIONAL
- AGRICULTURAL
- PARKWAY BELT WEST
- REGIONAL EXTENSION TO PARKWAY BELT BOUNDARY
- OPEN SPACE - NON LOCAL
- SPECIAL STUDY AREA
- SANITARY LANDFILL SITE
- AREA SUBJECT TO ONTARIO MUNICIPAL BOARD HEARING
- TRANSPORTATION CENTRE
- URBAN RESIDENTIAL

SUBJECT: PROPOSED PARKWAY BELT AMENDMENT 114



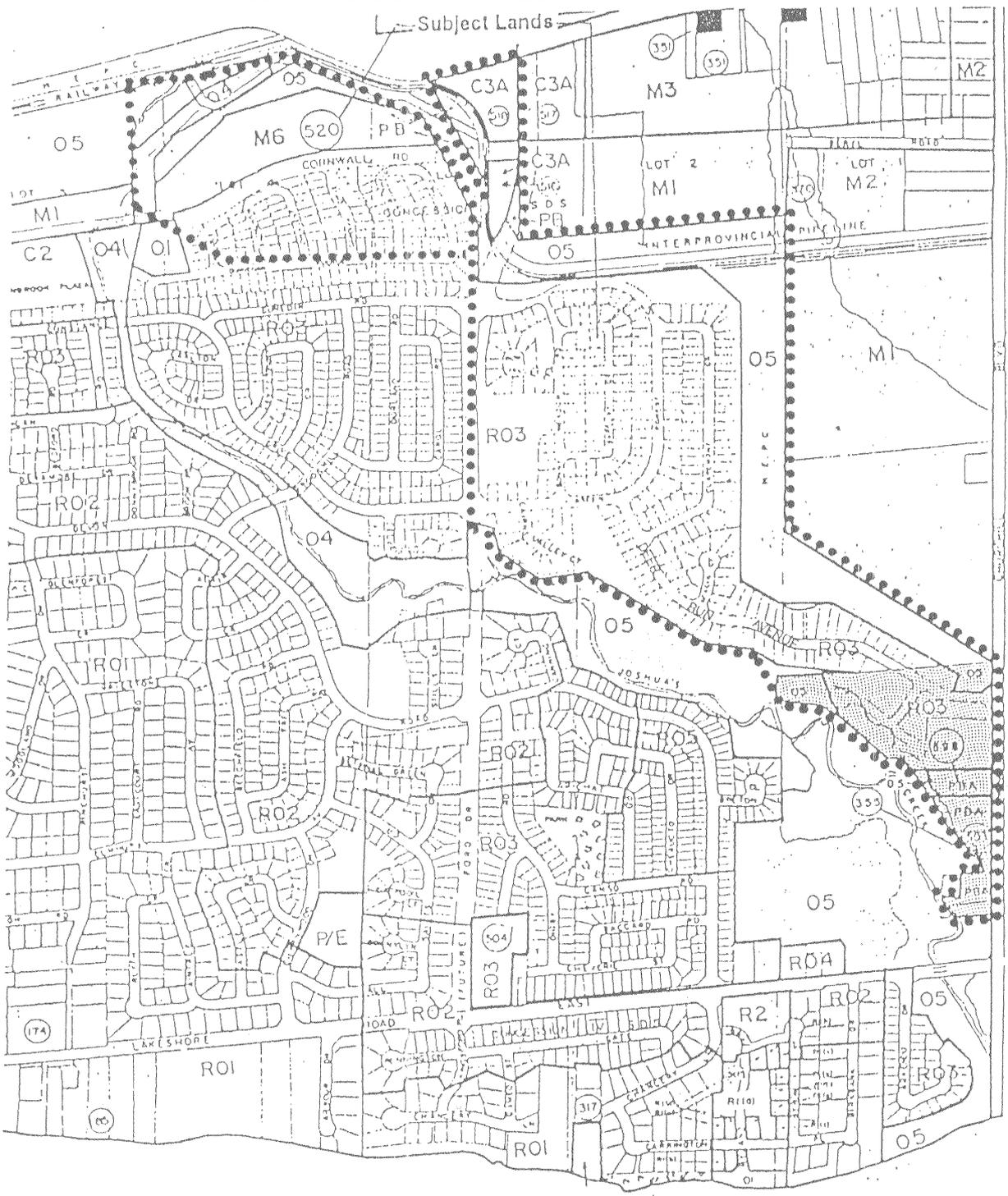
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P-101(b)

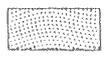
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DATE:
1996 MAR. 26

DRAWN BY:
T.J.G.

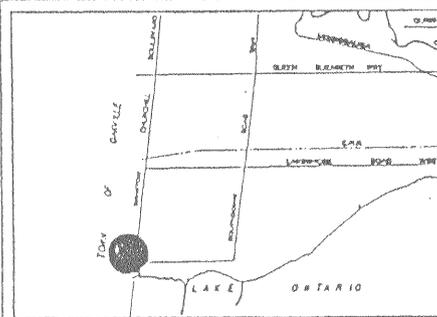


Oakville Zoning
 From Map 91(10) of Schedule "A"
 to By-Law 1995-169

 Lands recommended for retention
 in Parkway Belt West



SUBJECT: PROPOSED PARKWAY BELT
 AMENDMENT 114



FILE NO:
 BL 09 PAR
 DWG. NO:
 P-101(d)
 SCALE:
 N.T.S.
 DATE:
 1996 MAR. 26
 DRAWN BY:
 T.J.G.

EXHIBIT 4

**PART OF SOUTHDOWN DISTRICT LAND USE MAP
SOUTHDOWN DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

-  General Commercial
-  Business Employment
-  Industrial
-  Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station

LAND USE LEGEND

-  CP - City Park
-  Proposed Stormwater Management Facility
-  Planning District

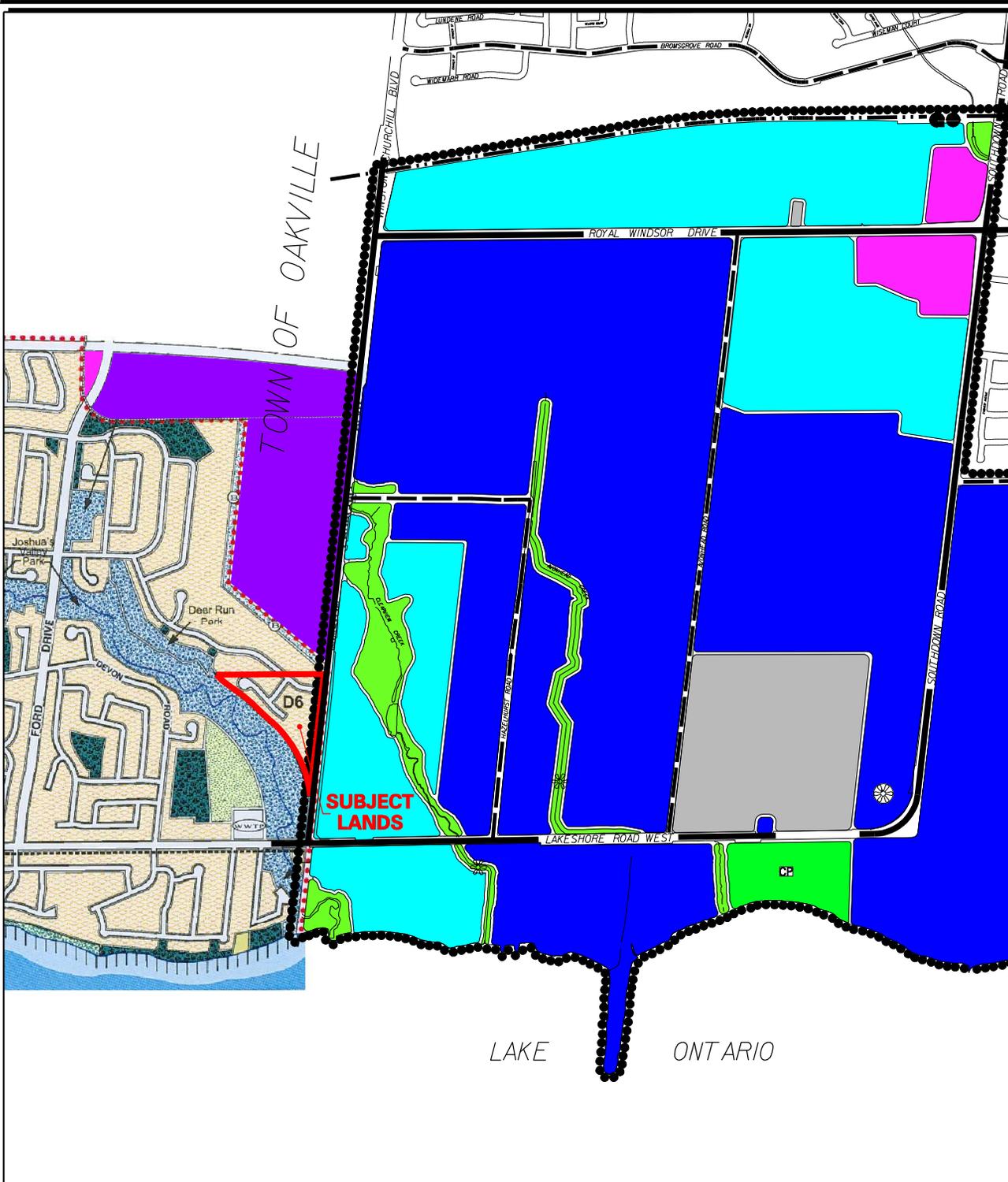
2004 September

**PART OF EASTLAKE COMMUNITY LAND USE MAP
TOWN OF OAKVILLE OFFICIAL PLAN**

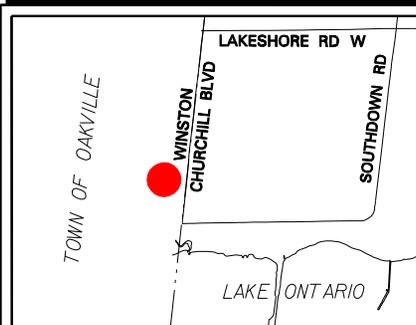
-  Residential Low Density (6-17 units per site ha.)
-  Parkland
-  Further lands subject to Linear Waterfront Park System
-  Natural Area
-  Public Open Space
-  Employment
-  Shoreline Protection Area
-  Bicycle/Pedestrian Path
-  Waste Water Treatment Plant
-  Community Boundary
-  Greenway Link / Buffer Strip
-  Commercial

2004 October

OAKVILLE MAP IS APPROXIMATE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

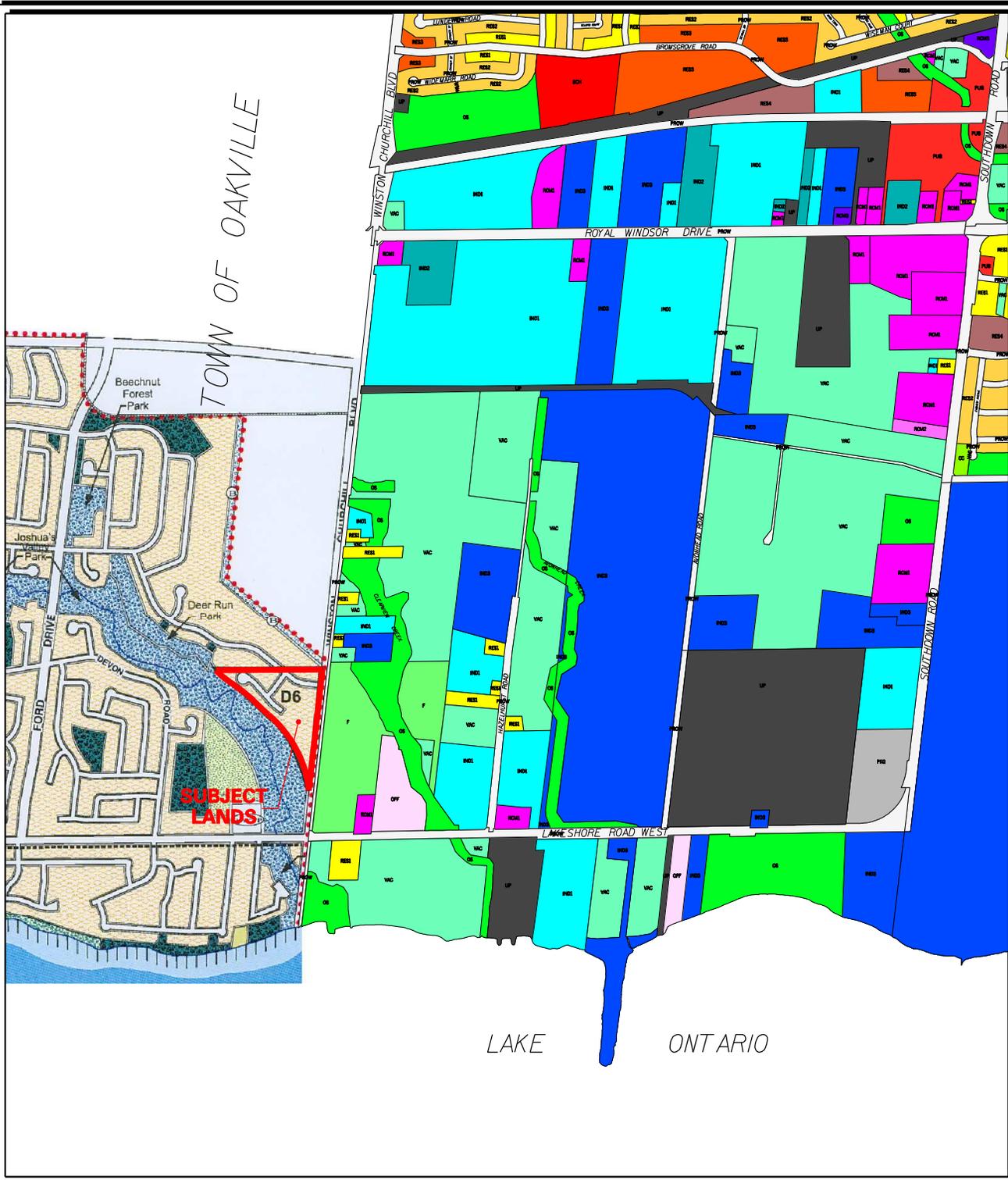


**SUBJECT: CONTEXT MAP -
OFFICIAL PLAN DESIGNATIONS**



FILE NO: LA.09-OAK	APPENDIX 2
DWG. NO: LA.09-OAK_L.dgn	
SCALE: 1:20000	Produced by T&W, LIS
PDC DATE: 2006 02 13	
DRAWN BY: N. PALLOTTA	

MISSISSAUGA
Planning and Building



EXISTING LAND USE CODES FOR THE CITY OF MISSISSAUGA

- | | |
|---|---|
| RES1 Residential Detached | OS Open Space/Greenbelt |
| RES2 Residential Semi-Detached | CC Community/Cultural |
| RES3 Residential Row Dwellings | RA Places of Religious Assembly |
| RES4 Residential Apartments | PUB Public/Institutional |
| RES5 Residential Other Multiples | SCH School |
| RCM1 General Retail Commercial | PROW Transportation Right-of-Way |
| RCM2 Mixed Retail and Service Commercial/Residential | PKG Public or Municipal Parking |
| RCM3 Automotive Service Commercial | UP Utilities/Public Works |
| RCM4 Other Retail | WLK Walkways |
| OFF Office | F Farm |
| IND1 Industrial General | VAC Vacant |
| IND2 Industrial and Commercial Multiples | Z Other |
| IND3 Industrial Heavy | |

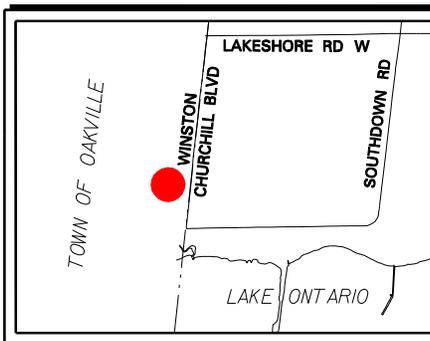
EASTLAKE COMMUNITY EXISTING LAND USE

- Residential Low Density (Detached)
- Parkland
- Natural Areas
- Public Open Space

OAKVILLE MAP IS APPROXIMATE AND IS FOR ILLUSTRATIVE PURPOSES ONLY



SUBJECT: CONTEXT MAP - EXISTING LAND USE



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DRAWN BY: N. PALLOTTA	