

**DATE:** April 27, 2004

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Edward R. Sajecki, Commissioner of Planning and Building

**SUBJECT:** **Proposed Amendment to the Parkway Belt West Plan**  
**Nancy Mossip and Michael Balkwill**  
**MEETING DATE: May 17, 2004**

---

**ORIGIN:** Planning and Building Department

**BACKGROUND:** On March 4, 2004 the City of Mississauga received from the Ministry of Municipal Affairs and Housing an application by Nancy Mossip and Michael Balkwill to amend the Parkway Belt West Plan designation of 7050 Old Mill Lane, in Meadowvale Village, from "Public Open Space and Buffer Area" to "Special Complementary Use Area". The application is to recognize the existing detached dwelling on a .50 ha (1.25 ac) parcel of land located on the west side of Old Mill Lane in Meadowvale Village, as shown on Exhibit 1.

**COMMENTS:** **1.0 Parkway Belt West Plan**

The subject lands are designated in the Parkway Belt West Plan as "Public Open Space and Buffer Area". This designation permits, in addition to public uses, public and private open space and recreations uses, and linear facilities, but does not permit detached dwellings.

The requested "Special Complementary Use Area" designation permits, in addition to existing and public uses, a "Change Of Uses", provided that the new uses are compatible with the Plan, natural features are preserved and all other conditions are satisfied.

The following reviews the application with respect to relevant goals and objectives of the Parkway Belt West Plan.

- C 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. This goal is not applicable to the subject application as it is intended to permit infill within an urban area. This goal will continue to be fulfilled by Highway 407, utility and hydro transmission corridors, and the adjacent Meadowvale Conservation Area.
- C Goal 2.2 and its related objective stress the potential for the subject lands to contribute to the integration of the system of urban areas. The subject lands are occupied by a detached dwelling, which integrates with the surrounding urban area designated for this form of development.
- C 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. All lands necessary for transportation, public transit, communication, and utility corridors are now acquired, scheduled for acquisition, or protected.
- C Goal 2.4 and its related objectives are directed at providing a continuous, linked open space system. The subject lands are above the top of bank, and Mississauga Plan policies for preservation of natural features will be satisfied.

## **2.0 Official Plan and Zoning By-law**

The subject lands are designated "Parkway Belt West Plan" in the Meadowvale Village District policies of Mississauga Plan. By-law 5500 zones the subject lands "PB1", which is a Parkway Belt Zone, permitting public uses and parks.

## **3.0 Comments**

Detailed requirements pertaining to the development of the lands will be dealt with through the rezoning process. Transportation and Works Department and the Community Services Department have no comments on this application.

The proposed amendment recognizes that the existing detached dwelling is consistent with the pattern of development on surrounding lands. While there is no objection to the application from a land use planning standpoint, it is suggested that a "General Complementary Use Area" designation would be more appropriate than the requested "Special Complementary Use Area" designation because the former designation specifically permits limited infilling development within existing hamlets and residential clusters. Further, the "General Complementary Use Area" designation would be consistent with the remainder of Meadowvale Village.

Consideration should also be given to the redesignation of adjacent lands on the west side of Old Mill Lane, which are developed with detached dwellings, from "Public Open Space and Buffer Area" to "General Complementary Use Area".

The forgoing is consistent with Planning and Development Committee recommendation PDC 0101-2003 adopted by City Council on October 14, 2003, on a similar Parkway Belt Amendment application by Credit Valley Conservation with respect to abutting land to the north at 7060 Old Mill Lane, attached as Exhibit 2.

**CONCLUSION:**

The goals and objectives of the Parkway Belt West Plan will continue to be fulfilled by the redesignation of the subject lands from "Public Open Space and Buffer Area" to "Special Complementary Use Area", to recognize the existing detached dwelling consistent with the pattern of development on surrounding lands. While there is no objection to the application from a land use planning standpoint, it is suggested that a "General Complementary Use Area" designation would be more appropriate than the requested "Special Complementary Use Area". Consideration should also be given to the redesignation of remaining adjacent lands on the west side of Old Mill Lane, from "Public Open Space and Buffer Area" to "General Complementary Use Area".

**RECOMMENDATIONS:**

1. That the Ministry of Municipal Affairs and Housing be advised by the City Clerk that while the City of Mississauga has no objection to the approval of the proposed amendment to the Parkway Belt West Plan requested by Nancy Mossip and Michael Balkwill, for 7050 Old Mill Lane, the "General Complementary Use Area" designation would be more appropriate.
2. That the Ministry of Municipal Affairs and Housing consider redesignating all of the lands occupied by detached dwellings on the west side of Old Mill Lane from "Public Open Space and Buffer Area" to "General Complementary Use Area".
3. That a copy of the report titled "Proposed Amendment to the Parkway Belt West Plan Nancy Mossip and Michael Balkwill" dated April 27, 2004 from the Commissioner of Planning and Building be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing, and Nancy Mossip and Michael Balkwill.

---

Edward R. Sajecki  
Commissioner of Planning and Building

Recommendation PDC 0101-2003 adopted by City Council on October 14, 2003:

- “1 That the Ministry of Municipal Affairs and Housing be advised by the City Clerk that while the City of Mississauga has no objection to the approval of the proposed amendment to the Parkway Belt West Plan requested by Credit Valley Conservation, for 7060 Old Mill Lane, the "General Complementary Use Area" designation would be more appropriate.
2. That the Ministry of Municipal Affairs and Housing consider redesignating all of the lands occupied by detached dwellings on the west side of Old Mill Lane from "Public Open Space and Buffer Area" to "General Complementary Use Area".
3. That a copy of the report titled "Proposed Amendment to the Parkway Belt West Plan Credit Valley Conservation" dated September 23, 2003 from the Acting Commissioner of Planning and Building be forwarded by the City Clerk to the Ministry of Municipal Affairs and Housing and Credit Valley Conservation.”

LEGEND

SUBJECT LANDS



GENERAL COMPLIMENTARY USE AREA



PUBLIC OPEN SPACE & BUFFER AREA



SUBJECT: PROPOSED PARKWAY BELT  
AMENDMENT  
NANCY MOSSIP & MICHAEL BALKWILL

FILE NO:

BL.09.PAR

DWG. NO:

MEADVILL

SCALE:

1:5000

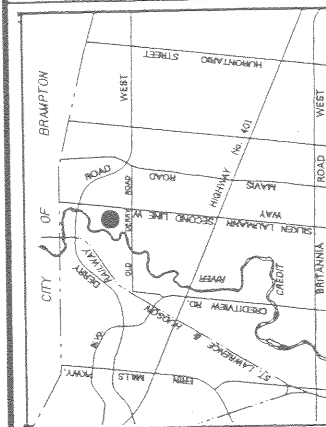
DATE:

2004 03 09

DRAWN BY:

D. GREEN

EXHIBIT 1



MISSISSAUGA  
Planning and Building

