



Corporate Report

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DATE: August 15, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 5, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies**

RECOMMENDATION:

1. That the report titled "Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies" dated August 15, 2006 from the Commissioner of Planning and Building, be adopted.
2. That Section 4.32, Streetsville District Policies of Mississauga Plan, as amended, be deleted and replaced by Amendment 49 Section 4.32, Streetsville District Policies (attached as Appendix 2 to the report titled "Report on Comments - Amendment 49 to Mississauga Plan - Streetsville District Policies").
3. That the Zoning By-law for the lands in the Streetsville Planning District be amended, where necessary, to implement Amendment 49 to Mississauga Plan, Streetsville District Policies.

BACKGROUND: City Council, on April 12, 2006 considered the report titled "*Draft Streetsville District Policies*" dated March 14, 2006 from the Commissioner of Planning and Building and adopted the following:

"1. That the correspondence and submissions made at the public meeting held at the Planning and Development Committee meeting on April 3, 2006 to consider "Amendment 49 to

Mississauga Plan, Draft Streetsville District Policies” dated January 2006, be received.

2. That Planning and Building Department staff report back to City Council on the submissions made with respect to “Amendment 49 to Mississauga Plan, Draft Streetsville District Policies” dated January 2006.”

COMMENTS:

A public display of the Draft Streetsville District Policies was held at the Vic Johnston Community Centre on March 30, 2006, which was attended by approximately 75 persons.

The statutory public meeting to fulfill the requirements of the *Planning Act*, held by Planning and Development Committee on April 3, 2006, was attended by approximately 15 persons. One public submission was received at the meeting.

Planning and Building Department staff have considered the submissions and comments received on the Draft Streetsville District Policies and prepared recommendations to address issues, where appropriate. The recommendations are included in Appendix 1 “Amendment 49 to Mississauga Plan Draft Streetsville District Policies - Report on Comments”.

The comments are in the order in which the policies appear in the proposed Streetsville District Policies. Deletions are shown as “~~strikeouts~~” and additions are in “*italics*”. The recommendations do not include editorial changes, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of the proposed policies.

The major recommendations on changes to the Draft Streetsville District Policies contained in Appendix 1 are as follows:

- further emphasis of the significance of Streetsville’s heritage features through additional wording in Section 4.32.1, Planning Context, Section 4.32.2, Development Concept, Section, 4.32.3 Urban Design Policies and the insertion of a new Section 4.32.5, Heritage;

- the addition of a policy in a new Section 4.32.6, Storm Water Management, to address the issue of additional storm water run off from redevelopment;
- the inclusion of policies in Special Site Policy 1, Section 4.32.6.2 to address flooding and erosion issues and the provision of a connecting public road until the development application for the property is registered;
- revision of the lands included in Special Site Policy 10, Section 4.32.6.11 and the inclusion of policies to address flooding and erosion issues, the provision of a connecting public road and the provision of a community park and trail; and
- the addition of a new Special Site Policy 11, Section 4.32.12 to recognize the existing flour mill operated by Kraft Canada, south of Reid Drive and provide for minor alterations which do not increase the capacity of the mill.

A revised version of the District Policies is included as Appendix 2 “Amendment 49 to Mississauga Plan - Section 4.32 Streetsville District Policies of Mississauga Plan, August 2006”.

FINANCIAL IMPACT: Not applicable

CONCLUSION: The Streetsville District Policies have been reviewed and updated to be consistent with changing local circumstances and recent provincial planning initiatives such as the Provincial Policy Statement. The policies have also been revised to eliminate duplication of policies which are already included in the General Policies of Mississauga Plan.

ATTACHMENTS: APPENDIX 1: Amendment 49 to Mississauga Plan Draft Streetsville District Policies - Report on Comments.
APPENDIX 2: Amendment 49 to Mississauga Plan Section 4.32 Streetsville District Policies of Mississauga Plan, August 2006.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Eva Kliwer, Planner, Long Range Planning

APPENDIX 1 Amendment 49 to Mississauga Plan Draft Streetsville District Policies
Report on Comments

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Community Services Department	4.32.1 Planning Context	The Community Services Department requests revisions to the second sentence in the first paragraph to add “ <i>as it developed from the early 19th century</i> ”.	The requested revision is appropriate.	1.	That Section 4.32.1, second sentence, first paragraph be revised to read as follows: This area of the District is unique in Mississauga as it retains the distinct character of a rural Ontario town, <i>as it developed from the early 19th century</i> .
Community Services Department	4.32.1 Planning Context	The Community Services Department requests the inclusion of a reference to the properties along Queen Street South and to Creditview Road, which are part of the City’s Cultural Heritage Inventory.	The requested revision is appropriate.	2.	That Section 4.32.1 be revised by inserting the following after the first paragraph: <i>The properties fronting onto Queen Street South, between Britannia Road West and Reid Drive, are listed on the City’s Heritage Inventory as they form a cultural landscape. Creditview Road from south of Argentia Road to the Credit River has also been identified as part of the City’s cultural heritage landscape.</i>
Community Services Department	4.32.2 Development Concept	The Community Services Department requests the inclusion of an additional reference to the distinct scale and character of the core area of Streetsville and recognition that it is a significant cultural landscape.	The requested revision is appropriate.	3.	That the first sentence in the first paragraph in Section 4.32.2 be revised as follows: The Streetsville District is an established residential community <i>with a historic core area which generally retains the distinct scale and character of a rural farming town. The historic core area is recognized as a significant cultural landscape due to the large number of heritage buildings of a consistent scale, portraying a period landscape of a small village.</i>

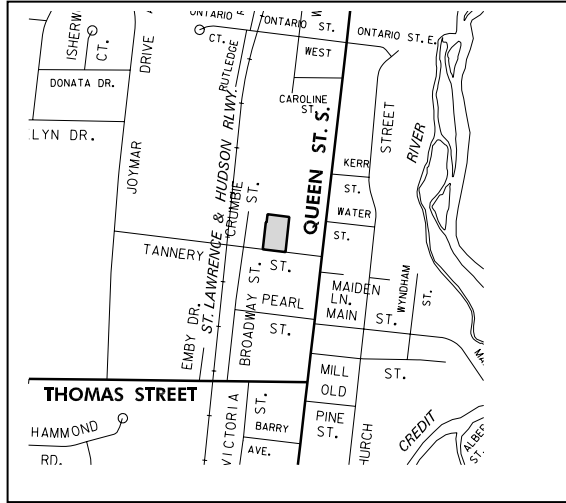
RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES
Legal Services Department	4.32.2 Development Concept	The Legal Services Department suggests clarification of the location of the areas in transition.	The requested revision is appropriate.	4. That the third sentence in the first paragraph in Section 4.32.2 be revised as follows: Some Areas within the Streetsville Node, <i>mainly along Queen Street South and adjacent to the St. Lawrence & Hudson Railway</i> , are in a transition of land uses and have potential for appropriate redevelopment, infill and intensification.
Community Services Department	4.32.2 Development Concept	The Community Services Department requests the inclusion of an additional reference to the maintenance of the appearance of the historic core area.	The requested revision is appropriate.	5. That the second paragraph in Section 4.32.2 be revised by inserting the following after the first sentence: <i>These policies also encourage the maintenance of the appearance of the historic core area through urban design requirements and the retention of heritage resources such as landscapes with mature trees and vegetation, heritage buildings, extant churches, cemeteries, public open spaces and streetscapes.</i>
Credit Valley Conservation	4.32.2 Development Concept	Credit Valley Conservation requests that restoration and where feasible, improvement, of natural heritage systems, particularly along the Credit River, be emphasized and suggests revised wording to the last paragraph in the section.	Mississauga Plan includes Environment Objectives (2.7.2.1) and a number of Natural Heritage and Natural Hazards General Policies which address this issue. Specifically, Section 3.12.2.2 i . of Mississauga Plan identifies	6. That the fourth paragraph in Section 4.32.2 be revised to read as follows: New development and redevelopment will conserve and <i>enhance</i> significant natural environmental features, <i>such as the Credit River and Mullet Creek valley features</i> , conserve and enhance heritage resources and recognize the scale and enhance the character of existing neighbourhoods.

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
			measures for the long-term protection and preservation of the City's Natural Areas.		
Community Services Department	4.32.3.1.a. Community Identity and Focus, Urban Design Policies	The Community Services Department requests revising the policy to add the word " <i>village</i> " to describe the character of Streetsville.	The requested revision is appropriate.	7.	That Section 4.32.3.1 a. be revised to read as follows: Development should be compatible with and enhance the <i>village</i> character of Streetsville as a distinct established community by integrating with the surrounding area.
Planning and Building Department	4.32.3.1.a. Community Identity and Focus, Urban Design Policies	Upon further review the wording should be revised to be consistent with the Urban Design General Policies of Mississauga Plan.		8.	That Section 4.32.3.1 a. be revised to read as follows: Development should <i>will</i> be compatible with and enhance the <i>village</i> character of Streetsville as a distinct established community by integrating with the surrounding area.
Linda McClennan	4.32.3.1 a, b, d. Community Identity and Focus, Urban Design Policies	Suggested that the policies be amended to replace the words "should be" and "will be encouraged" with the words "must be" to exclude interpretation by others.	The requested revisions are inappropriate within the context of Mississauga Plan.		No change recommended.
Planning and Building Department	4.32.3.2 b. Historic Character, Urban Design Policies	Upon further review the policy should be revised to remove the word " <i>Building</i> ".		9.	That Section 4.32.3.2 b. be revised to read as follows: Building Designs for new buildings and additions which enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing,

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					architectural pattern, proportions, set back, and general appearance will be encouraged.
Community Services Department	4.32.3.2 b. Historic Character, Urban Design Policies	The Community Services Department requests revising the policy to strengthen the requirement for building designs which enhance the historic character and heritage context of the Streetsville Node.	The requested revision is appropriate.	10.	That Section 4.32.3.2 b. be revised to read as follows: Building Designs for new buildings and additions which will enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, set back and general appearance will be encouraged .
Community Services Department	4.32.3.2 c. Historic Character, Urban Design Policies	The Community Services Department requests revising the policy to strengthen the requirement for signs which reflect the historic character in the Streetsville Node.	The requested revisions are appropriate.	11.	That Section 4.32.3.2 c. be revised to read as follows: Commercial signs which will reflect the historic village character in the Streetsville Node. such as Hand painted wooden signs, projecting signs as permitted by municipal by-laws and other signs which reflect late nineteenth or early twentieth century practises will be encouraged.
Planning and Building Department	4.32.3.2 d. Historic Character, Urban Design Policies	Upon further review the policy should be revised to use consistent wording.		12.	That Section 4.32.3.2 d. be revised to read as follows: The established residential character of the areas generally located along Main Street east of Church Street and along Queen Street South, south of Barry Avenue, shall will be maintained through appropriate building masses, setbacks, intensive landscaping, streetscapes with many mature trees, and a regular street grid pattern.

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Linda McClennan	4.32.3.2 b, c, d. Historic Character, Urban Design Policies	Concerned that the policies could be interpreted by others and suggested that the policies be amended to replace the words “will be encouraged” and “must be maintained” with the words “must be”.	The requested revisions are inappropriate within the context of Mississauga Plan.		No change recommended.
Planning and Building Department	4.32.3.3 Mainstreet Commercial Character, Urban Design Policies	Upon further review the wording should be revised to clarify that the policies apply to lands designated Mainstreet Commercial.		13.	That Section 4.32.3.3 be amended to read as follows: 4.32.3.3 Mainstreet Commercial Character <i>The following will apply to lands designated Mainstreet Commercial;</i>
Planning and Building Department	4.32.3.3 a. Mainstreet Commercial Character, Urban Design Policies	Upon further review the policy should be revised to clarify the type of development that is acceptable in the Mainstreet Commercial designation.		14.	That Section 4.32.3.3 a. be amended to read as follows: Mixed-use Developments <i>with a mix of residential and office uses on upper floors and,</i> with street-related retail commercial uses in closely spaced storefronts lining the street, will be encouraged along the principal streets in the Streetsville Node to promote an active pedestrian environment.
Planning and Building Department	4.32.3.3 e. Mainstreet Commercial Character, Urban Design Policies	Upon further review the policy should be updated by removing the first sentence and revised for clarification.		15.	That Section 4.32.3.3 e. be amended to read as follows: Parking areas and driveways should not be located within 20 metres of Queen Street South or Main Street. Integrated parking solutions <i>opportunities which may include</i> across multiple sites, including the creation of rear lane access to <i>combined</i> joint parking areas and the development of private pay parking lots, <i>will be</i> are encouraged <i>where appropriate.</i>

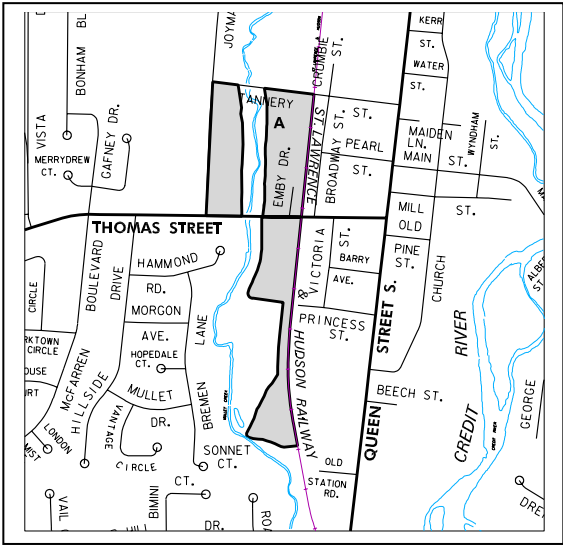
RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Planning and Building Department	4.32.4.1.2 Residential Low Density II, Land Use	Upon further review the policy should be revised to provide an overlap between the Residential Low Density I and II density ranges.		16.	That Section 4.32.4.1.2 be amended to read as follows: The Residential Low Density II designation permits detached, semi-detached, triplex dwellings, street townhouse dwellings, and duplex dwellings at a density of 18 17 -37 units per net residential hectare.
Linda McClennan	4.32.4.1.3 Residential Medium Density I and 4.32.4.1.4 Residential Medium Density II, Land Use	Suggested that the wording “must not” should apply to height criteria.	The requested revisions are inappropriate within the context of Mississauga Plan.		No change recommended.
Linda McClennan	4.32.4.1.5 Residential High Density I, Land Use	Concerned with the seven storey height limit and suggests revision to six storeys.	The majority of lands designated Residential High Density I which could be redeveloped are included in Special Site 1 and Special Site 10. These Special Sites have policies which restrict the height of new buildings to six storeys. The height limit		No change recommended.

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES
			recognizes the existing seven storey apartment buildings on Tannery Street and Reid Drive.	
Planning and Building Department	4.32.4.1.6 Residential High Density II, Land Use	Upon further review the policy should be deleted since future development at the permitted density is not appropriate to Streetsville.	A special site policy will be added to recognize the existing apartment building on Tannery Street which has been built in the Residential High Density II range.	<p>17. That Section 4.32.4.1.6 be deleted and that a Special Site Policy (Site 12) be inserted to recognize the existing apartment building.</p> <p>4.32.4.1.6 Residential High Density II</p> <p>The Residential High Density II designation permits apartment dwellings at a Floor Space Index of 1.8-3.0.</p> <p>4.32.6.13 Site 12</p> 

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES
				<p><i>The lands identified as Special Site 12 are located on the north side of Tannery Street, east of Crumbie Street.</i></p> <p><i>Notwithstanding the provisions of the High Density I designation, an apartment building with a maximum Floor Space Index of 3.1 will be permitted.</i></p>
Community Services Department		The Community Services Department requests a policy to clarify that heritage resources are not limited to those properties listed on the City's Heritage Inventory and a policy regarding the future designation of the Streetsville historic core area as a Heritage Conservation District.	The requested revisions are appropriate.	<p>18. That a new Section 4.32.5 be inserted to include the following policies and that subsequent Sections be renumbered accordingly:</p> <p><i>4.32.5 Heritage</i></p> <p><i>a. Heritage resources will include those properties listed on the City's Heritage Inventory, but will not be restricted to the list.</i></p> <p><i>b. Mississauga will encourage the investigation of the Streetsville historic core area as an area to be examined for future designation as a Heritage Conservation District in accordance with the Ontario Heritage Act.</i></p>
Transportation and Works Department		The Transportation and Works Department requests a policy to address concerns with the capacity of the old storm sewers in Streetsville to convey storm flows in accordance with the City's current drainage standards.	The requested revision is appropriate.	<p>19. That a new Section 4.32.6 Storm Water Management be inserted to include the following policy and that subsequent Sections be renumbered accordingly:</p> <p><i>4.32.6 Storm Water Management</i></p> <p><i>A storm water drainage report will be required to ensure that the existing drainage system has the capability to convey the increase storm flow from redevelopment in accordance with current City drainage standards.</i></p>

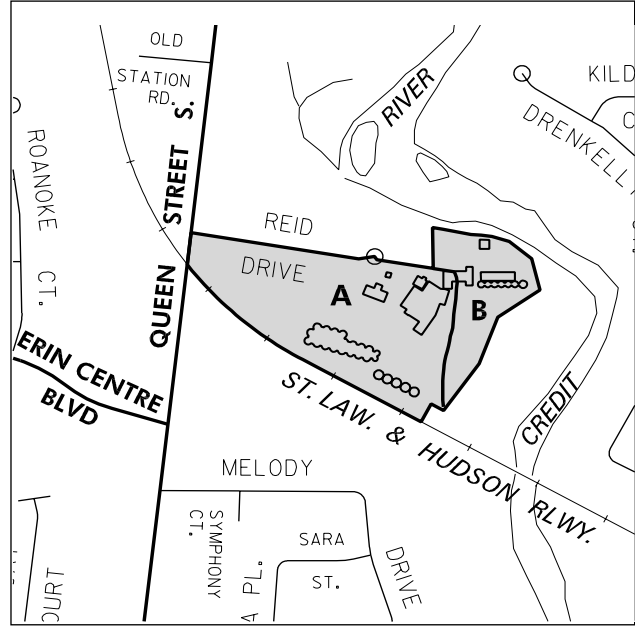
RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Community Services Department	4.32.5.1 Table 1: Basic Road Characteristics Streetsville District	The Community Services Department requests that a notation be added to Table 1 to indicate that Creditview Road is listed on the City's Cultural Heritage Inventory.	The requested revision is appropriate.	20.	That Section 4.32.5.1 Table 1 be revised to include the following notation; <i>**Creditview Road south of Argentia Road to the Credit River is listed on the City's Cultural Heritage Inventory.</i>
Yami Saurez	General Comment-Traffic.	Concerned with traffic and widening of Britannia Road West.	Britannia Road West is classified as a major arterial road.		No change recommended.
William Appleton	General Comment-Traffic.	Concerned with future traffic on Joymar Drive from residential redevelopment of lands.	Joymar Drive is classified as a minor collector road.		No change recommended.
Community Services Department	4.32.5.1 Table 1: Basic Road Characteristics Streetsville District	The Community Services Department requests that Main Street, only east of Church Street, be considered a major collector, to maintain the pedestrian character of Main Street west of Church Street.	Transportation and Works Department may consider reclassification of this section of Main Street in future but at this time recommends a policy to address the issue.	21.	That Section 4.32.5.2 be revised to include the following; <i>b. Main Street between Queen Street South and Church Street will not be widened to accommodate additional through traffic lanes. Minor modifications to this roadway for on-street parking, safety or maintenance will be permitted, however, major modifications which would have an adverse effect on the character of the roadway, will require an amendment to this Plan.</i>
Transportation and Works Department	4.32.6.2 Site 1, Special Site Policies	The Transportation and Works Department requests that the current policies regarding the determination of the area suitable for redevelopment and the provision of a	The requested revisions are appropriate.	22.	That Section 4.32.6.2 Special Site Policy 1 be revised to read as follows: <i>a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required</i>

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		connecting road between Tannery Street and Rutledge Road be retained until the development application for the property is registered and the road connection is achieved.		<p><i>for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City;</i></p> <p><i>b. redevelopment will include provision of a connecting public road between Rutledge Road and Tannery Street;</i></p>
Planning and Building Department	4.32.6.2 Site 1, Special Site Policies	Upon further review the policy should be revised to reduce the height of the buildings near Mullet Creek from four to three storeys and remove the reference to maximizing visual access to Mullet Creek.	The requirement to create, maintain and enhance vistas and views of significant natural features is included in section 3.15.10 of the Urban Design General Policies of Mississauga Plan.	<p>23. That Section 4.32.6.2 Special Site Policy 1 be revised to read as follows:</p> <p><i>c. a maximum of 397 dwelling units are permitted in a building form consisting of low profile buildings ranging in height from four three storeys near Mullet Creek to six storeys near the railway tracks, oriented to optimize visual access to Mullet Creek.</i></p>
Linda McClennan	4.32.6.4 c. Site 3, Special Site Policies	Suggests that in addition to landscaping consideration should be given to historical homes relative to their architectural design to include the addition of front porches, verandas, columns within the existing front yard setback.	Alterations to heritage structures, including building repairs and additions is addressed in section 4.32.3.2 a. Streetsville District Historic Character Urban Design Policies.	No change recommended.
Linda McClennan	4.32.6.5 Site 4, Special Site	Supports future redevelopment of area to	No comment required.	

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES
	Policies	retail commercial uses.		
Planning and Building Department	4.32.6.11 Site 10, Special Site Policies	<p>Upon further review the lands south of Reid Drive, west of the Credit River should be deleted from this site and addressed in a new Special Site Policy (Site 11), to address the operation of the existing flour mill and the land use designation of the property.</p> <p>Special Site 10 should also be revised to remove references to the Credit River and to revise the building height restriction as per Recommendation 23. As a result of the revised building height restriction, the lands west of Mullet Creek should be included.</p>		<p>24. That Section 4.32.6.11 Special Site Policy 10 be revised to remove the lands located south of Reid Drive, include the lands between Tannery Street and Thomas Street west of Mullet Creek and include a policy to address flooding and erosion issues.</p> <p>4.32.6.11 Site 10</p> 
Credit Valley Conservation	4.32.6.11 Site 10, Special Site Policies	Credit Valley Conservation requests a policy to indicate that a portion of the lands designated Residential Medium Density II and Residential High Density I may not be	The requested revision is appropriate.	<p>25. 4.32.6.11.1 The lands identified as Special Site 10 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence & Hudson Railway.</p> <p>Notwithstanding the Residential High Density I, <i>Residential</i></p>

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		developable due to flooding and erosion constraints.		<p><i>Medium Density II and Greenbelt</i> designations <i>the following additional policies will apply:</i></p> <p><i>a. the determination of the area suitable for redevelopment will have regard for the extent of the “regulatory storm” floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City;</i></p> <p><i>b. building forms should consist of low profile buildings ranging in height from four three storeys near Mullet Creek to six storeys near the railway tracks, oriented to optimize visual access to Mullet Creek and the Credit River;</i></p>
Community Services Department	4.32.6.11 Site 10, Special Site Policies	The Community Services Department requests wording to indicate that redevelopment of Site 10 will accommodate a park and trail connection adjacent to the east side of Mullet Creek. A Community Park symbol should also be included on the District Land Use Map, generally located in the north-east corner of the site to conceptually illustrate the future park.	The requested revisions are appropriate.	<p>26. That Section 4.32.6.11 Special Site Policy 10 be revised as follows:</p> <p><i>c. redevelopment will include provisions for a community park and a multi-use recreational trail. The trail will be located adjacent to the east side of the Mullet Creek valley, from Tannery Street to the existing trail crossing Mullet Creek south of Thomas Street. The location and size of the community park will be determined through the preparation of a parkland concept plan.</i></p>

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Transportation and Works Department	4.32.6.11 Site 10, Special Site Policies	The Transportation and Works Department requests that the previous policy requiring a connecting road be included.	The requested revision is appropriate.	27.	That Section 4.32.6.11 Special Site Policy 10 be revised as follows: 4.32.6.11.2 Area 10A <i>a. redevelopment of Area 10A should include provision for a public road connecting Thomas Street and Tannery Street west of the St. Lawrence & Hudson Railway right-of-way.</i>
Dino Bianco, Kraft Canada Inc., Paul Johnston, Kentridge Johnston Limited on behalf of Kraft Canada Inc., Dennis Trinaistich on behalf of Kraft Canada	District Land Use Map, 27 Reid Drive, Residential High Density I designation	Kraft is committed to the continued use of the property for wheat milling and requests that any policies clearly permit the continued use of the tablelands for flour milling and related activities. Kraft is opposed to the redesignation of the lands “primarily based on the challenges that the Mill would face under a legal non-conforming use scenario”.	The land uses permitted in the Business Employment designation are not compatible with the existing and future residential uses of surrounding lands. The long term vision for the lands is a Residential High Density land use to optimize public transit usage along Queen Street South and at the GO Transit Commuter Rail Station. A residential land use will contribute to maintaining and enhancing the viability and vitality of the Mainstreet Commercial area within the Streetsville Node by increasing the number of residents in the area. The lands are suitable for the proposed residential use considering adjacent land uses, particularly the Credit River valley greenbelt lands and their potential to provide passive recreational opportunities. To maintain the long term vision for the site, while at the same time recognizing Kraft’s concern to continue the efficient operation of the existing flour mill, a Special Site Policy (11) is proposed to recognize the existing use and provide for minor alterations.		
				28.	That Section 4.32.6 be revised to include the following Special Site Policy: 4.32.6.12 Site 11

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				 <p><i>The lands identified as Special Site 11 are located east of Queen Street South, south of Reid Drive.</i></p> <p>4.32.6.12.1 Area 11A</p> <p><i>Notwithstanding the provisions of the Residential High Density I designation, the following additional policies will apply:</i></p> <p><i>a. the lands identified as Area A, may be used for the existing flour mill operation, and related accessory uses. Minor alterations or additions to existing facilities, buildings and structures will be permitted provided</i></p>

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES
				<p><i>production capacity of the existing operation does not increase.</i></p> <p><i>b. when the existing flour mill ceases operation, the lands will be developed in accordance with the Residential High Density I designation of this Plan.</i></p> <p>4.32.6.12.2 Area 11B</p> <p><i>Notwithstanding the provisions of the Greenbelt designation, the following additional policy will apply:</i></p> <p><i>a. the lands identified as Area B may be used for the existing flour mill operation, and related accessory uses. Minor alterations, which do not enlarge or extend the existing buildings or structures and which are for the purpose of maintenance or restoration to a safe condition, may be permitted, subject to the policies of the Credit Valley Conservation.</i></p>
Community Services Department	District Land Use Map	The Community Services Department requests that Community Parks symbols be placed in the general north east end of the High Density Residential site near Tannery Street and between the end of Reid Drive and the lands designated Greenbelt.	The requested revisions are appropriate.	<p>29. That the District land use map be revised to show the general location of future public parklands and/or trail connections by the placement of a Community Park symbol near Tannery Street, east of Mullet Creek and at the end of Reid Drive, near the lands designated Greenbelt.</p>

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Len Yestal	District Land Use Map, 39 Princess Street, Residential Medium II designation	Requests Residential High Density I designation for vacant lands at 39 Princess Street to accommodate development constraints due to the property configuration and railway setbacks and allow a building height of more than three storeys.	The Residential Medium Density II designation permits all forms of horizontal multiple dwellings and low rise apartment buildings up to a height of four storeys.		No change recommended.
Planning and Building Department	District Land Use Map, west side of Broadway Street, General Commercial designation	Upon further review the General Commercial designation should be revised to Mainstreet Commercial to permit zoning of the existing municipal parking lots in accordance with the New Draft Zoning By-law.		30.	That the Draft District Land Use Map, be revised as follows: The General Commercial designation on the lands located on the west side of Broadway Street, north of the lands designated Motor Vehicle Commercial, be revised to Mainstreet Commercial.
Wajid Khan, M.P. Mississauga-Streetsville	District Land Use Map	Supports the designation of land in the Credit River Valley area.	No comment required.		
Dan McDermott, Sierra Club of Canada, Ontario Chapter Bert Zonneveld, Save Our Ravines-Halton	District Land Use Map	Support the proposed land use designations on the Kraft Mill site south of Reid Drive.	No comment required.		

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Hills					
Don Morrison, South Peel Naturalists' Club	General Comment	Supports efforts to return sections of the Credit River Valley to a more natural state.	No comment required.		
Bob Wilson, Robert and Lorraine Bozzo, Dr. R.H. Blackburn, Bill Papoutsis, Thomas Lorenz, Stan Ganchar, Sergio Campoli, Roy Pashkiewich, Robert J. Hunter, Peter Orphanos, Murray L. Poole, Lyn Hazlett, Laura and Leo Bentivoglio, Kevin Saldanha, Chris Liantzakis, Anna Przychodzki , Linda McClennan, Therese Taylor, Sierra Club, Peel Region Group,	District Land Use Map	Support the proposed land use designations on the Kraft Mill site south of Reid Drive.	No comment required.		

RESPONDENT	SECTION	ISSUE	COMMENTS	RECOMMENDATIONS TO DRAFT STREETSVILLE DISTRICT POLICIES	
Lorraine Symmes, Credit River Alliance John Kendell, Credit River Anglers Association					
Arthur Howe	General Comment	Requests relocation of Kraft Mill to a more appropriate location.	No comment required.		



***AMENDMENT 49
TO MISSISSAUGA PLAN
SECTION 4.32
STREETSVILLE
DISTRICT POLICIES
OF
MISSISSAUGA PLAN***

2006 August



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

Streetsville District Policies of Mississauga Plan

INSERT ADOPTING BY-LAW



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

Streetsville District Policies of Mississauga Plan

1. INTRODUCTION

1.1 STATUTORY PROVISIONS

1.1.1 Amendment Approval

A decision, in accordance with sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, was made to approve all of Amendment No. 49, Streetsville District Policies, to Mississauga Plan (Official Plan) for the City of Mississauga as adopted by By-law No. _____. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the date of appeal noted below.

Date of Decision

Date of Notice

Last Date of Appeal

1.1.2 Adopting By-law

This Amendment No. 49, Streetsville District Policies, to Mississauga Plan for the City of Mississauga Planning Area, was adopted by By-law, as attached hereto (previous page).

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

Streetsville District Policies of Mississauga Plan

4.32 STREETSVILLE

4.32.1 Planning Context

The Streetsville District has developed around the historic settlement of the village of Streetsville, located south of Britannia Road West, between the Credit River and Mullet Creek. This area of the District is unique in Mississauga as it retains the distinct character of a rural Ontario town, as it developed from the early 19th century. There are over 90 listed heritage properties, many of which are designated. Heritage buildings are prominent along Queen Street South, some as original retail commercial structures, others as residential dwellings which have been converted to retail commercial and office uses. Queen Street South is also designated as a Scenic Route.

The properties fronting onto Queen Street South between Britannia Road West and Reid Drive, are listed on the City’s Heritage Inventory as they form a cultural landscape. Creditview Road from south of Argentia Road to the Credit River has also been identified as part of the City’s cultural heritage landscape.

Queen Street South and Main Street continue to maintain a traditional mainstreet commercial character and are active pedestrian streets. The variety of retail commercial services and the village character of the area attract residents from surrounding areas as well as providing a community focus, making it an important part of the Streetsville Node.

The Streetsville Node is located south of Britannia Road West, west of Church Street and east of Mullet Creek. The area within the Node includes a mix of land uses and is well served by public transit.

The area surrounding the Node includes greenbelt and open space land uses and stable, established residential neighbourhoods, consisting mainly of detached dwellings with a few semi-detached and townhouse dwellings. The residential neighbourhood north of Britannia Road West also has business employment uses west of Falconer Drive and retail commercial uses along Queen Street North and Falconer Drive. The residential neighbourhood south of Britannia Road West includes a retail commercial use west of Turney Drive.

The transportation system in the District includes Britannia Road West as the main east-west arterial road and Queen Street South and Queen Street North as the main north-south major collector road.

The arterial roads and several of the major collector roads have public bus transit service. In addition to bus transit, there is a GO Transit commuter rail station located on Thomas Street.

The Natural Heritage features in the District, which are shown on Schedule 3 Environmental Areas, and further described in *Mississauga Natural Areas Survey*, include the Credit River and Mullet Creek valleys and the woodland located at the southeast corner of Erin Mills Parkway and Britannia Road West. The Credit River valley, which is the main natural corridor within the City, and the Mullet Creek valley are important wildlife corridors providing linkages to other natural heritage features beyond the District.

The Credit River provides significant habitat for a variety of salmonids and is classified as a cold water fisheries. There is also a Smallmouth Bass fishery in the lower part of the river, from Streetsville to the Credit River estuary. Mullet Creek also provides important fish habitat.

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

Streetsville District Policies of Mississauga Plan

4.32.2 Development Concept

The Streetsville District is an established residential community with a historic core area which generally retains the distinct scale and character of a rural farming town. The historic core area is recognized as a significant cultural landscape due to the large number of heritage buildings of a consistent scale, portraying a period landscape of a small village.

The Streetsville Node is the centre of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce, tourism and recreation. Areas within the Streetsville Node, mainly along Queen Street South and adjacent to the St. Lawrence & Hudson Railway, are in a transition of land uses and have potential for appropriate redevelopment, infill, and intensification.

These policies encourage the maintenance of established residential neighbourhoods and a diversity of mixed uses and densities in the Streetsville Node to create a high quality, compact and sustainable built form which utilizes existing infrastructure and services, such as public transit. These policies also encourage the maintenance of the appearance of the historic core area through urban design requirements and the retention of heritage resources such as landscapes with mature trees and vegetation, heritage buildings, extant churches, cemeteries, public open spaces and streetscapes.

The focus of these policies is to facilitate development which reduces the impact of extensive parking areas, enhances pedestrian and cycling convenience and safety, complements adjacent land uses and distinguishes the significance of the Streetsville Node from surrounding areas.

New development and redevelopment will conserve and enhance significant natural environmental features, such as the Credit River and Mullet Creek valley features, conserve and enhance heritage resources and recognize the scale and enhance the character of existing neighbourhoods.

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

Streetsville District Policies of Mississauga Plan

4.32.3 Urban Design Policies

4.32.3.1 Community Identity and Focus

- a. Development will be compatible with and enhance the village character of Streetsville as a distinct established community by integrating with the surrounding area.
- b. Development with a high level of urban design, pedestrian amenity, landscaping and compact built form will be encouraged in the Streetsville Node to create a strong sense of place and reinforce the role of the Node as the centre of activity for the District.
- c. Queen Street South will remain the focus of the Mainstreet Commercial core within the Streetsville Node.
- d. The development of symbolic gateways to define entry to and exit from the Streetsville Node will be encouraged.

4.32.3.2. Historic Character

- a. Alterations to heritage structures, including building repairs and additions, and/or alterations to existing vegetation which is part of the cultural landscape, will be in keeping with the original character of the heritage resources to be preserved.
- b. Designs for new buildings and additions will enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, set back and general appearance.
- c. Commercial signs will reflect the historic village character in the Streetsville Node. Hand painted wooden signs, projecting signs as permitted by municipal by-laws and other signs which reflect late nineteenth or early twentieth century practises will be encouraged.
- d. The established residential character of the areas generally located along Main Street east of Church Street and along Queen Street South, south of Barry Avenue, will be maintained through appropriate building masses, setbacks, intensive landscaping, streetscapes with many mature trees, and a regular street grid pattern.

4.32.3.3 Mainstreet Commercial Character

The following will apply to lands designated Mainstreet Commercial;

- a. Development with a mix of residential and office uses on upper floors and street-related retail commercial uses in closely spaced storefronts lining the street, will be encouraged along the principal streets in the Streetsville Node to promote an active pedestrian environment.
- b. New buildings will be at least two storeys but not more than three storeys in height. Building additions will not be more than three storeys in height and will be generally harmonious in style and massing with the buildings to which they are attached.
- c. The apparent height of new buildings will be reduced through massing and design.
- d. New development will be encouraged to reflect the original lot pattern and setback dimensions of surrounding properties. The front setback of new buildings should match the setback of adjacent buildings so as to create a uniform street wall. Where the building setbacks on either side are not equal, the lesser setback should be used.
- e. Integrated parking opportunities, which may include rear lane access to combined parking areas and the development of private pay parking lots, will be encouraged where appropriate.
- f. Development which enhances the streetscape through landscaping and the provision of pedestrian amenities will be encouraged along the principal streets within the Streetsville Node.

4.32.3.4 Public Realm

- a. The placement of parking areas to the rear of buildings and the consolidation of driveways will be encouraged along principal street frontages in the Streetsville Node to increase the area available for planting and public amenity.
- b. The rear facades of developments which back onto places accessible to the public, including parking areas or laneways, should be designed to provide a level of detail, fenestration, and direct access appropriate to their role as secondary frontages.

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

Streetsville District Policies of Mississauga Plan

4.32.4 Land Use

4.32.4.1 Residential

In addition to the uses permitted by the Land Use Policies of this Plan, bed and breakfast establishments are permitted provided that they front upon Queen Street South, Main Street, Thomas Street or Church Street.

4.32.4.1.1 Residential Low Density I

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

4.32.4.1.2 Residential Low Density II

The Residential Low Density II designation permits detached, semi-detached, triplex dwellings, street townhouse dwellings, and duplex dwellings at a density of 17-37 units per net residential hectare.

4.32.4.1.3 Residential Medium Density I

The Residential Medium Density I designation permits townhouse development, at a density of 26-42 units per net residential hectare. Building height should generally not exceed three storeys.

4.32.4.1.4 Residential Medium Density II

The Residential Medium Density II designation permits all forms of horizontal multiple dwellings at a density of 42-57 units per net residential hectare and low rise apartments at a Floor Space Index of 0.3-1.0. Building height should generally not exceed four storeys.

4.32.4.1.5 Residential High Density I

The Residential High Density I designation permits apartment dwellings at a Floor Space Index of 1.0-1.8. Building height should not exceed seven storeys.

4.32.4.2 Business Employment

Lands designated Business Employment will only permit the following uses:

- a. industrial uses within enclosed buildings including manufacturing, assembling, processing, fabricating, research and development, and accessory sales and service;
- b. offices;
- c. community uses;
- d. entertainment, recreation and sports facilities;
- e. financial institutions;
- f. motor vehicle rental facilities.

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

Streetsville District Policies of Mississauga Plan

4.32.5 Heritage

- a. Heritage resources will include those properties listed on the City’s Heritage Inventory, but will not be restricted to the list.
- b. Mississauga will encourage the investigation of the Streetsville historic core area as an area to be examined for future designation as a Heritage Conservation District in accordance with the *Ontario Heritage Act*.

4.32.6 Storm Water Management

A storm water drainage report will be required to ensure that the existing drainage system has the capability to convey the increase storm flow from redevelopment in accordance with current City drainage standards.



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

Streetsville District Policies of Mississauga Plan

4.32.7 Transportation

4.32.7.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, STREETSVILLE DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
ARTERIAL	Britannia Road West	Erin Mills Parkway to Credit River	Region of Peel	36/45 m (45 m at intersections)
	Erin Mills Parkway	Britannia Road West to Thomas Street	Region of Peel	45 m
MAJOR COLLECTOR	Argentia Road	St. Lawrence & Hudson Railway tracks to Creditview Road	City of Mississauga	26 m
	Main Street	Queen Street South to Credit River	City of Mississauga	20-30 m
	Thomas Street	Erin Mills Parkway to McFarren Boulevard/Gafney Drive	City of Mississauga	30 m
	Thomas Street	McFarren Boulevard/Gafney Drive to Queen Street South	City of Mississauga	20-26 m
	Queen Street North	St. Lawrence & Hudson Railway tracks south to Britannia Road West	City of Mississauga	26 m
	Queen Street South (Scenic Route)	Britannia Road West south to St. Lawrence & Hudson Railway tracks	City of Mississauga	20 m
	Creditview Road**	Argentia Road to Credit River	City of Mississauga	30 m
	As shown on District Land Use Map		City of Mississauga	20-26 m
MINOR COLLECTOR	Church Street	Queen Street South to Ontario Street East	City of Mississauga	15 m
	Kinsmen Gate	Falconer Drive to Argentia Road	City of Mississauga	30 m
	Ontario Street East	Church Street to Queen Street South	City of Mississauga	15 m
	As shown on District Land Use Map		City of Mississauga	15-20 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	15-20 m

*“Designated rights-of-way widths” are considered the basic required rights -of-way along roadway sections. At intersections, grade separations, or major physical or topographical constraints, wider rights-of-way may be required to accommodate bus bays, auxiliary lanes, side slopes, bicycle paths, streetscape works, etc.

**Creditview Road south of Argentia Road to the Credit River is listed on the City’s Cultural Heritage Inventory.

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

Streetsville District Policies of Mississauga Plan

4.32.7.2 Road System

- a. The maximum pavement width of Queen Street South, from Britannia Road West to the St. Lawrence & Hudson Railway, will not exceed a basic two lane cross-section, except for bus bays, on street parking lanes, turning lanes at intersections and bicycle and pedestrian routes.
- b. Main Street between Queen Street South and Church Street will not be widened to accommodate additional through traffic lanes. Minor modifications to this roadway for on-street parking, safety or maintenance will be permitted, however, major modifications which would have an adverse effect on the character of the roadway, will require an amendment to this Plan.

4.32.7.3 Parking

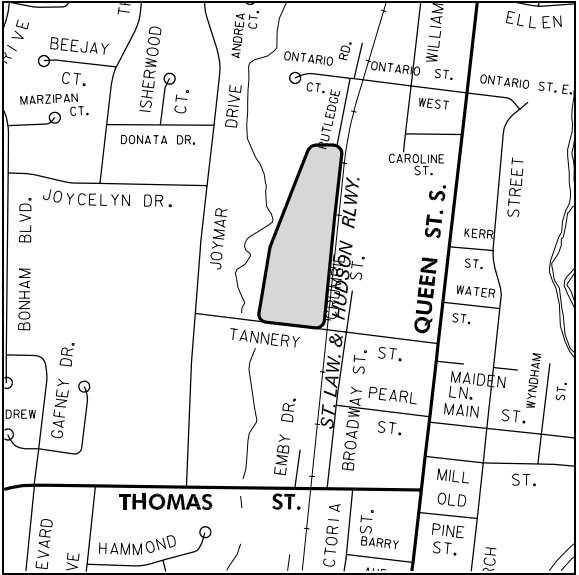
The City will continue to encourage and promote better utilization of the existing and future parking inventory through discussions with the members of the Streetsville Business Improvement Area (BIA), with a goal of developing a self sufficient parking operation through measures such as parking charges.

4.32.8 Special Site Policies

4.32.8.1 Introduction

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

4.32.8.2 Site 1



The lands identified as Special Site 1 are located north of Tannery Street west of the St. Lawrence & Hudson Railway.

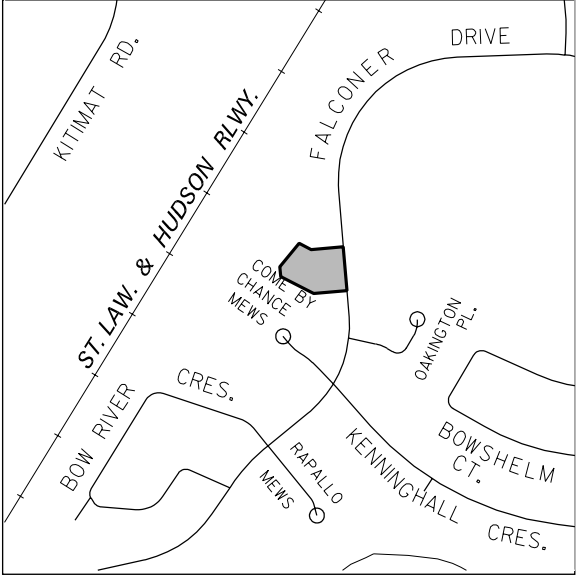
Notwithstanding the provisions of the Residential High Density I designation, the following additional policies will apply:

- a. the determination of the area suitable for redevelopment will have regard for the extent of the “regulatory storm” floodplain and the erosion hazards associated with Mullett Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City;
- b. redevelopment will include provision of a connecting public road between Rutledge Road and Tannery Street;
- c. a maximum of 397 dwelling units are permitted in a building form consisting of low profile buildings ranging in height from three storeys near Mullett Creek to six storeys near the railway tracks.

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

Streetsville District Policies of Mississauga Plan

4.32.8.3 Site 2

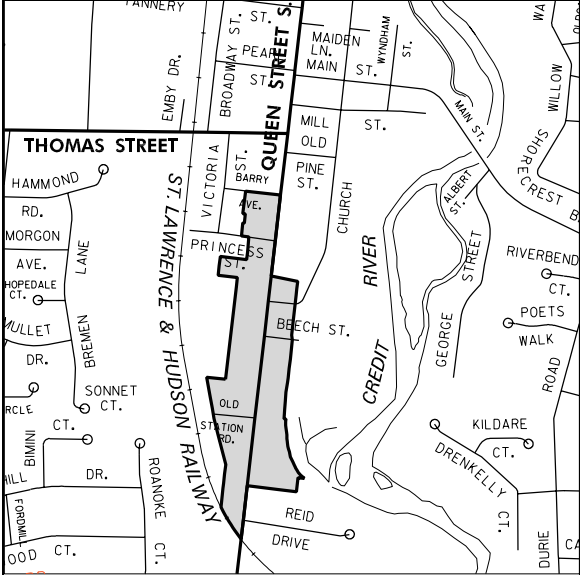


The lands identified as Special Site 2 are located on the west side of Falconer Drive, north of Oakington Place.

Notwithstanding the provisions of the General Commercial designation, the following additional policy will apply:

- a. only a day care facility will be permitted.

4.32.8.4 Site 3



In addition to the uses permitted by their Residential designation, the lands identified as Special Site 3 which front upon Queen Street South, may also be used for offices.

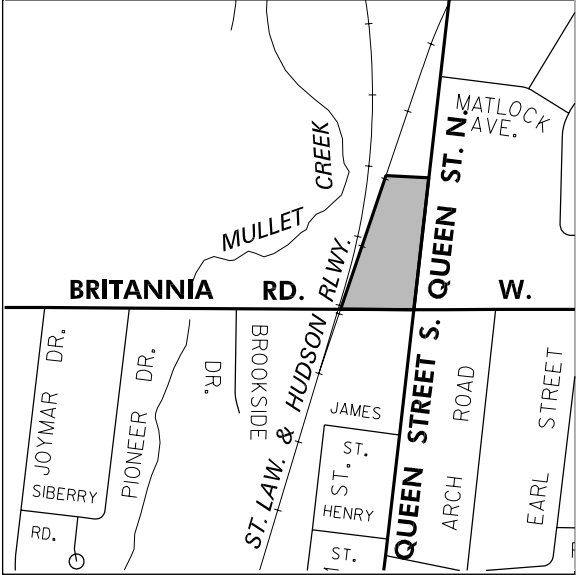
- a. any office conversion should maintain a residential appearance in keeping with the existing scale, materials, and character of the existing dwellings in the immediate area. The existing houses should be preserved if at all possible, while the interior floor plan may be altered for office use;
- b. any additions and alterations of existing buildings should be sensitive to the existing vernacular and heritage village theme, and should be largely confined to the rear of the property;
- c. any additions, alteration, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping;
- d. sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be provided in the rear yard only at grade without removal of existing trees, except at the discretion of the City arborist;
- e. vehicular entrances should be combined to minimize the number of access points on Queen Street South;
- f. minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area;
- g. existing lot sizes should be retained;

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

Streetsville District Policies of Mississauga Plan

- h. rear yard drainage will be provided to the satisfaction of the City.

4.32.8.5 Site 4



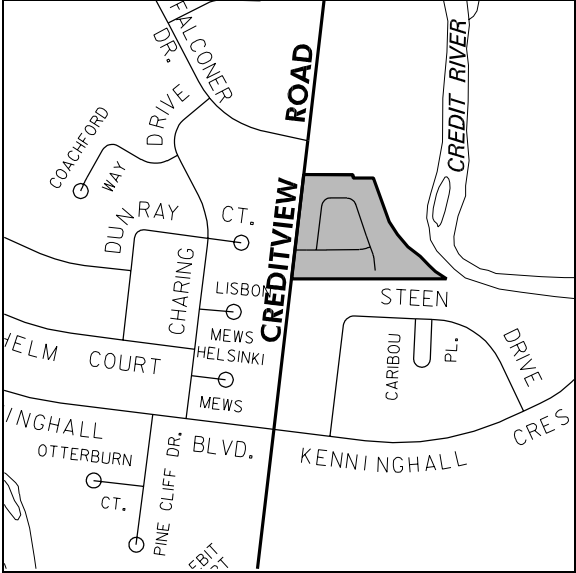
The lands identified as Special Site 4 are located north of Britannia Road West and west of Queen Street North.

Notwithstanding the provisions of the General Commercial designation Motor Vehicle Commercial uses will also be permitted.

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

Streetsville District Policies of Mississauga Plan

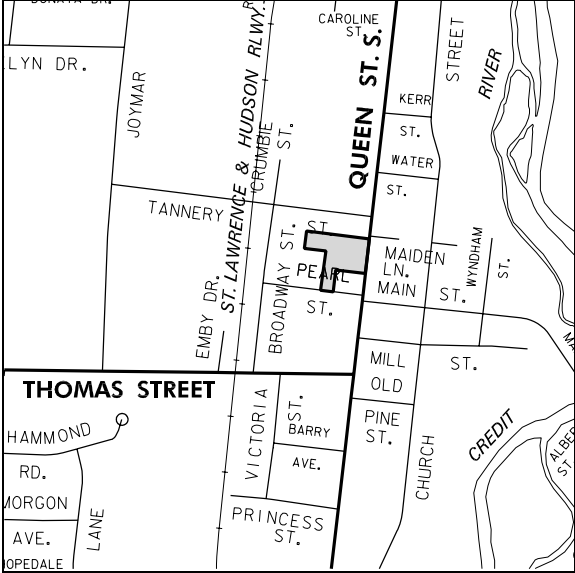
4.32.8.6 Site 5



The lands identified as Special Site 5 are located east of Creditview Road, north of Kenninghall Crescent.

Notwithstanding the Residential Low Density II designation, the lands may be developed for townhouse development and semi-detached dwellings, or any combination thereof, with a maximum density of 15.5 units per net residential hectare.

4.32.8.7 Site 6



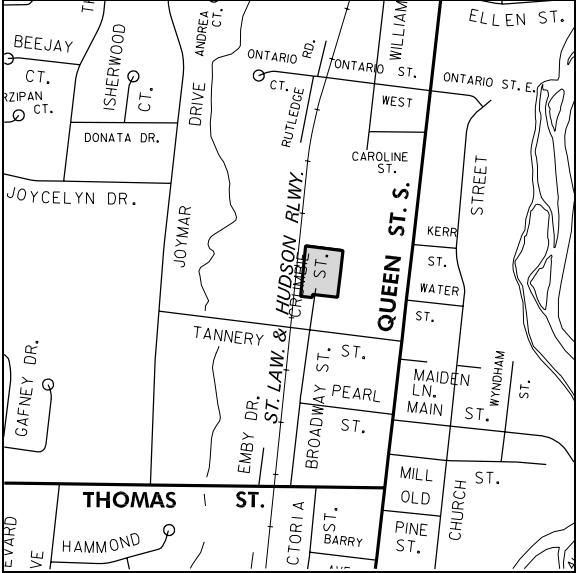
The lands identified as Special Site 6 are located on the west side of Queen Street South, south of Tannery Street.

Notwithstanding the provisions of the Mainstreet Commercial designation, the maximum height permitted will be five storeys.

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

Streetsville District Policies of Mississauga Plan

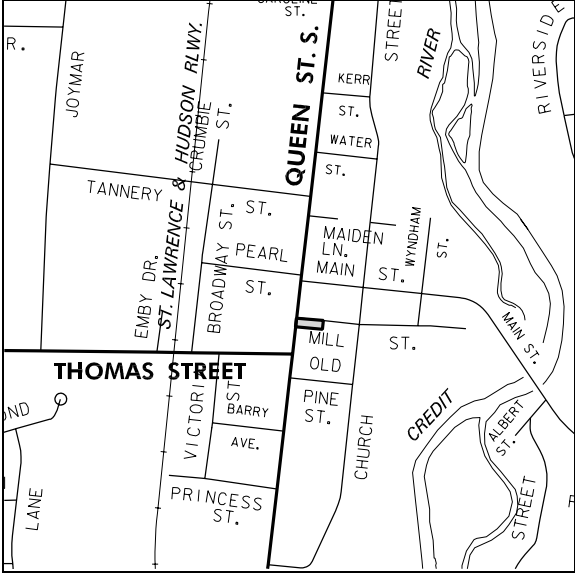
4.32.8.8 Site 7



The lands identified as Special Site 7 are located east of the St. Lawrence and Hudson Railway tracks and north of Crumbie Street.

Notwithstanding the provisions of the General Commercial designation, motor vehicle repair facilities will be permitted.

4.32.8.9 Site 8



The lands identified as Special Site 8 are located on the east side of Queen Street South, south of Mill Street.

Notwithstanding the provisions of the Mainstreet Commercial designation, motor vehicle repair facilities will be permitted.

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

Streetsville District Policies of Mississauga Plan

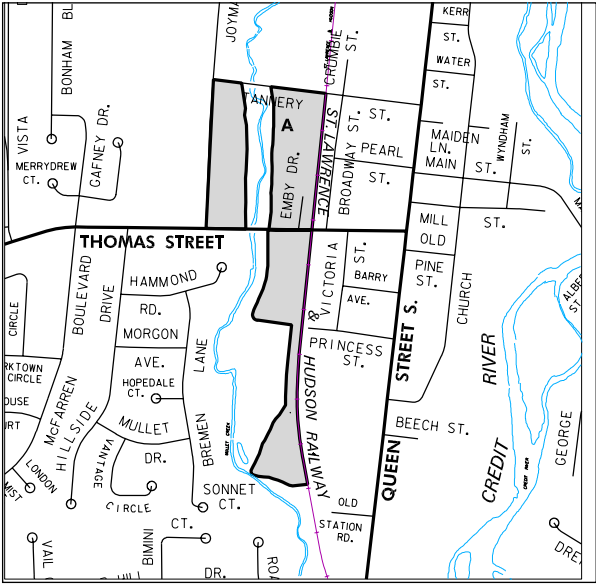
4.32.8.10 Site 9



The lands identified as Special Site 9 are located south of Britannia Road West on both sides of Queen Street South and north of Henry Street and Ellen Street.

Notwithstanding the provisions of the Mainstreet Commercial designation, building heights should not exceed two storeys.

4.32.8.11 Site 10



4.32.8.11.1 The lands identified as Special Site 10 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence & Hudson Railway.

Notwithstanding the Residential High Density I, Residential Medium Density II and Greenbelt designations the following additional policies will apply:

- a. the determination of the area suitable for redevelopment will have regard for the extent of the “regulatory storm” floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City;
- b. building forms should consist of low profile buildings ranging in height from three storeys near Mullet Creek to six storeys near the railway tracks;
- c. redevelopment will include provisions for a community park and a multi-use recreational trail. The trail will be located adjacent to the east side of the Mullet Creek valley, from Tannery Street to the existing trail crossing Mullet Creek, south of Thomas Street. The location and size of the community park will be determined through the preparation of a parkland concept plan.

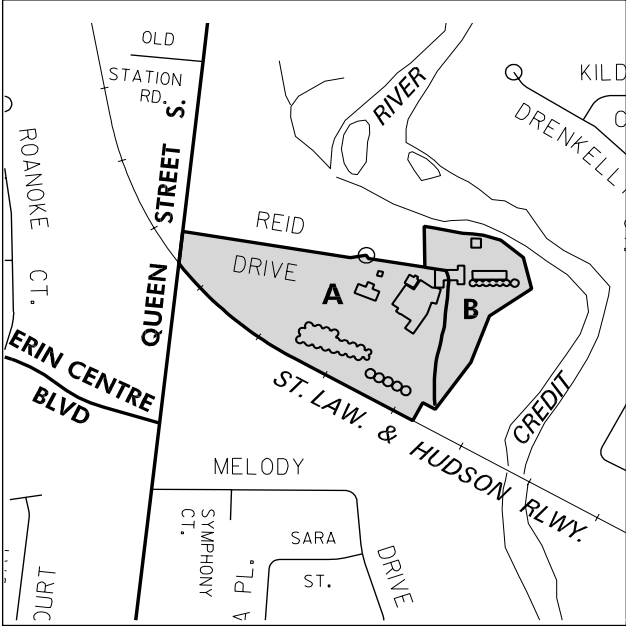
4.32.8.11.2 Area 10A

- a. redevelopment of Area 10A should include provision for a public road connecting Thomas Street and Tannery Street west of the St. Lawrence & Hudson Railway right-of-way.

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

Streetsville District Policies of Mississauga Plan

4.32.8.12 Site 11



The lands identified as Special Site 11 are located east of Queen Street South, south of Reid Drive.

4.32.8.12.1 Area 11A

Notwithstanding the provisions of the Residential High Density I designation, the following additional policies will apply:

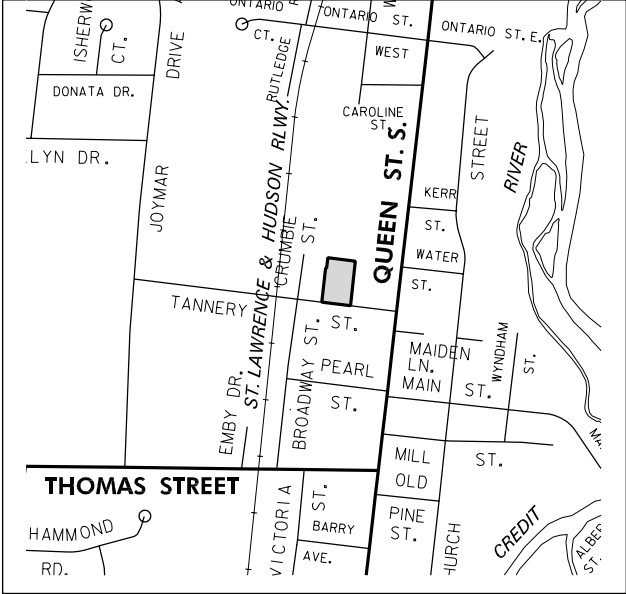
- a. the lands identified as Area A, may be used for the existing flour mill operation, and related accessory uses. Minor alterations or additions to existing facilities, buildings and structures will be permitted provided production capacity of the existing operation does not increase.
- b. when the existing flour mill ceases operation, the lands will be developed in accordance with the Residential High Density I designation of this Plan.

4.32.8.12.2 Area 11B

Notwithstanding the provisions of the Greenbelt designation, the following additional policy will apply:

- a. the lands identified as Area B may be used for the existing flour mill operation, and related accessory uses. Minor alterations, which do not enlarge or extend the existing buildings or structures and which are for the purpose of maintenance or restoration to a safe condition, may be permitted, subject to the policies of the Credit Valley Conservation.

4.32.8.13 Site 12



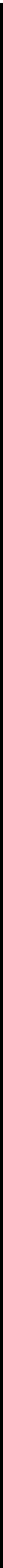
The lands identified as Special Site 12 are located on the north side of Tannery Street, east of Crumbie Street.

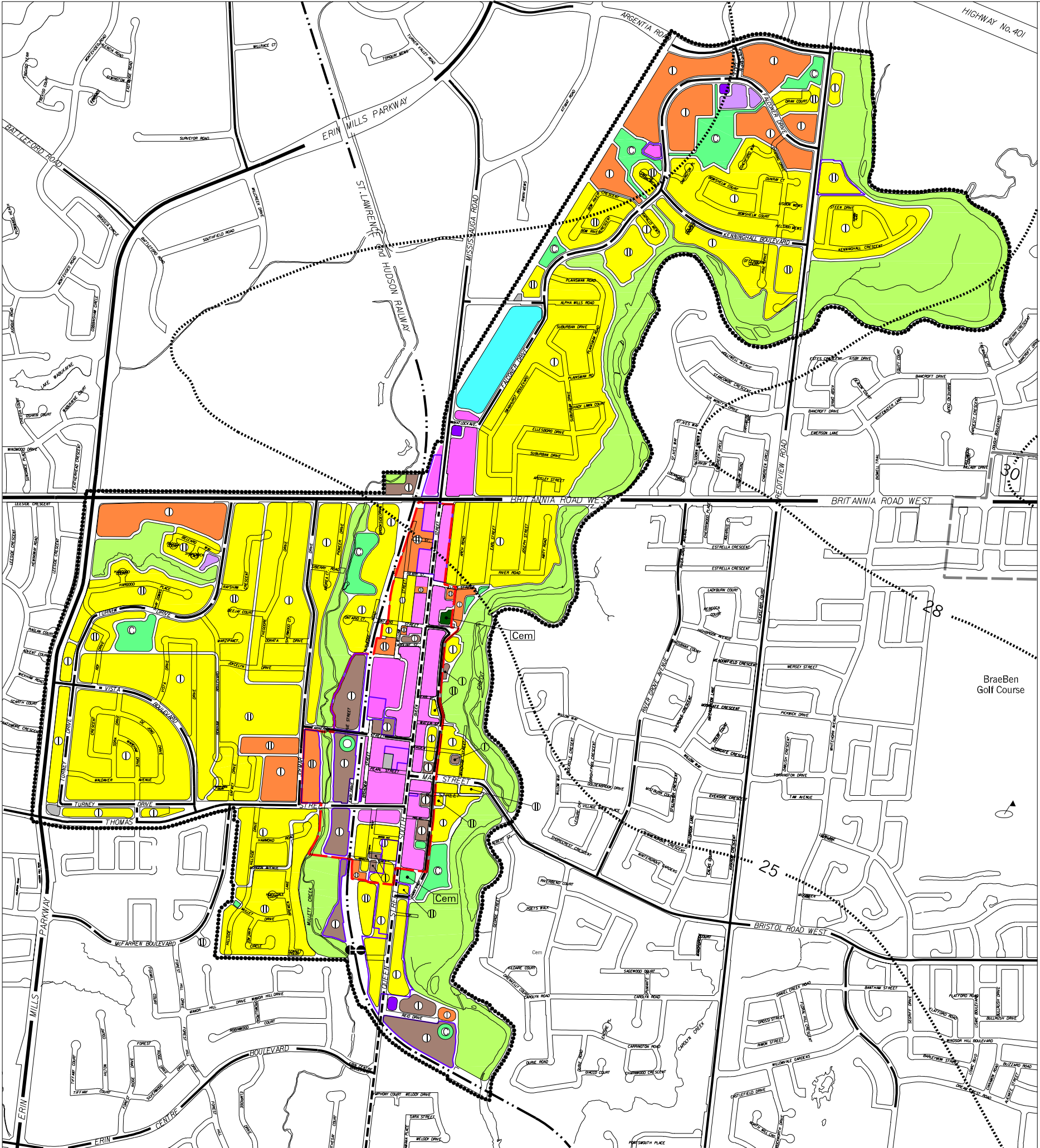
Notwithstanding the provisions of the High Density I designation, an apartment building with a maximum Floor Space Index of 3.1 will be permitted.



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

Streetsville District Policies of Mississauga Plan





LAND USE DESIGNATIONS

- Residential – Low Density I
- Residential – Low Density II
- Residential – Med. Density I
- Residential – Med. Density II
- Residential – High Density I
- Residential – High Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

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

LAND USE LEGEND

- LBPIA Operating Area Boundary– See Aircraft Noise Policies
- Node Boundary
- Community Park
- Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District

Special Sites Areas
(See Special Site Policies)

Note:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

