



# Corporate Report

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**DATE:** April 12, 2005

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 3, 2005

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

**SUBJECT:** **City of Mississauga Submission to the Provincial Secondary  
Land Use Program for Hydro Corridors**

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**RECOMMENDATION:** That the report titled "City of Mississauga Submission to the Provincial Secondary Land Use Program for Hydro Corridors" dated April 12, 2005 from the Commissioner of Planning and Building be adopted and submitted to the Ministry of Municipal Affairs and Housing.

**BACKGROUND:** On December 31, 2002, certain active transmission corridor lands of Hydro One, as shown on Appendix 1, were transferred to the Province of Ontario, Management Board Secretariat (MBS), as represented by their real estate branch, Ontario Realty Corporation (ORC).

Hydro One retains the primary right to use the corridor lands for hydro transmission uses via a statutory easement. The rationale behind this transfer was to protect the real property assets for transmission purposes given the (then) pending privatization of hydro operations, as well as to identify lands for other compatible future uses.

To establish the priority of public uses on these corridors, ORC developed the Provincial Secondary Land Use Program (PSLUP). Under the PSLUP, municipalities were given a two-year planning period to identify and submit to the Province their potential long-term land use and licensing requirements for certain active hydro corridor lands, excluding those within the Parkway Belt West Plan. The period began on June 1, 2003 with the submission deadline being May 31, 2005.

The purpose of this report is to identify existing and possible municipal uses for the subject hydro corridors for submission to the Province under PSLUP. This process is a long-term planning exercise and the proposed uses should be considered a "wish list", the approval of which does not imply or require a municipal commitment at this time. However, it is important that potential municipal uses be broadly identified at this time to protect Mississauga interests in the consideration by the Province of any future uses of the hydro corridors.

This report and the attached submission (under separate cover, Appendix 2) have been prepared in consultation with staff from Community Services, Corporate Services and Transportation and Works.

**PRESENT STATUS:** Municipal submissions to the Provincial Secondary Land Use Program (PSLUP) will be received by the Ministry of Municipal Affairs and Housing until May 31, 2005.

**COMMENTS:** **1. Planning Process**

To guide the planning process, Provincial Cabinet established the following Public Use Principles to establish a hierarchy of compatible uses:

- new linear public uses have top priority;
- new provincial/inter-regional public uses have priority over local uses;

- new non-linear public infrastructure uses have priority over private uses;
- multi-use corridors are preferred;
- interim uses are permitted;
- local public uses are considered at market value; and
- new recreational uses with local limited revenue potential will be charged \$1.00 per year plus property taxes and maintenance.

The Ministry of Municipal Affairs and Housing (MMAH) leads the provincial planning exercise to identify and link provincial/inter-regional long-term, linear public secondary uses.

The MMAH has advised that municipal interests may be accommodated on the corridor lands where:

- uses are compatible with any identified provincial/inter-regional scale secondary uses;
- no provincial, or inter-regional scale secondary uses are identified; and
- the proposed uses are consistent with the above noted public use principles and any other provincial planning policy or legislation.

To guide the planning, submission and evaluation process, MMAH has established the following key project premises:

- only certain transmission corridors transferred to the Province are included (see Appendix 1);
- electric power facility uses have primacy over all other uses;
- secondary land uses will be determined based on the above Public Use Principles;
- the Province will assess municipal secondary use interests with Provincial interests in light of the public use principles;
- municipal submission is voluntary;
- no official plan or zoning by-law amendments should occur at this time; the Province will define at a latter date how the secondary land uses are to be implemented;
- lands in the Parkway Belt West Plan are not included;

- municipalities are responsible for funding proposed municipal secondary uses;
- receipt of municipal secondary use submissions does not commit the Province to endorse the proposed municipal uses; and
- secondary use applications will still be processed through submissions to ORC and will be assessed in relation to this project.

## **2. Municipal Submission Overview**

To formulate a response to the Province on proposed municipal land uses (existing and proposed) of corridor lands under the PSLUP, a team was formed with representation from all City departments which may have an interest in hydro corridors, including Corporate Services, Community Services, Transportation and Works, and Planning and Building. The working group co-ordinated the preparation of City's PSLUP submission, and liaised with staff from Brampton, Caledon and Peel Region on their responses.

### **(a) Existing Uses**

The existing uses identified in the submission are:

- existing storm sewers; and
- corridor licenses for a variety of recreation uses within existing parks and open spaces, such as, Lorne Park Library, Serson Park, Lakeview Generating, Tomken Twin Arenas, Erin Mills Soccer Fields, White Oaks Park and part of the Waterfront Trail.

### **(b) Proposed Uses**

The proposed uses identified in the submission are:

- future road crossings;
- easements for possible erosion control works for creeks that cross hydro corridors;



- recreation trails;
- parkland additions;
- greenbelt additions; and,
- natural systems linkages.

### **3. Mississauga Plan**

Mississauga Plan designates all hydro corridors as "Utility". This designation permits:

- pumping stations, water and sewage treatment plants, electric transformer and distributing stations and electric transmission lines;
- public and private open space and greenbelt;
- parking;
- above and below ground facilities and structures for piped services, pipelines and cabled services, except in Provincially Significant Wetlands; and
- community uses.

The Utility Land Use policies require, among other matters, that:

- where possible, existing conditions be augmented by the re-establishment of native vegetation and the preservation of existing landforms, vegetation and drainage patterns; and
- when public works, not subject to the *Environmental Assessment Act*, are planned to traverse, coincide with or otherwise affect the Natural Areas System, an Environment Impact Study will be required and approved by the City and the appropriate Conservation Authority.

All of the municipal uses proposed for the hydro corridors contained in the submission are permitted by Mississauga Plan.

### **4. Zoning By-law**

The "Queensway Corridor", as shown on Appendix 1, extends across Mississauga from the Town of Oakville to the City of

Toronto, generally adjacent to Queensway West and East. Most of this corridor is zoned "03" (Open Space), which permits:

- an agricultural purpose;
- a detached dwelling;
- parking facilities;
- a cemetery, mausoleum, columbarium or crematorium; and
- the transmission or distribution of electricity.

A few isolated parcels of the Queensway Corridor are zoned "R1" (Residential), which permits detached dwellings, among other uses, and "G", Greenbelt.

The "Applewood Junction" Corridor, as shown on Appendix 1, extends diagonally across Mississauga from the Town of Oakville to the City of Toronto. It is also zoned "03" (Open Space).

The "Lakeview/Haig Junction" Corridor, as shown on Appendix 1, is west of Haig Boulevard, and extends from the Lakeview Generating Station north to the Queen Elizabeth Way. It is zoned "R3" (Residential) and "R4" (Residential), which permit detached dwellings, among other uses, except for a portion fronting on Lakeshore Road East, zoned "DC" (District Commercial). South of Lakeshore Road East, this corridor is zoned "M1", Industrial.

The "Pleasant Tap" corridor, as shown on Appendix 1, extends diagonally from Hurontario Street to Courtney Park Drive. It is zoned "A" (Agricultural).

The "L24CR" Corridor, as shown on Appendix 1 extends generally from south of Dundas Street East to north of Rathburn Road East, west of the Etobicoke Creek. It is largely zoned "R3" (Residential), which permits detached dwellings, among other uses. A few small parcels zoned are "G" (Greenbelt) and "M1" (Industrial).

**FINANCIAL IMPACT:** Not applicable.

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**CONCLUSION:** The potential long-term land use and licensing requirements by the City of Mississauga for those active hydro corridor lands not within the Parkway Belt West Plan have been identified for submission to the Ministry of Municipal Affairs and Housing pursuant to the Provincial Secondary Land Use Program. Approval of this submission does not imply or require a municipal commitment at this time. However, it will help to protect Mississauga interests in the consideration by the Province of any future uses of the hydro corridors.

**ATTACHMENTS:** Appendix 1: Proposed Secondary Land Uses on Hydro Corridors, Key Map.

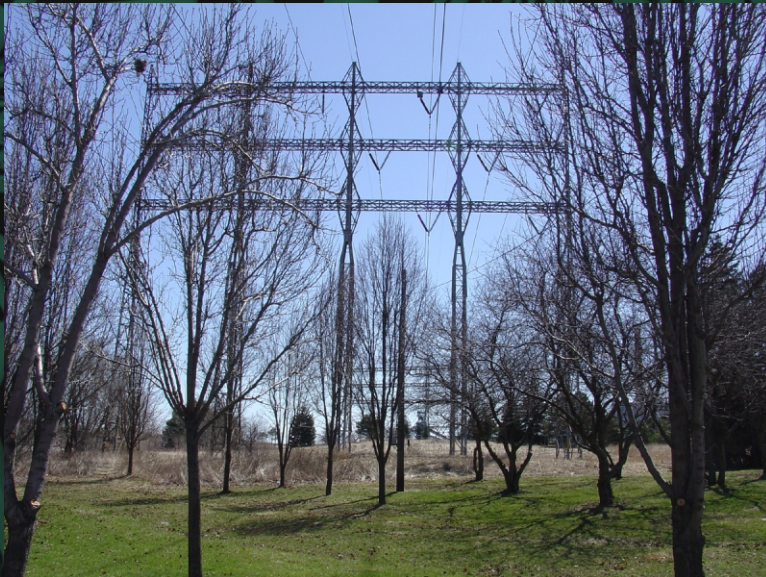
Appendix 2: "Under separate cover" - City of Mississauga Submission to the Provincial Secondary Land Use Program for Hydro Corridors booklet.

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Edward R. Sajecki  
Commissioner of Planning and Building





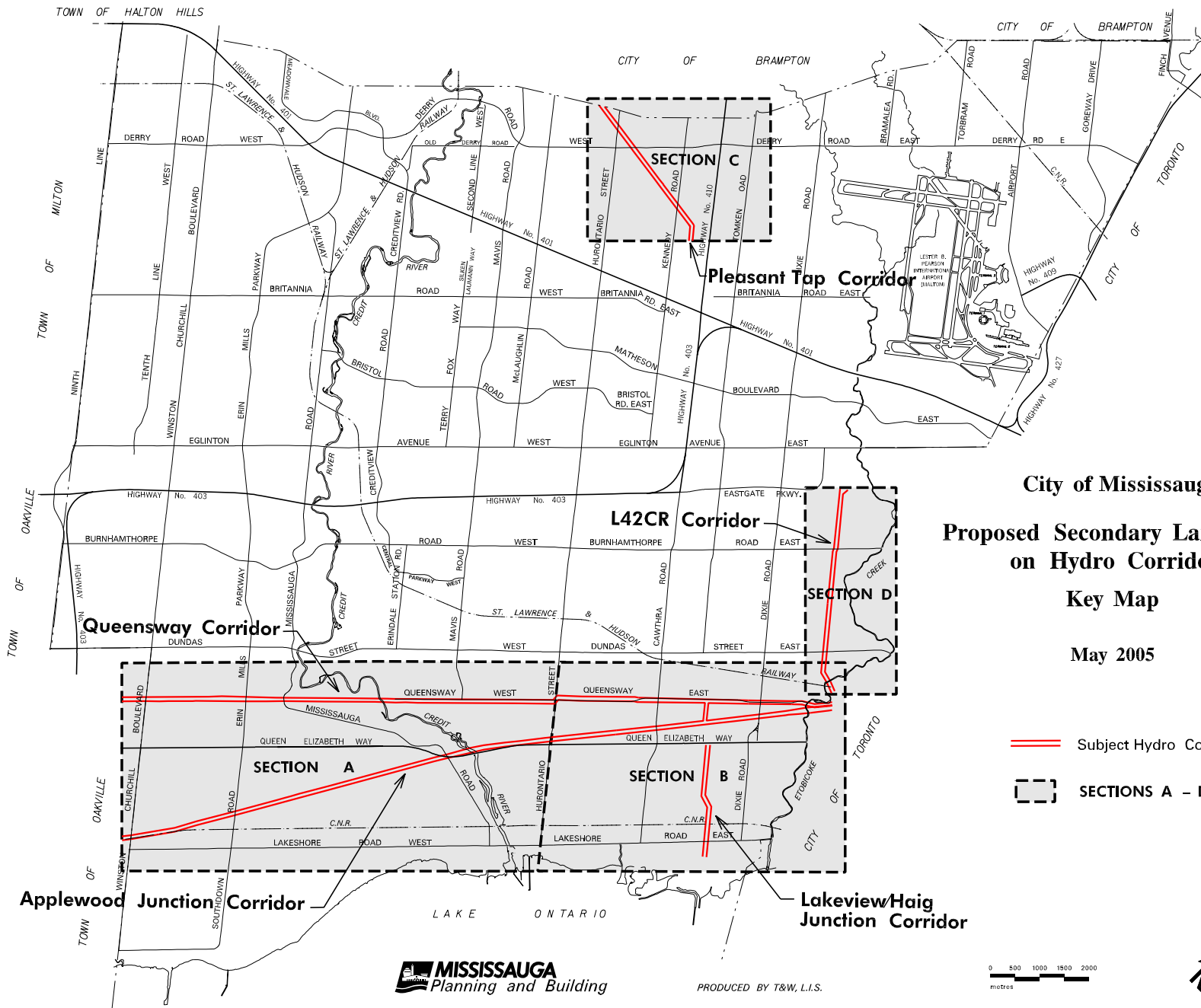


**City of Mississauga Submission to the Provincial Secondary  
Land Use Program for Hydro Corridors,  
May 2005**





## Hydro Corridors Key Map



**City of Mississauga**  
**Proposed Secondary Land Uses**  
**on Hydro Corridors**  
**Key Map**

May 2005

- Subject Hydro Corridor
- SECTIONS A - D





## Proposed Secondary Land Uses on Hydro Corridors



CITY OF MISSISSAUGA  
HYDRO CORRIDOR PSLUP SUBMISSION TABLE

Rev. May 2005

		EXISTING CORRIDOR AGREEMENTS	AREA			USE					LAND WORKS					IMPACTS		
Map Section	Map Refer	Location	Total Area (Acres)	Width (m)	Length (m)	Proposed Use	Official Plan Designation (Peel)	Official Plan Designation (Mississauga)	Zoning	Permanent or Temporary	Grade Change	Landscaping	Ground Surface Cover Changes	Permanent or Temporary Installations	Servicing Changes	Impacts to Existing/Future Uses	Other Corridor Alterations	Schedule
HYDRO CORRIDORS																		
A	A	PARKER DRIVE	10.500			Recreation / Park	Urban System	Utility	O3									
A	B	QUEENSWAY WEST HYDRO CORRIDOR	3.660			Recreation / Park	Urban System	Utility	O3									
A	C	PARKER DRIVE / QUEENSWAY	0.166			Storm Sewer Easement	Greenlands System	Utility	O3									
A	D	SHERIDAN PARK DRIVE	0.300			Recreation / Park	Urban System	Utility	O3									
A	E	WHITE OAKS PARKS	5.300			Recreation / Park	Urban System	Utility	O3									
A	F	LORNE PARK LIBRARY	0.124			Parking	Urban System	Utility	O3									
A	G	WINSTON CHURCHILL / BROMSGROVE ROAD	21.047			Recreation / Park	Urban System	Utility	O3									
B	A	SERSON PARK	22.096			Recreation / Park	Urban System	Utility	R4									
B	B	LAKEVIEW GENERATING STATION	16.270			Recreation / Park	Urban System	Utility	M1									
B	C	WATERFRONT TRAIL - PHASE 1	2.670			Recreation Trail	Urban System	Utility	M1									
D	A	WHARTON WAY	5.301			Recreation / Park	Urban System	Utility	M1									
D	B	CORAM CRESCENT PARK	1.184			Recreation / Park	Urban System	Utility	R4									
A,B,D,E,F		EXISTING STORM SEWERS		3 - 15		Storm Sewers	Urban System	Utility	See Maps	Existing		N/A						Existing
PROPOSED USES PSLUP SUBMISSION																		
Community Services Department																		
A	1	QUEENSWAY CORRIDOR - HURONTARIO STREET TO GLENGARRY ROAD	2.68	3.5	3,100	Recreation Trail	Urban System	Utility	O3,R1,	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2005 - 2010
A	2	APPLEWOOD JUNCTION / COOKSVILLE / OAKVILLE CORRIDOR - WOODEDEN TO WINSTON CHURCHILL	3.96	3.5	4,580	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2010 - 2015
A	3	LINKAGE TO P - 243 (CONFEDERATION / HURONTARIO)	0.27			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	R1, G-2655	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2005 - 2010
A	4	STILL MEADOW PARK	1.54			Parkland Addition	Urban System	Utility	R1, G-2655	Permanent	Minimal, if any	Possible, but could be left as passive open space	None	No permanent installations identified to date	None	None	None	2005 - 2010
A	5	CREDIT RIVER VALLEY AND POTENTIAL FOR TRAIL CORRIDOR - BLYTHE ROAD TO GLENGARRY ROAD	7.64			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Greenlands	Utility	O3	Permanent	For potential trail, major installations, including switch backs and bridge installation	Maintain natural cover, except in area of trail development	Asphalt surface in area of trail development	Permanent	None	None	None	> 2020
A	6	LOYALIST CREEK HOLLOW (P - 251 E)	0.88			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2005 - 2010
A	7	LOYALIST CREEK HOLLOW (P - 251 W)	0.96			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2005 - 2010
A	8	SHERIDAN PARK (P - 121)	3.85			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	Minimal, if any	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010
A	9	NATURAL AREA (SHERIDAN PARK)	15.54			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Maintain natural cover	None	Trail?	None	None	None	2015 - 2020
A	10	WOODEDEN PARK (P - 146) (CONFIRM IF HYDRO LANDS)	2.32			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010

NOTES:  
City Standard for establishing the limits of proposed easements:  
- All lands below the established top of bank or Regional Flood Line whichever is greater.  
- Each site to be reviewed on an individual basis.

		EXISTING CORRIDOR AGREEMENTS	AREA			USE					LAND WORKS					IMPACTS		
Map Section	Map Refer	Location	Total Area (Acres)	Width (m)	Length (m)	Proposed Use	Official Plan Designation (Peel)	Official Plan Designation (Mississauga)	Zoning	Permanent or Temporary	Grade Change	Landscaping	Ground Surface Cover Changes	Permanent or Temporary Installations	Servicing Changes	Impacts to Existing/Future Uses	Other Corridor Alterations	Schedule
A	11	NATURAL AREA (LORNEWOOD CREEK)	0.66			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Greenlands	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2015 - 2020
A	12	NATURAL AREA (BIRCHWOOD CREEK)	3.91			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Greenlands	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2015 - 2020
Community Services Department																		
B	1	QUEENSWAY CORRIDOR - HURONTARIO STREET TO ETOBICOKE CREEK	3.114	3.5	4210	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	< 2010
B	2	APPLEWOOD JUNCTION / COOKSVILLE / OAKVILLE CORRIDOR - FIELDGATE DRIVE TO ETOBICOKE CREEK	1.20	3.5	1,390	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	> 2020
B	3	APPLEWOOD JUNCTION / MANBY CORRIDOR - QUEENSWAY CORRIDOR TO APPLEWOOD JUNCTION / COOKSVILLE / OAKVILLE CORRIDOR	0.41	3.5	470	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2010 - 2015
B	4	APPLEWOOD JUNCTION / COOKSVILLE / OAKVILLE CORRIDOR - CAWTHRA RD TO APPLEWOOD JUNCTION / MANBY CORRIDOR	0.86	3.5	1,000	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2010 - 2015
B	5	APPLEWOOD JUNCTION / COOKSVILLE / OAKVILLE CORRIDOR - CAWTHRA ROAD TO CAMILLA ROAD	1.07	3.5	1,240	Recreation Trail	Urban System	Utility	O3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2010 - 2015
B	6	LAKEVIEW / HAIG JUNCTION CORRIDOR - ATWATER AVENUE TO QEW	1.04	3.5	1,200	Recreation Trail	Urban System	Utility	R3,R4	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	> 2020
B	7	MOHAWK PARK (P - 061)	2.94			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	Minimal, if any	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010
B	8	COOKSVILLE COMMON (P - 293)	1.73			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2005 - 2010
B	9	NATURAL AREA (ETOBICOKE CREEK)	2.17			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Greenlands	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2015 - 2020
B	10	LAUGHTON HEIGHTS (P - 47)	3.29			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010
B	11	FRED HALLIDAY MEMORIAL PARK (P - 035)	2.08			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Accommodate existing pathway, maintain natural cover	None	Accommodate existing pathway	None	None	None	2005-2010
B	12	NATURAL AREA (COOKSVILLE CREEK)	0.22			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	O3	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2015 - 2020
B	13	SERSON PARK (P - 002)	0.35			Parkland Addition	Urban System	Utility	O3	Permanent	None	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010
Community Services Department																		
C	1	PLEASANT TAP - HURONTARIO STREET TO BRAMPTON BORDER	0.52	3.5	600	Recreation Trail	Urban System	Utility	A	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2010 - 2015
Community Services Department																		
D	1	L24CR - BURNHAMTHORPE ROAD TO THE PARKWAY BELT (EASTGATE PARKWAY)	1.04	3.5	1,200	Recreation Trail	Urban System	Utility	R3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	> 2020
D	2	L24CR - BLOOR STREET TO BURNHAMTHORPE ROAD	0.78	3.5	900	Recreation Trail	Urban System	Utility	R3	Permanent	20 cm +/-	Minimal	Asphalt	Permanent	None	None	None	2015 - 2020
D	3	BOUGH BEECHES PARK (P - 136)	1.98			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	R3	Potential Trail	Minimal, if any	Possible, but could be left as passive open space	Possible, but could be left as passive open space	No permanent installations identified to date	None	None	None	2005 - 2010
D	4	ETOBICOKE VALLEY (P - 238)	0.96			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Greenlands	Utility	G	Potential Trail	None	Maintain natural cover	None	No permanent installations identified to date	None	None	None	2005 - 2010

NOTES:  
City Standard for establishing the limits of proposed easements:  
- All lands below the established top of bank or Regional Flood Line whichever is greater.  
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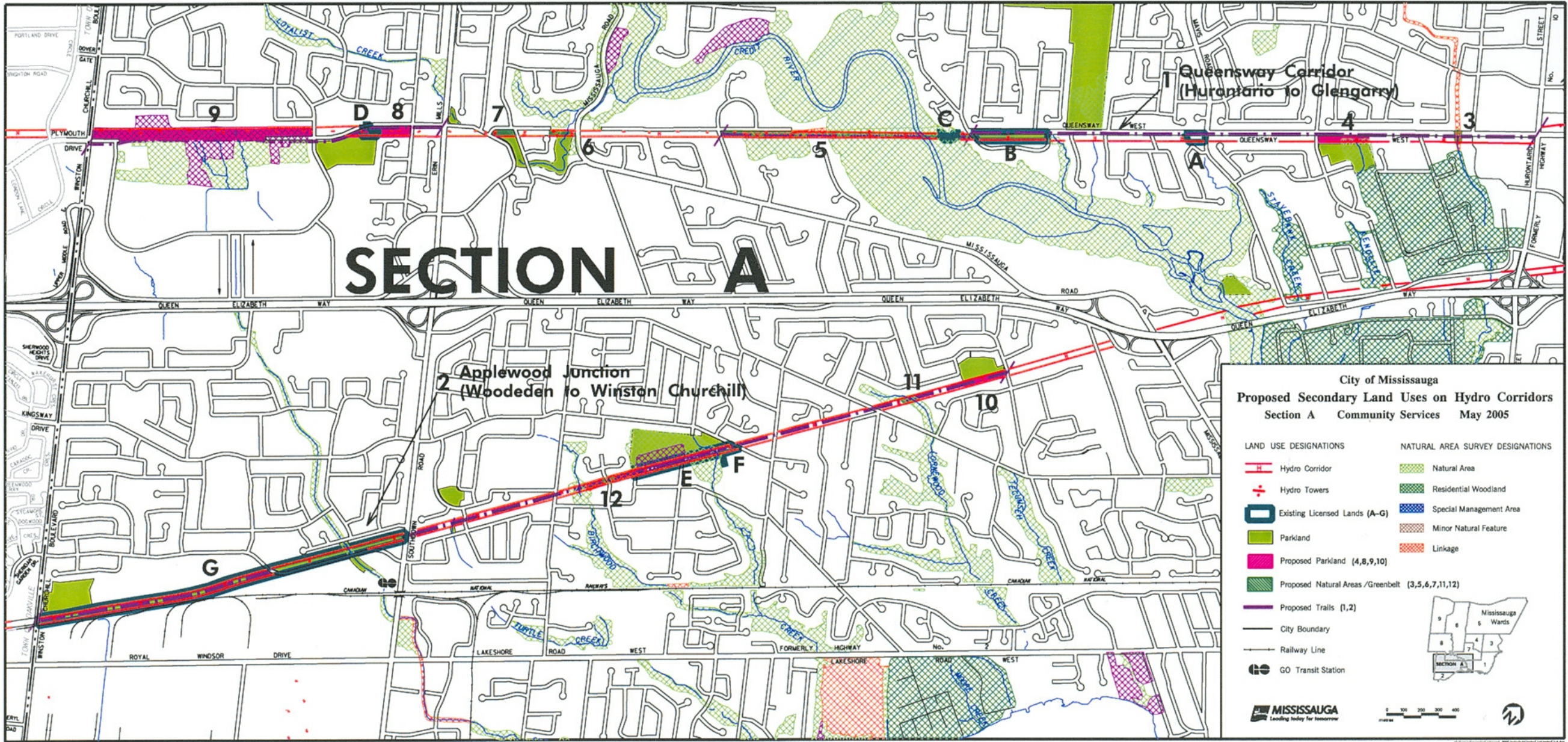
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Map Section	Map Refer	Location	Total Area (Acres)	Width (m)	Length (m)	Proposed Use	Official Plan Designation (Peel)	Official Plan Designation (Mississauga)	Zoning	Permanent or Temporary	Grade Change	Landscaping	Ground Surface Cover Changes	Permanent or Temporary Installations	Servicing Changes	Impacts to Existing/Future Uses	Other Corridor Alterations	Schedule
D	5	SHAVER TRAIL (P - 239)	1.3			Natural Systems Linkage and potential Recreation Trail (3.5 m)	Urban System	Utility	R3	Potential Trail	None	Accommodate existing pathway, maintain natural cover	None	Accommodate existing pathway	None	None	None	2005
Transportation and Works Department																		
		Future Road Crossings																
A	TW-R1	SHERIDAN PARK DRIVE CONNECTION TO WINSTON CHURCHILL		35		Public Road	Urban System	Utility	O3	Permanent	N/A	N/A						Not Programmed
		Proposed Easement Requirements for Creeks that cross Hydro Corridors																
A	TW-E1	CREDIT RIVER TRIBUTARY, SOUTH OF THE QUEENSWAY, WEST OF ONEIDA CRESCENT		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
A	TW-E2	SHARDAWN CREEK, SOUTH OF THE QUEENSWAY, WEST OF SHARDAWN MEWS		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E3	CREDIT RIVER, WEST OF THE END OF THE QUEENSWAY		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E4	LOYALIST CREEK, WEST OF MISSISSAUGA ROAD		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
A	TW-E5	SHERIDAN CREEK, SOUTH OF BARCELLA CRESCENT		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
A	TW-E6	CREDIT RIVER		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E7	LORNEWOOD CREEK, NORTH OF INDIAN ROAD		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E8	BIRCHWOOD CREEK, SOUTH OF TRUSCOTT DRIVE		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E9	BIRCHWOOD CREEK, NORTH OF BIRCHWOOD DRIVE		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	Tw-E10	TURTLE CREEK, NORTH OF HINDHEAD ROAD		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
A	TW-E11	SHERIDAN CREEK, NORTH OF BROMSGROVE ROAD		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
Transportation and Works Department																		
B	TW-E1	SERSON CREEK, FROM LAKESHORE ROAD SOUTHERLY		See Note Below		Maintenance Purposes	Urban System	Utility	M1	Permanent		N/A						As Required
B	TW-E2	SERSON CREEK, FROM SOUTH OF BROOKS DRIVE TO LAKESHORE ROAD		See Note Below		Maintenance Purposes	Urban System	Utility	R3,R4	Permanent		N/A						As Required
B	TW-E3	MARY FIX CREEK, SOUTH OF THE QUEENSWAY		See Note Below		Maintenance Purposes	Urban System	Utility	G	Permanent		N/A						As Required
B	TW-E4	COOKSVILLE CREEK, NORTH OF THE QUEENSWAY, WEST OF ADENA COURT		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
B	TW-E5	TRIBUTARY OF APPLEWOOD CREEK, SOUTH OF THE QUEENSWAY, NORTH OF MELTON DRIVE		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
B	TW-E6	ETOBICOKE CREEK, SOUTH SIDE OF THE QUEENSWAY		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
B	TW-E7	ETOBICOKE CREEK, SOUTH OF THE QUEENSWAY, EAST OF GREENHURST AVENUE		See Note Below		Maintenance Purposes	Greenlands	Utility	O3	Permanent		N/A						As Required
B	TW-E8	COOKSVILLE CREEK, EAST OF CAMILLA ROAD, NORTH OF NORTH SERVICE ROAD		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
B	TW-E9	MARY FIX CREEK, NORTH OF QEW, SOUTH OF PREMIUM WAY		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
B	TW-E10	KENOLLIE CREEK, NORTH OF QEW		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
	TW-E11	STAVEBANK CREEK, NORTH OF QEW		See Note Below		Maintenance Purposes	Urban System	Utility	O3	Permanent		N/A						As Required
		Future Road Crossings																
C	TW--R1	MARITZ DRIVE EXTENSION BETWEEN DERRY ROAD AND HURONTARIO STREET		30		Public Road		Utility	A	Permanent	N/A	N/A						Not Programmed

NOTES:  
City Standard for establishing the limits of proposed easements:  
- All lands below the established top of bank or Regional Flood Line whichever is greater.  
- Each site to be reviewed on an individual basis.

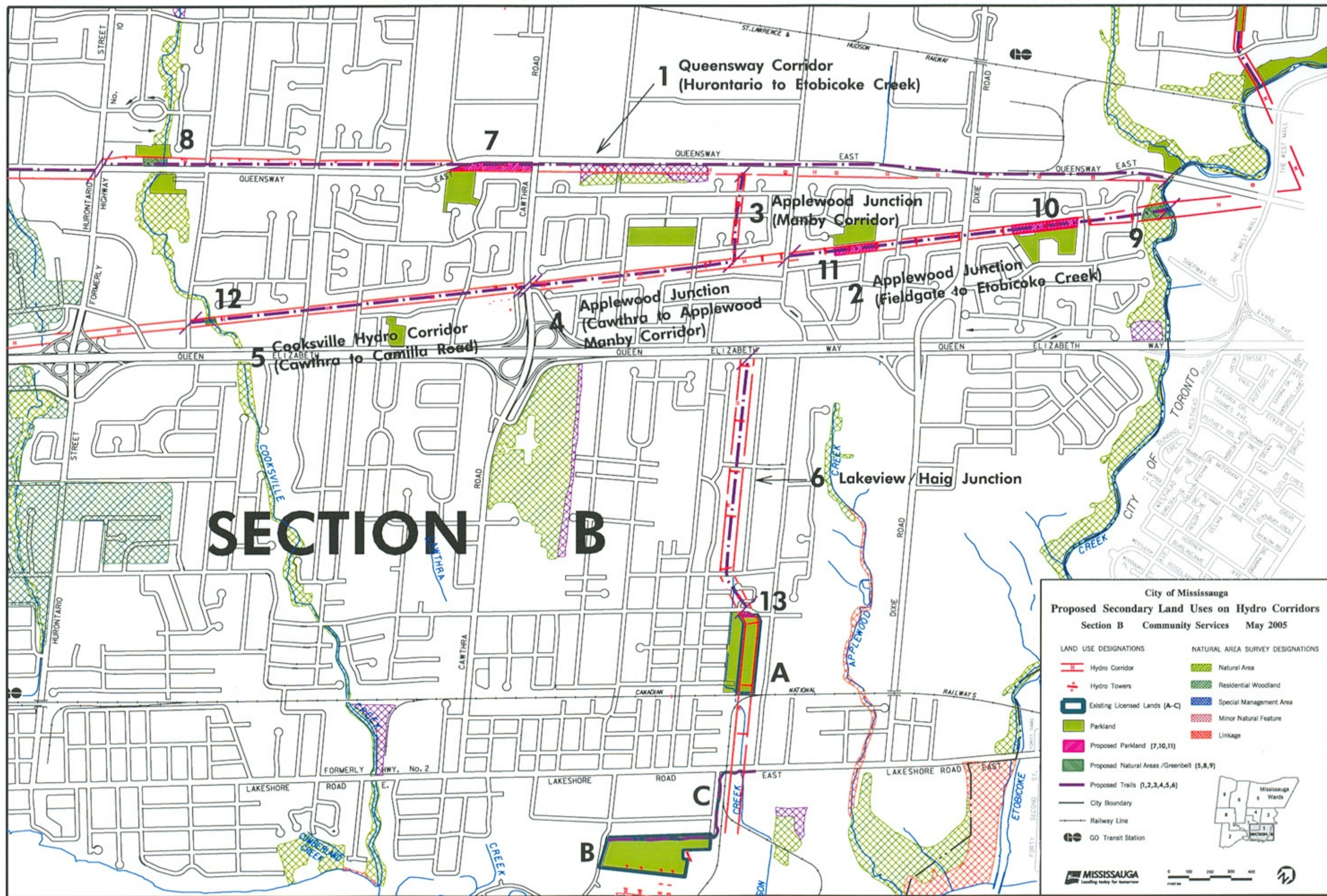
		EXISTING CORRIDOR AGREEMENTS	AREA			USE					LAND WORKS					IMPACTS		
Map Section	Map Refer	Location	Total Area (Acres)	Width (m)	Length (m)	Proposed Use	Official Plan Designation (Peel)	Official Plan Designation (Mississauga)	Zoning	Permanent or Temporary	Grade Change	Landscaping	Ground Surface Cover Changes	Permanent or Temporary Installations	Servicing Changes	Impacts to Existing/Future Uses	Other Corridor Alterations	Schedule
		Future Road Crossings																
D	TW-R1	BERKEL ROAD CONNECTION TO NAWBROOK ROAD		17 - 20		Public Road	Urban System	Utility	M1	Permanent	N/A	N/A						Development Related
D		Proposed Easement Requirements for Creeks that Cross Hydro Corridors						Utility										
D	TW-E1	ETOBICOKE CREEK, SOUTH OF MATTAWA AVENUE		See Note Below		Maintenance Purposes	Greenlands	Utility	G	Permanent		N/A						As Required

NOTES:  
City Standard for establishing the limits of proposed easements:  
- All lands below the established top of bank or Regional Flood Line whichever is greater.  
- Each site to be reviewed on an individual basis.

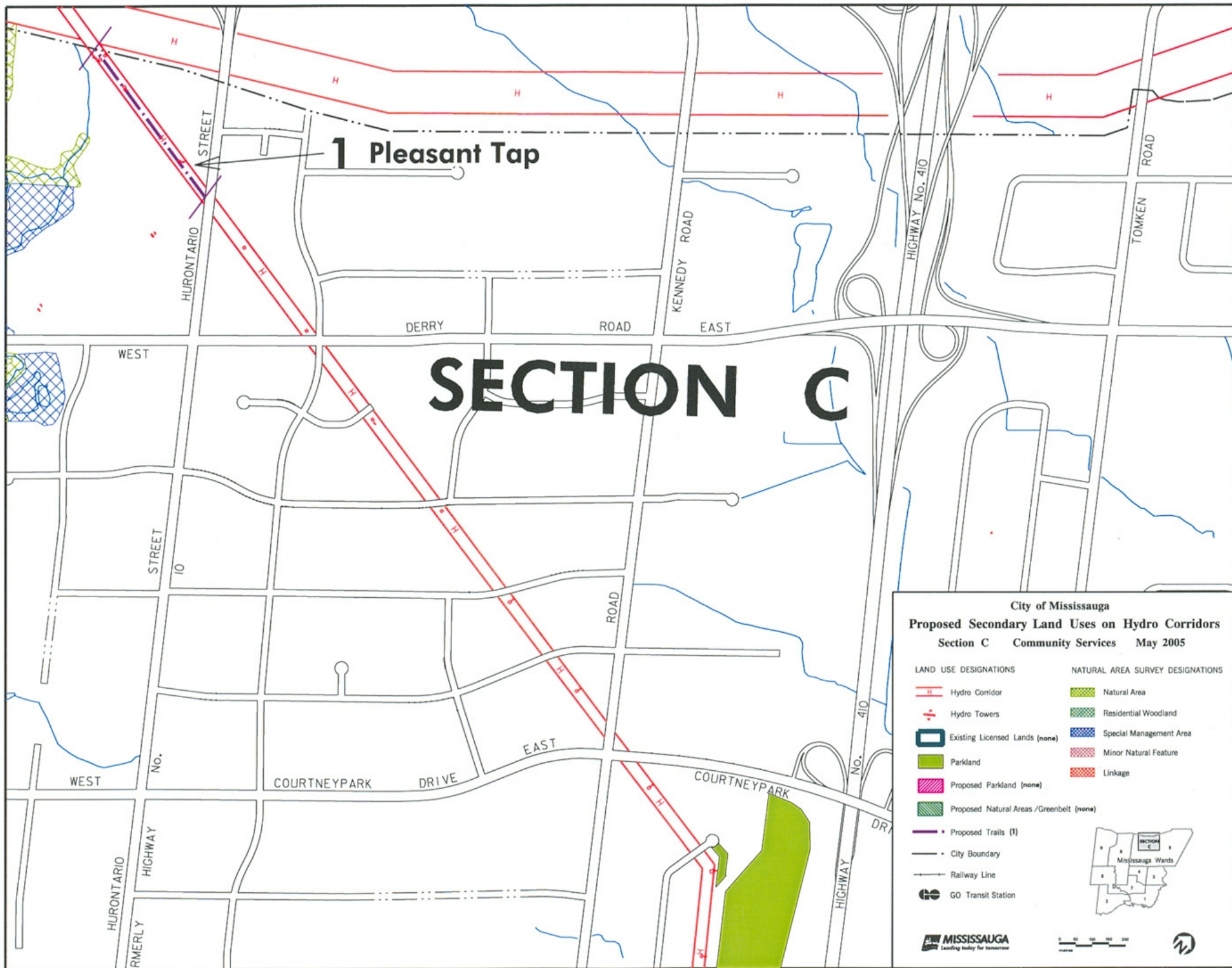




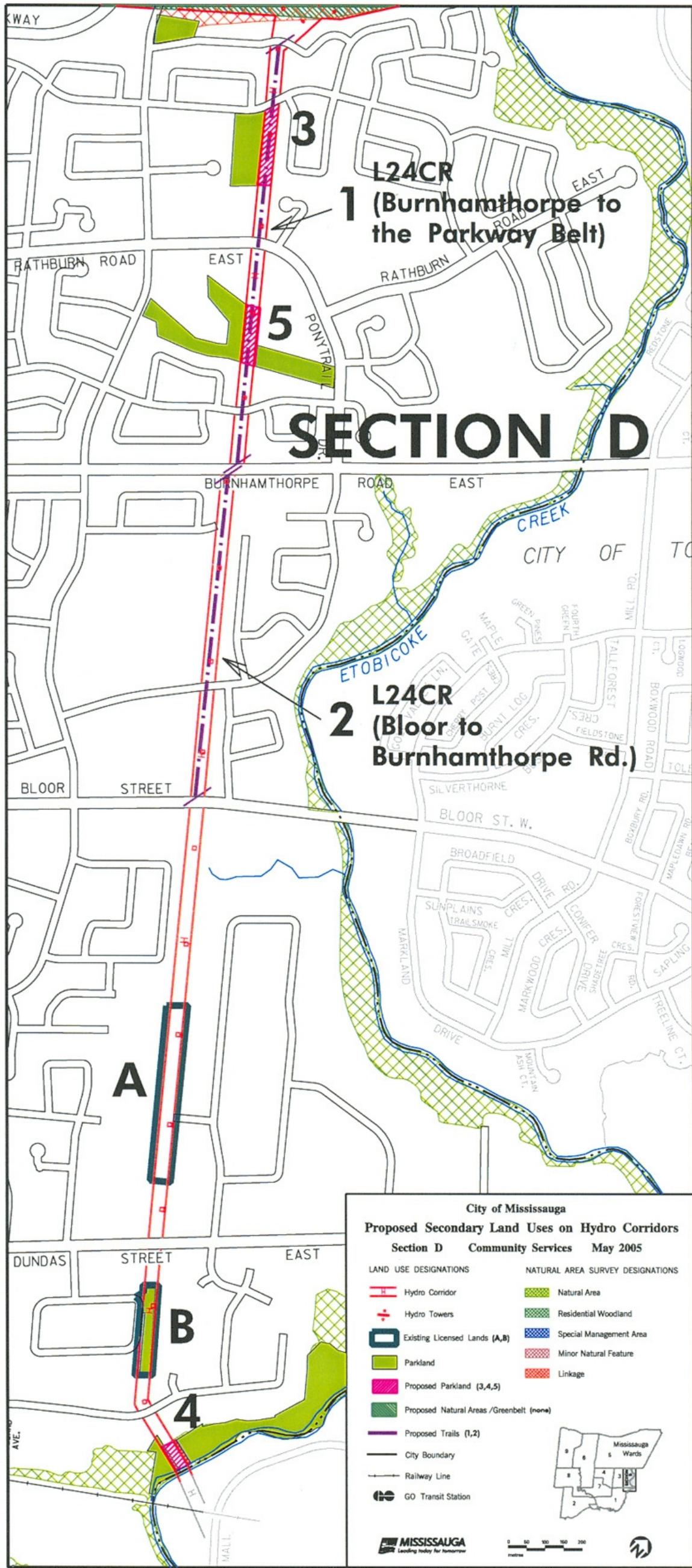




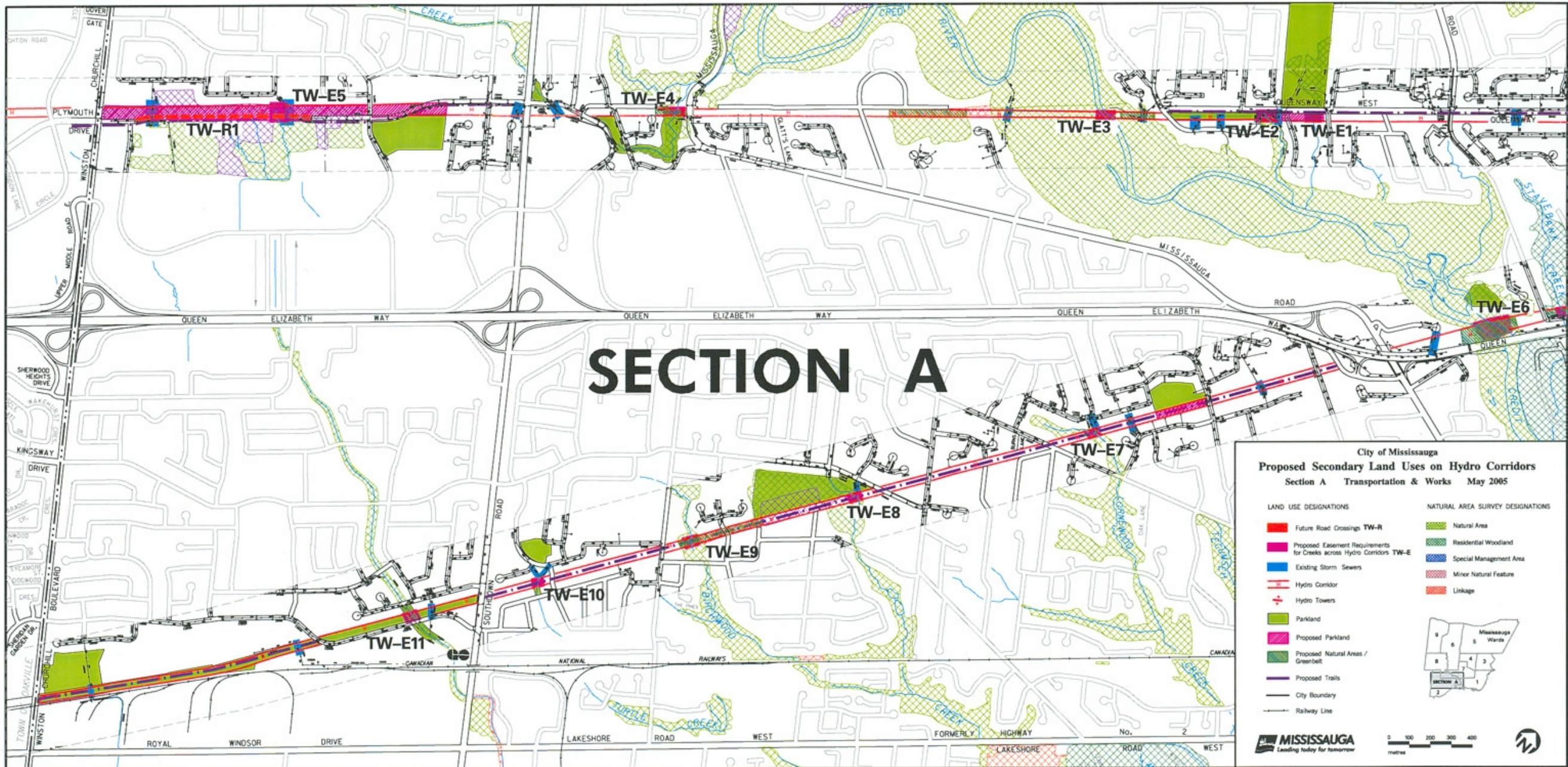




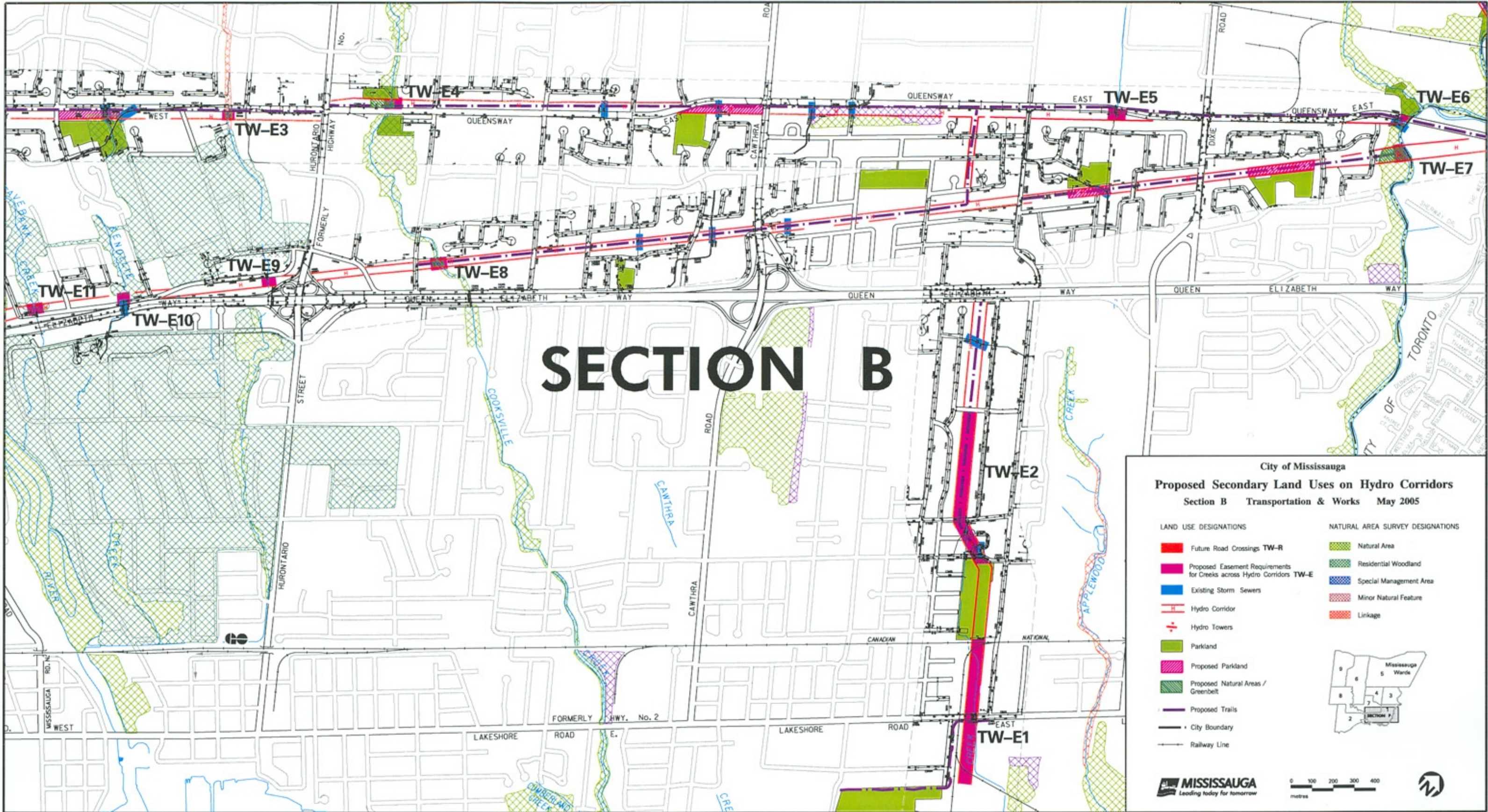












City of Mississauga

**Proposed Secondary Land Uses on Hydro Corridors**  
 Section B Transportation & Works May 2005

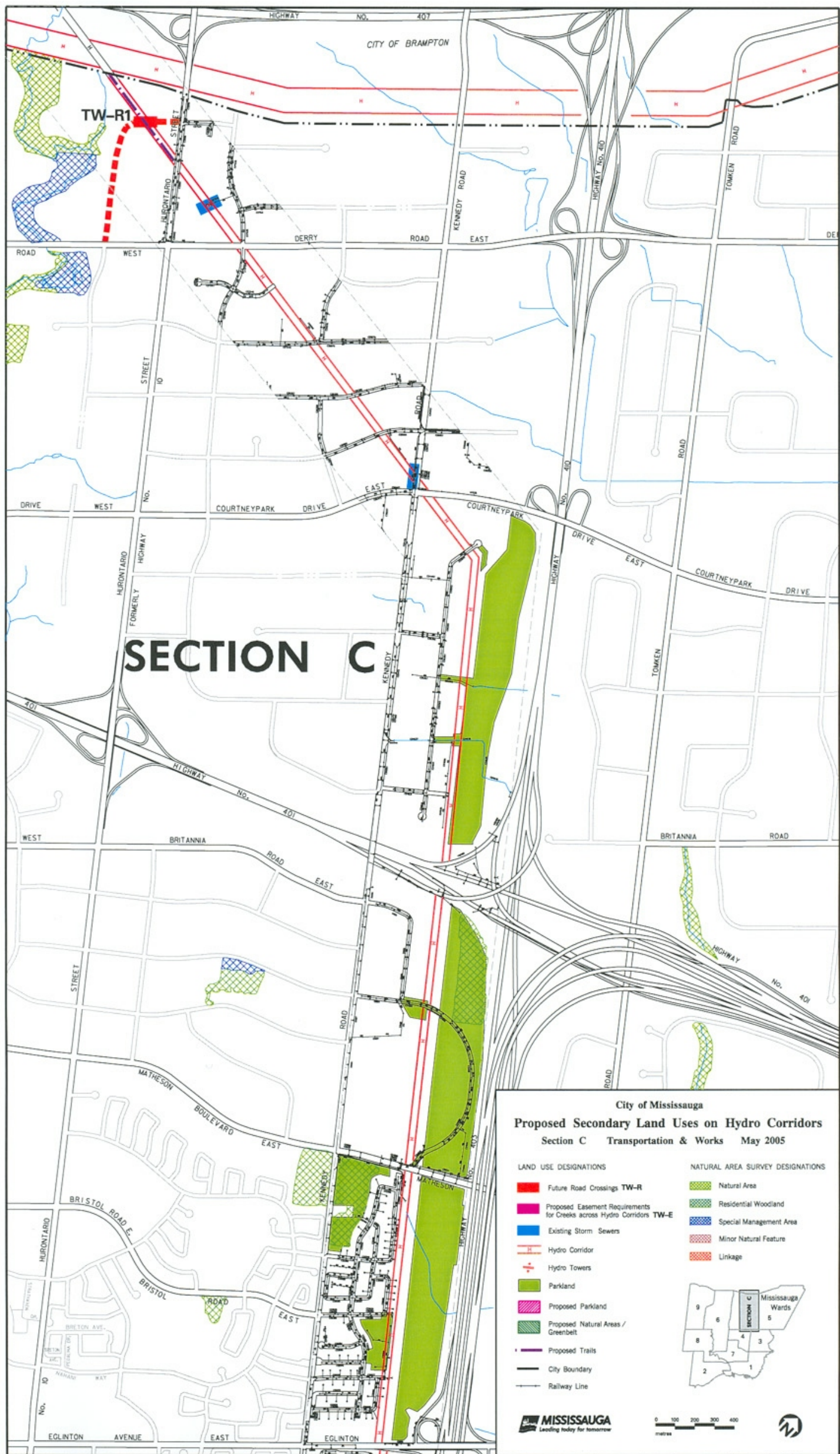
LAND USE DESIGNATIONS	NATURAL AREA SURVEY DESIGNATIONS
Future Road Crossings TW-R	Natural Area
Proposed Easement Requirements for Creeks across Hydro Corridors TW-E	Residential Woodland
Existing Storm Sewers	Special Management Area
Hydro Corridor	Minor Natural Feature
Hydro Towers	Linkage
Parkland	
Proposed Parkland	
Proposed Natural Areas / Greenbelt	
Proposed Trails	
City Boundary	
Railway Line	

MISSISSAUGA  
Leading today for tomorrow

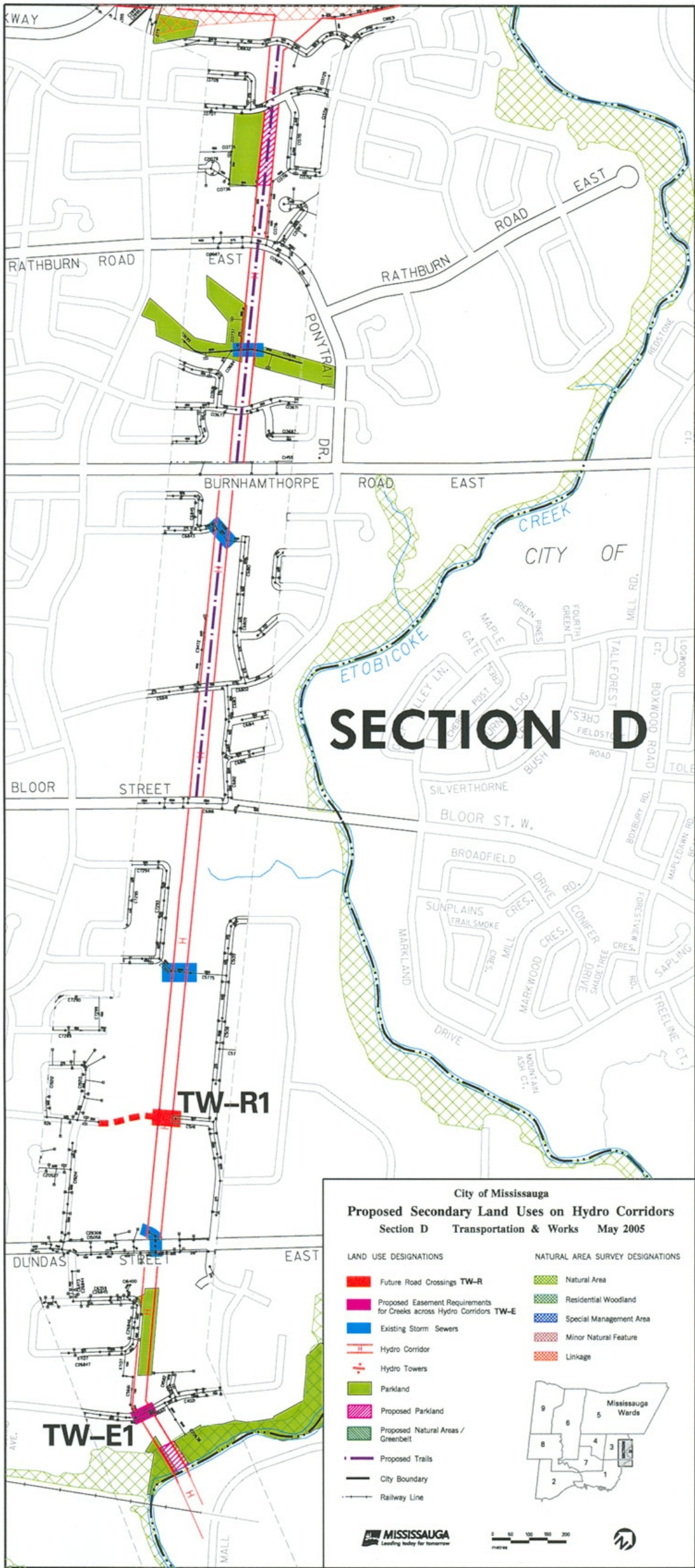
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Mississauga Wards







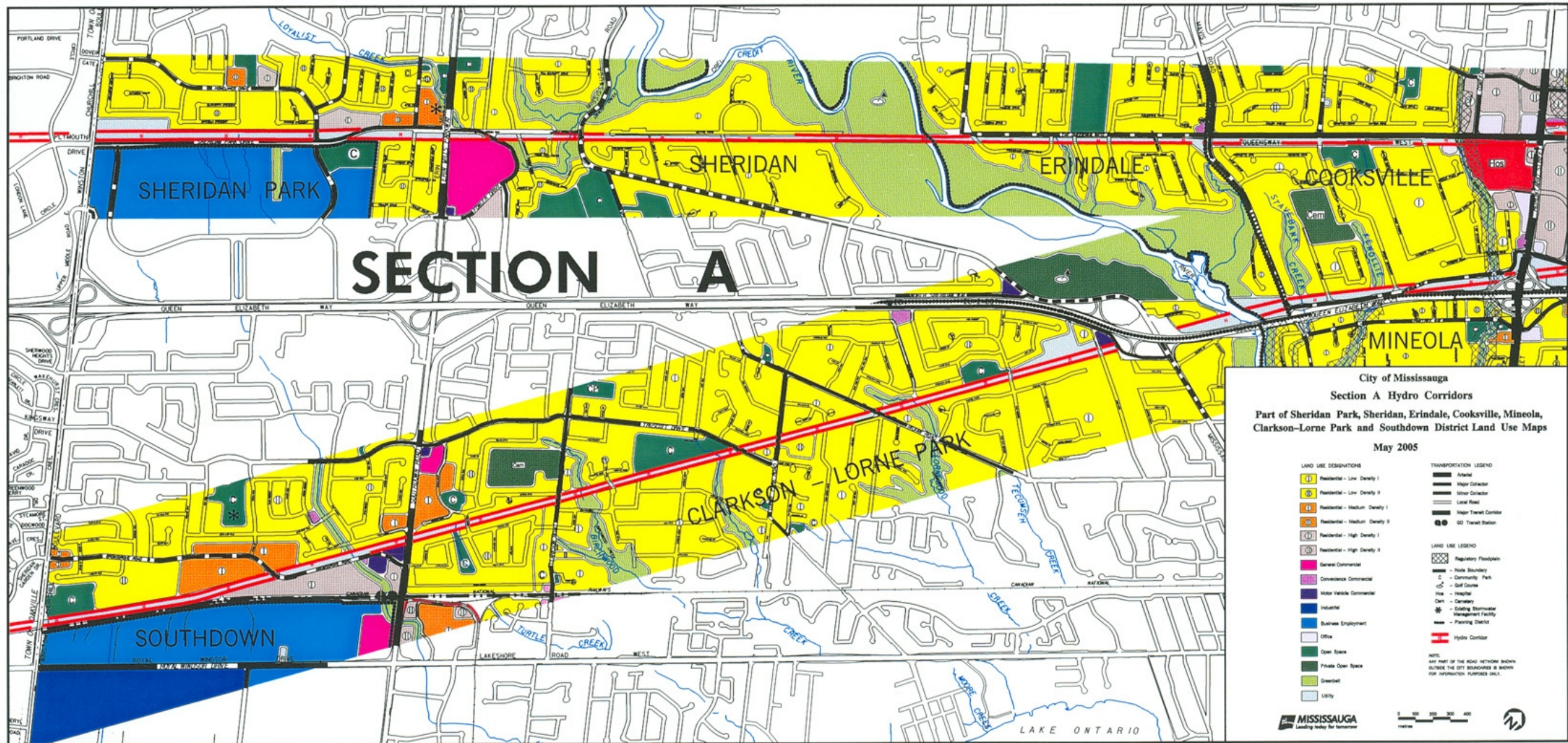




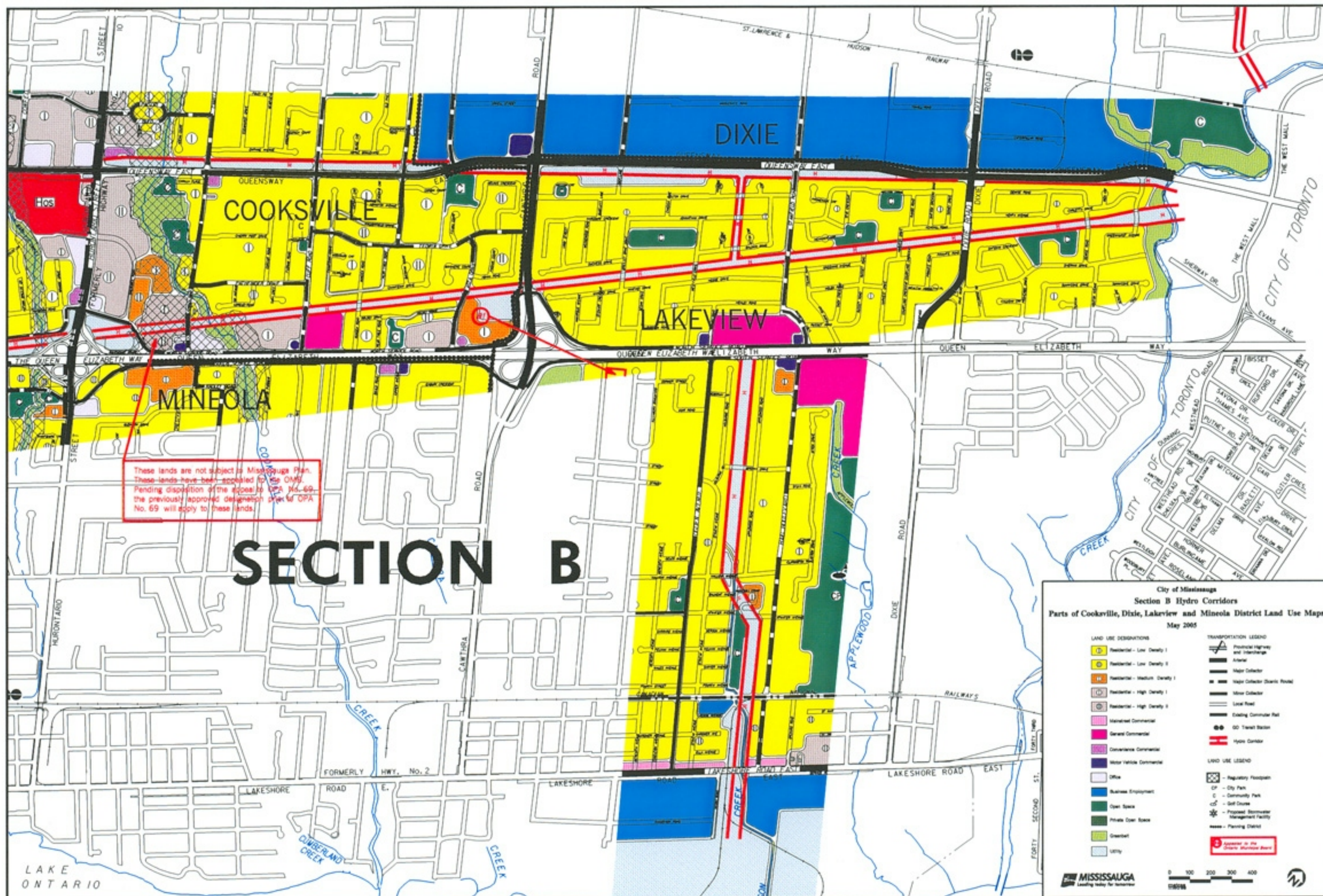


## Mississauga (Official) Plan Land Use Designation Maps

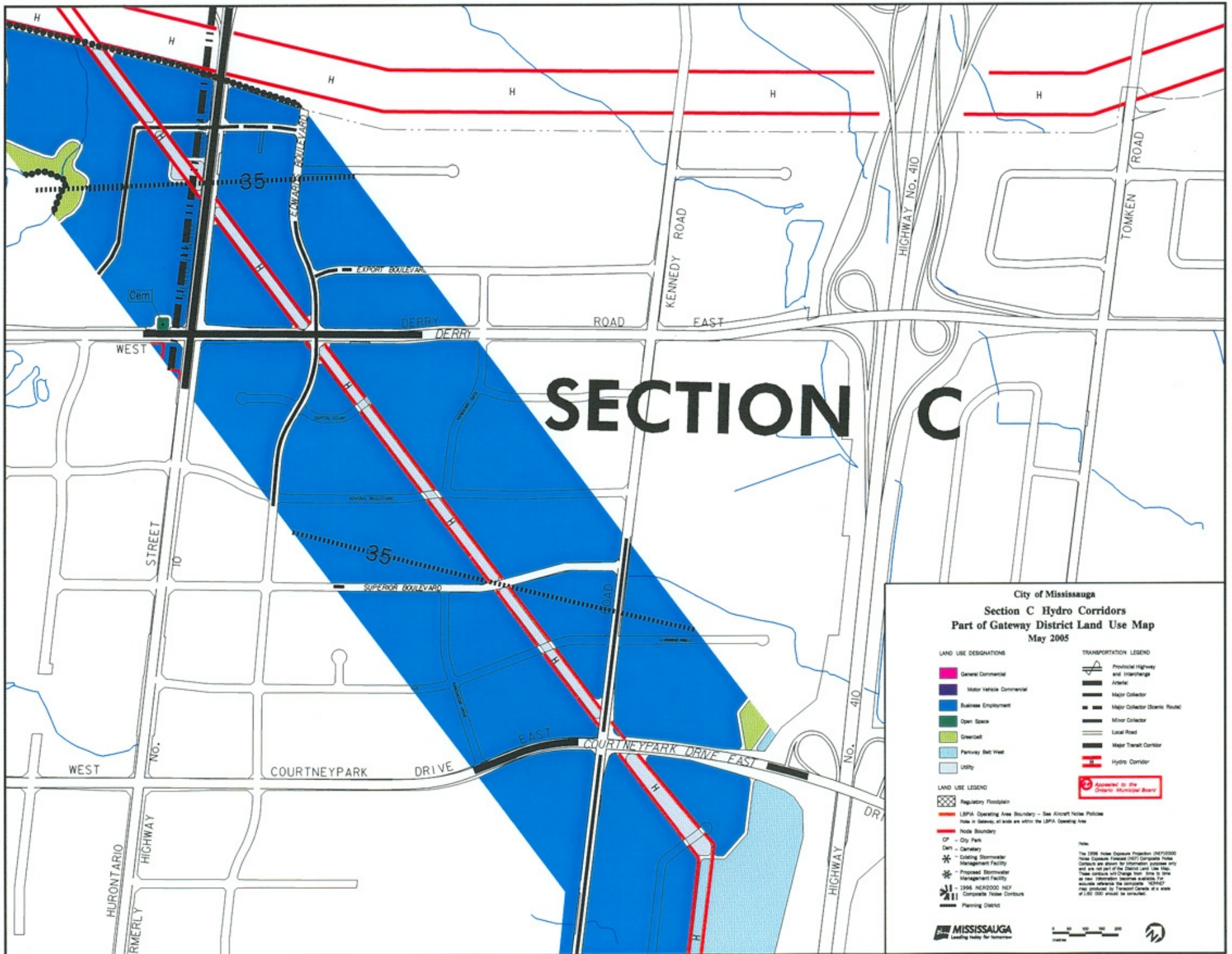




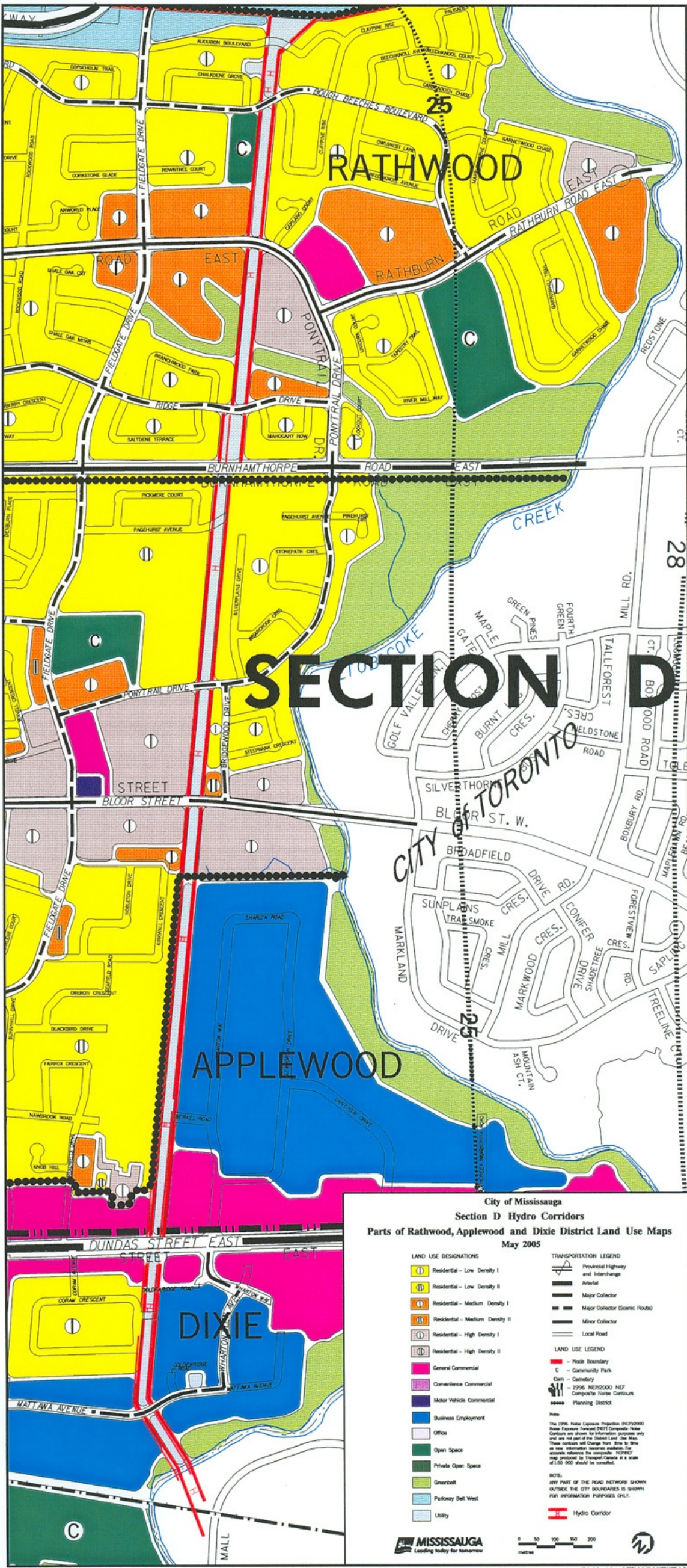












City of Mississauga  
Section D Hydro Corridors  
Parts of Rathwood, Applewood and Dixie District Land Use Maps  
May 2005

- |                                 |  |
|---------------------------------|--|
| <b>LAND USE DESIGNATIONS</b>    | <b>TRANSPORTATION LEGEND</b>   |
| Residential - Low Density I     | Provincial Highway and Interchange   |
| Residential - Low Density II    | Arterial   |
| Residential - Medium Density I  | Major Collector  |
| Residential - Medium Density II | Major Collector (Scenic Route)   |
| Residential - High Density I    | Minor Collector  |
| Residential - High Density II   | Local Road   |
| General Commercial              | <b>LAND USE LEGEND</b>   |
| Convenience Commercial          | Node Boundary  |
| Motor Vehicle Commercial        | Community Park   |
| Business Employment             | Cemetery   |
| Office                          | 1996 NEP2000 NEF Composite Noise Contours  |
| Open Space                      | Planning District  |
| Private Open Space              |  |
| Greenbelt                       |  |
| Parkway Belt West               |  |
| Utility                         |  |
|                                 | <b>NOTE:</b>   |
|                                 | ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY. |
|                                 | Hydro Corridor   |





## Mississauga (Official) Plan Land Use Policy Extracts



3.11 PHYSICAL SERVICES AND UTILITIES

3.11.1 Introduction

3.11.1.1 This section sets out the policies of the City with respect to the provision of piped services, including natural gas and oil pipelines; electric power, telephone, and other cabled services.

3.11.1.2 Of these services and facilities, the City provides storm sewer services. The Region provides sanitary sewer and water services, and waste management facilities which are addressed in the Region of Peel Official Plan. Natural gas and oil pipelines, electric power, telephones and other cabled services are provided by the private sector.

3.11.2 Permitted Uses

3.11.2.1 Uses permitted by the Utility designation are:

- a. pumping stations, water and sewage treatment plants, electric transformer and distributing stations and electric transmission lines;
- b. public and private open space and greenbelt;
- c. parking.

### 3.11.3 Policies

**3.11.3.1** All development will have adequate water, sanitary, and storm drainage facilities.

**3.11.3.2** Where possible, the existing conditions should be augmented by the re-establishment of native vegetation and the preservation of existing landforms, vegetation and drainage patterns. All efforts to this effect should be guided by the appropriate environmental agencies according to all Provincial Government, Regional Government and municipal regulations.

**3.11.3.3** When public works not subject to the *Environmental Assessment Act* are planned to traverse, coincide with, or otherwise affect the Natural Areas System, an Environmental Impact Study will be required and presented to and approved by the City and the appropriate Conservation Authority. Terms of Reference are available from the City.

**3.11.3.4** Piped services including natural gas and oil pipelines, telephone and other cabled services, are permitted in all land use designations.

**3.11.3.5** Lands designated Utility, except when identified as a Provincially Significant Wetland, will accommodate above ground facilities and structures for piped services, gas and oil pipelines, electric power and cabled services.

### 3.11.4 Storm Sewer Services

**3.11.4.1** Appropriate storm sewer facilities will be installed for the safety of residents, with due regard to the need to protect watercourses and associated ecosystems from any possible destructive effects of storm water runoff.

**3.11.4.2** The sizing of storm sewer facilities will be based on the ultimate development pattern within the various drainage areas.

**3.11.4.3** Development proposals will be subject to the recommendations of watershed studies to assess potential effects of these proposals on receiving watercourses. In addition, development will be required to implement stormwater management strategies in accordance with the most current stormwater management guidelines prepared by the City, the appropriate Conservation Authority and the Provincial Government.

**3.11.4.4** Any Stormwater Quality/Quantity Facilities within Greenbelt lands must have regard for the viability of natural features and functions, and will be subject to naturalization efforts as a part of development.

**3.11.4.5** Storm sewer services policies are to be read in conjunction with urban drainage policies.



**3.11.5 Natural Gas and Oil Pipelines**

**3.11.5.1** The design standards used in the construction of any natural gas or oil transmission pipeline through undeveloped areas within Mississauga will take into account ultimate urbanization near or adjacent to that pipeline.

**3.11.5.2** Setbacks of a residence, place of work, or public assembly to an oil or gas easement or associated structure, and an appropriate building design, will be determined based on the type of pipeline, stress level of the pipeline and shall take into consideration the Guidelines for Development in the vicinity of Oil and Gas Pipeline Facilities prepared by the Technical Standards Safety Authority.

**3.11.5.3** Existing or new easements accommodating gas and/or oil pipelines should be incorporated into development plans as open space, walkways or bicycle paths but not be incorporated into individual lots. In some cases, in consultation with the pipeline operator, certain other uses such as vehicle parking may be considered if it forms an integral part of the development.

**3.11.5.4** Appendix K indicates Oil and Gas Transmission Lines.

**3.11.6 Electric Power, Telephone, and Other Cabled Services**

**3.11.6.1** Local service power lines, telephone, and other cabled services will be located underground, where feasible and desirable.

**3.11.6.2** Telecommunication facilities, including buildings and related structures, satellite dishes and cellular antennas should be designed and located to minimize visual impact in high profile and sensitive areas.

**3.11.6.3** Electric power facilities, except for a power generating station will be permitted in any land use designation. Power generating stations will be permitted only in lands designated Industrial.

**3.11.6.4** To ensure the integration of utilities in future subdivision designs, wherever feasible, services will be located in road rights-of-way.

Where this standard location is not possible, the provision of utility easements will be such that:

- a. the land use pattern of the area in which the easement is to be placed is minimally affected;
- b. the environmental policies of this Plan are observed.

**3.11.6.5** Outdoor industrial storage areas will be permitted in electric power rights-of-way in Employment Districts.

3.12 ENVIRONMENT

3.12.1 Introduction

3.12.1.1 The Environment policies are divided into three categories: Natural Heritage, Natural Hazards and Environmental Issues. Development applications must take into account the environmental policies as well the respective land use policies.

3.12.1.2 The Natural Heritage policies address the protection of the Natural Areas System by providing general direction for decisions regarding development so that every opportunity will be taken to maintain the quality of air, land, water and biota, maintain biodiversity compatible with indigenous natural systems and to promote the protection and preservation of natural links and corridors.

3.12.1.3 The Natural Hazard policies address the physical hazards and the ecological issues associated with valley and watercourse corridors and the Lake Ontario waterfront.

3.12.1.4 The Environmental Issues policies address mineral resources, sites with potential soil or ground water contamination, pollution prevention and reduction, environmental compatibility, urban drainage, waste management, energy conservation and noise sources and levels.

3.12.2 Natural Heritage

3.12.2.1 Introduction

- a. Natural heritage features and areas of the City are known as the Natural Areas System. The Natural Areas System will consist of Significant Natural Sites, Natural Sites, Natural Green Space; Special Management Areas; Linkages; and Residential Woodlands and are defined below.
- b. Although some of the natural areas are of higher quality than others, a fundamental premise is that all remnant natural areas are part of a system, and the total or partial loss of any one of them diminishes the entire system. Therefore, the health and connection of areas should be maintained to the highest possible degree.
- c. The location and extent of all of these areas are conceptually illustrated on Schedule 3: Environmental Areas. For illustrative purposes, Significant Natural Sites, Natural Sites and Natural Green Spaces have been grouped together and shown as Natural Areas. The exact limits of these areas will be determined through the processing of development applications.

3.12.2.2 Policies

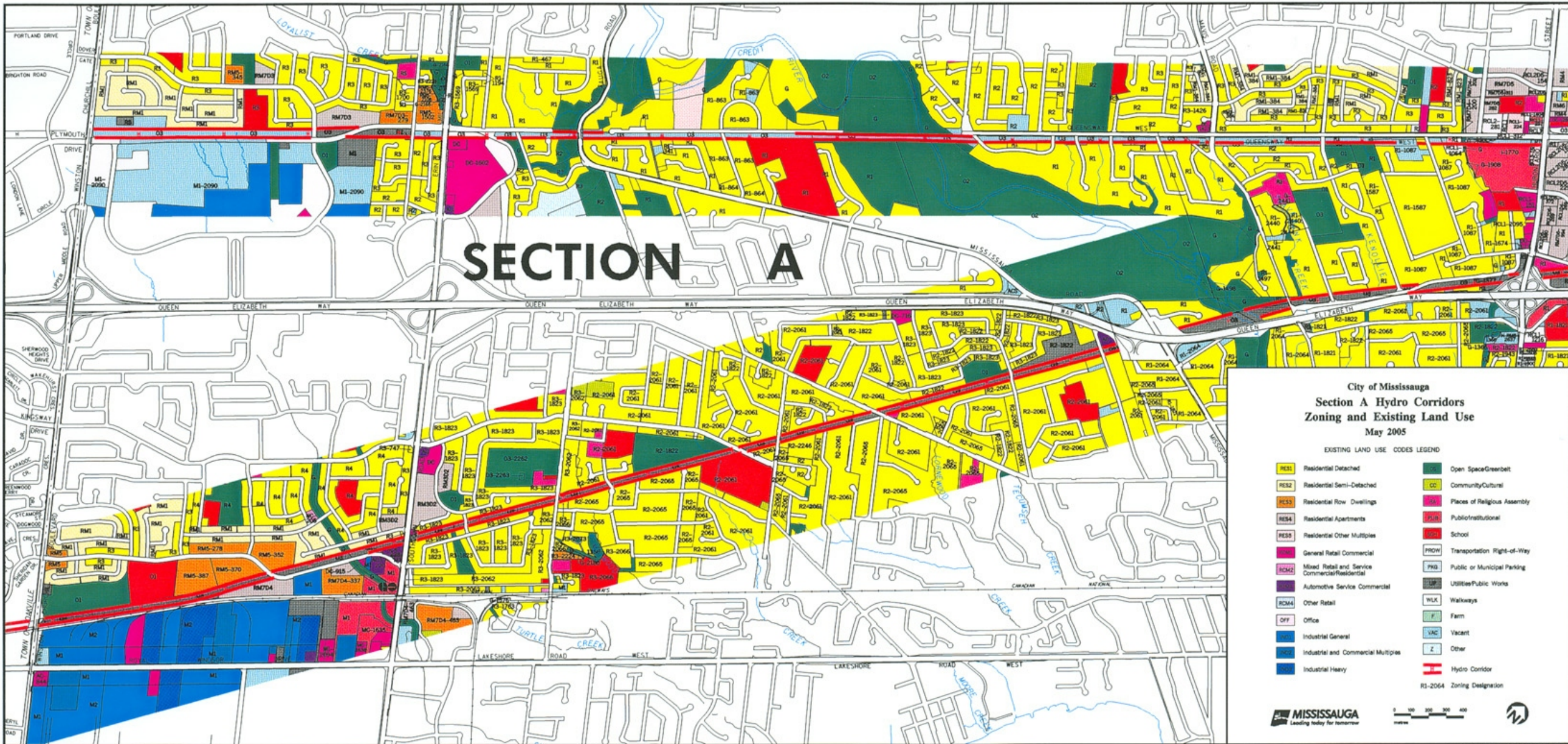
- a. Significant Natural Sites are areas that meet one or more of the following criteria:
  - all Areas of Natural and Scientific Interest (ANSIs), Environmentally Sensitive or Significant Areas (ESAs) and other areas designated for outstanding ecological features;
  - all areas with a Floristic Quality Index (FQI) of greater than or equal to 40;
  - all areas with a mean Floristic Co-efficient greater than or equal to 4.5;
  - all woodlands greater than or equal to 10 ha;
  - all areas that support Vulnerable, Threatened or Endangered (VTE) species;
  - all woodlands with the potential to provide interior conditions;
  - all woodlands that support old growth trees (greater than or equal to 100 years old);



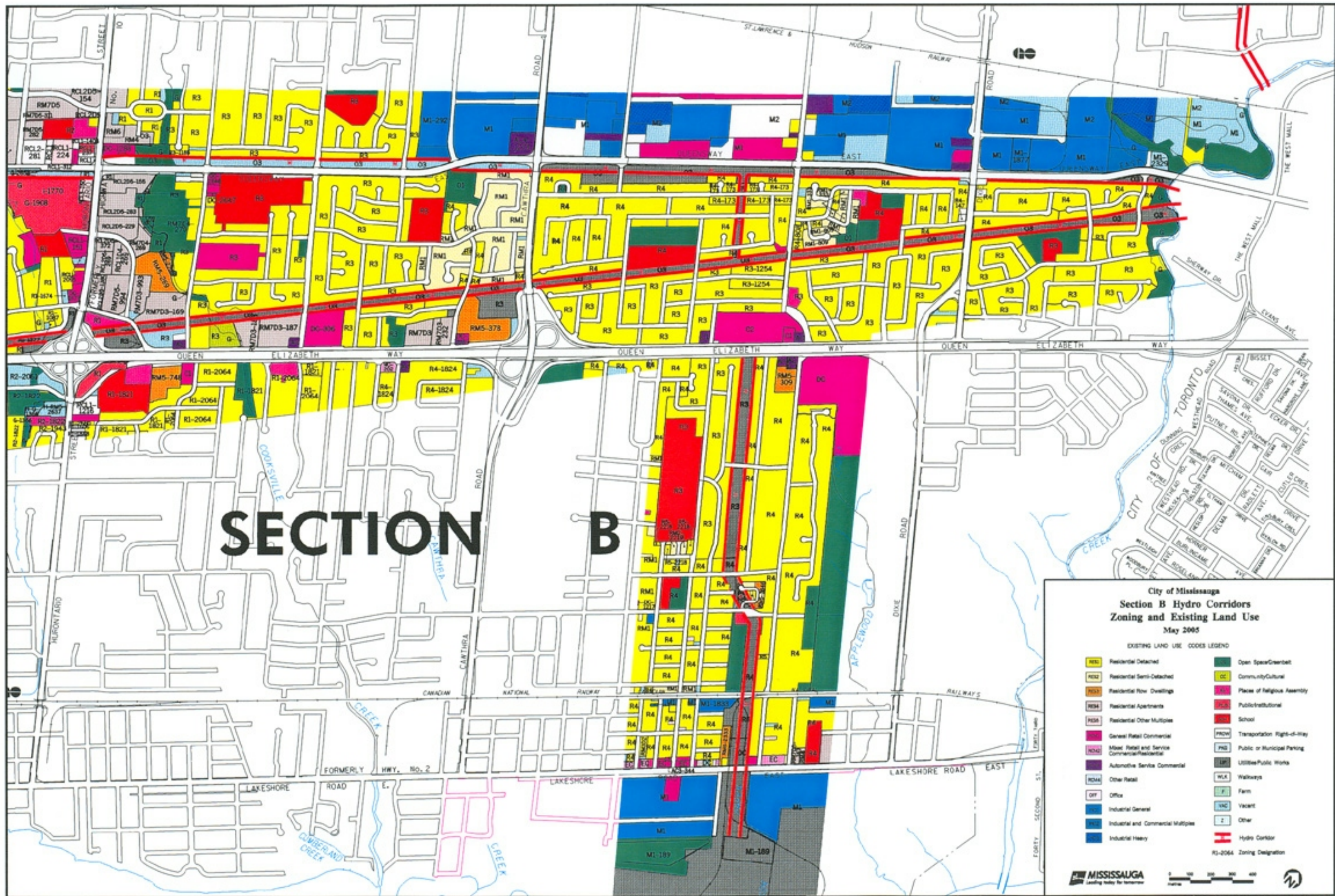


## Existing Land Use and Zoning Maps

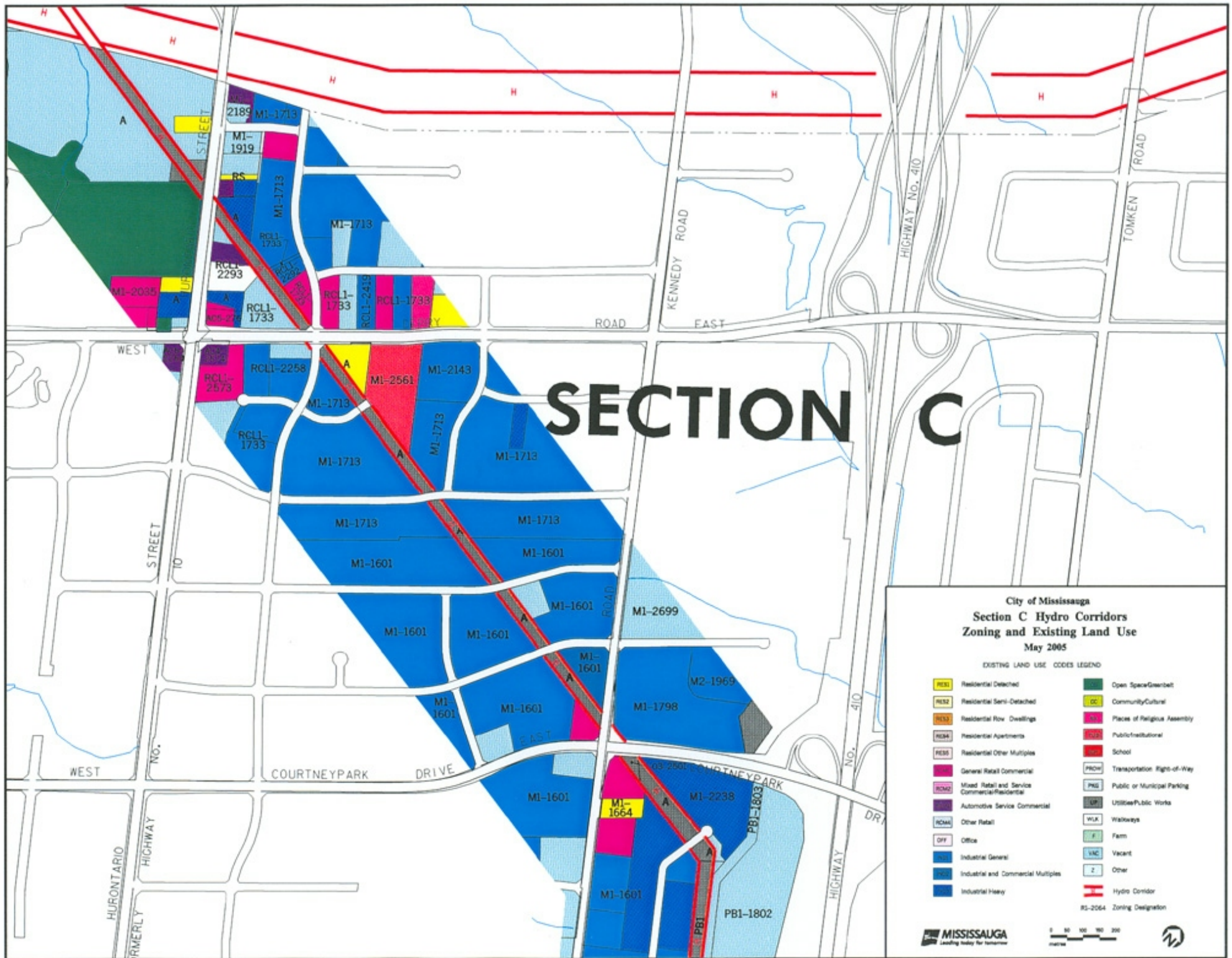




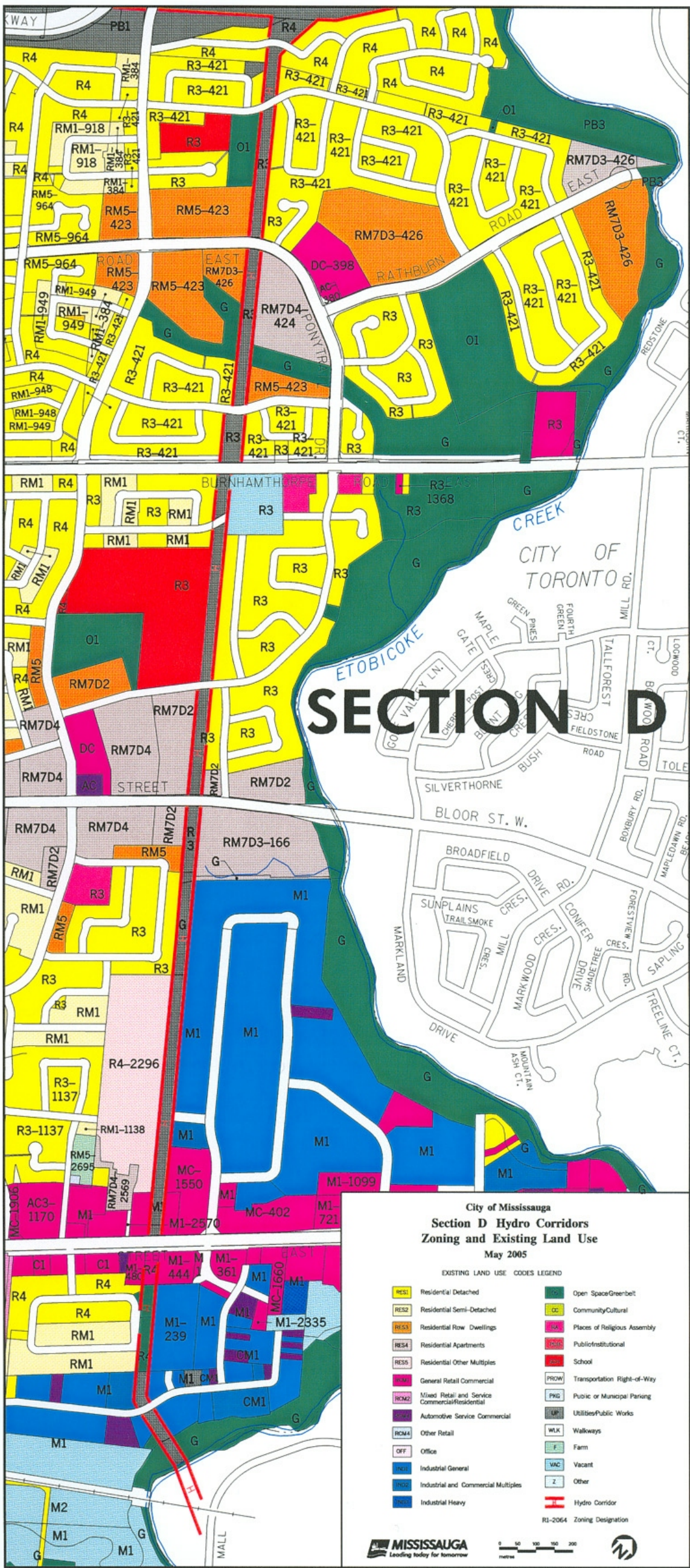
















## Zoning By-law 5500 Extracts



## AGRICULTURAL ZONE

### "A" Zone

#### USES PERMITTED

- 23.** In an Agricultural zone:
- (a) Any person may:
    - (i) use land and erect or use a building or structure for agricultural purposes;
    - (ii) erect or use on a lot a one-family detached dwelling and notwithstanding subsection (2) of section 6, dwellings for staff employed on the lot;
    - (iii) establish a public or private golf course including a driving tee, range, miniature course or similar use operated for commercial purposes;
    - (iv) *deleted by By-law 214-81;*
    - (v) park a maximum of one (1) school bus on any lot which is used in accordance with paragraph (ii) of this subsection. *(220-77)*
  - (b) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(463-77), (174-79)*
    - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in the same zone, measured along the street centre line and following the shortest street route;
    - (ii) notwithstanding section 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
    - (iii) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice of a physician, dentist, or drugless practitioner, such area to be called the office;
    - (iv) *deleted by By-law 214-81;*
    - (v) the office shall not be used to provide overnight accommodation for patients;
    - (vi) notwithstanding anything in this paragraph (b) any office of a physician, dentist or drugless practitioner in a one-family detached dwelling for which a building and/or occupancy permit was issued prior to, 1978 October 30, will be considered to be a permitted use in conformity with the provisions of this section of the By-law.
  - (c) A public authority may establish parks, playground, recreational areas and community centres; or,
  - (d) Land may be used and a building or structure may be erected or used for:
    - (i) a place of religious assembly or educational purpose, other than the operation of a commercial school or a day nursery, provided that prior to the issuance of a building permit a site development plan is approved by City Council; *(9878), (10897), (667-85), (880-85)*
    - (ii) a public or private hospital or clinic licensed or approved under a Statute of Ontario;
    - (iii) a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the *Cemeteries Act*, and in compliance with section 43 of this By-law.
  - (e) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*
  - (f) Notwithstanding clause (d)(i) of this section, a day nursery may be permitted as an accessory use in a public school or place of religious assembly. *(204-88)*

#### STANDARDS FOR DEVELOPMENT

- 24.** (1) In an Agricultural zone:
- (a) the minimum area of a lot is 10 ha;
  - (b) the minimum width of a lot is 150 m;
  - (c) the maximum height of a building is 15.3 m;
  - (d) the minimum ground floor area of a one-family detached dwelling or a dwelling for staff is the same as that provided in this By-law for an "R4" zone;
  - (e) the minimum depth of the front yard is 18 m;
  - (f) the minimum width of each side yard is 7.5 m;
  - (g) the minimum depth of the rear yard is 15 m.
- (2) Notwithstanding subsection (1) where the area of a lot in an Agricultural zone is less than 10 ha or where the lot is less than 150 m wide on the 10th day of April, 1953, the minimum area of the lot is the area of the lot and the minimum width of the lot is the width of the lot.
- (3) Notwithstanding subsection (5) of section 6 or subsection (1) of this section, a lot of any size in an Agricultural zone may be used for agricultural purposes except the erection or use of a dwelling thereon.
- (4) Notwithstanding anything in this By-law, any person who prior to the 24th day of November, 1955, purchased a lot the area of which is more than 4 ha and less than 10 ha in an Agricultural zone may erect or use on the lot a one-family detached dwelling.

**ONE-FAMILY DETACHED DWELLING ZONES**

**"RR" and "RS" Zones**

**USES PERMITTED**

**38.**

In "RR" and "RS" zones:

- (1) Any person may:
  - (a) erect or use on a lot a one-family detached dwelling and notwithstanding subsection (2) of section 6, dwellings for staff employed on the lot;
  - (b) use land and erect or use a building or structure for agricultural purposes;
  - (c) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
  - (d) use land and erect or use a building or structure in the operation of a stable, riding academy, animal hospital or a veterinary establishment or the storage of not more than 6 motor vehicles;
  - (e) *deleted by By-law 214-81;*
  - (f) *deleted by By-law 174-79;*
  - (g) *deleted by By-law 214-81.*
- (2) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(463-77), (174-79), (214-81), (95-93)*
  - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
  - (ii) the lot shall have a minimum frontage of 15 m;
  - (iii) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
  - (iv) overnight accommodation for patients shall not be provided;
  - (v) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
  - (vi) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
  - (vii) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.
- (3) A public authority may establish parks, playgrounds, recreational areas and community centres.
- (4) Land may be used and a building or structure may be erected or used for:
  - (a) an educational purpose other than the operation of a commercial school or day nursery; *(9878), (667-85), (880-85)*
  - (b) a public or private hospital or clinic licensed or approved under a Statute of Ontario; or,
  - (c) a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the *Cemeteries Act*, and in compliance with section 43 of the By-law;
  - (d) a place of religious assembly subject to compliance with the provisions of section 22E of this By-law. *(667-85)*
- (5) Any person may conduct private music tutoring in a detached dwelling used as a private residence subject to the following conditions: *(185-74)*
  - (i) no person other than a member of the family residing in the dwelling may be engaged in the tutoring;
  - (ii) the tutoring is limited to two (2) students at any one (1) time between 09:00 hours and 21:00 hours;
  - (iii) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale upon the premises.
- (6) Any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. *(291-83)*
- (7) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

(see also section 41)

(see also section 43)



**"R1", "R2", "R3, "R4" and "R4(12)" Zones**

**USES PERMITTED**

- 39.** In "R1", "R2", "R3", "R4" and "R4(12)" zones:
- (1) Any person may:
    - (a) erect or use a one-family detached dwelling on a lot;
    - (b) establish a public or private golf course that is not a driving tee, range, miniature course or similar use operated for commercial purposes;
    - (c) *deleted by By-law 214-81;*
    - (d) *deleted by By-law 174-79.*
  - (2) A physician, dentist or drugless practitioner may establish his/her professional practice in a one-family detached dwelling subject to the following: *(463-77), (174-79), (214-81), (95-93)*
    - (i) the dwelling must be the principal private residence of the physician, dentist or drugless practitioner and the physician, dentist or drugless practitioner must not be a special, occasional or casual resident thereof and the dwelling must not be closer than 800 m from an existing medical office in a Residential zone, measured along the street centre line and following the shortest street route;
    - (ii) the lot shall have a minimum frontage of 15 m;
    - (iii) the number of physicians, dentists or drugless practitioners permitted to practice is restricted to one (1) and the staff of such person shall not exceed one (1);
    - (iv) overnight accommodation for patients shall not be provided;
    - (v) notwithstanding subsection 131(2) of this By-law, no building and/or occupancy permit shall be issued prior to the approval of a site development plan by the City;
    - (vi) a maximum of 100 m<sup>2</sup> may be used for the purposes of carrying on the practice;
    - (vii) five (5) parking spaces shall be provided for the office and residence, four (4) of which may be tandem parking spaces which for the purposes of this section, "TANDEM PARKING SPACE" means two (2) parking spaces abutting each other end to end with only one (1) having access to an aisle.
  - (3) *Deleted by By-law 174-79.*
  - (4) A public authority may establish a park, playground, recreational area or community centre.
  - (5) Land may be used and a building or structure may be erected or used for an educational purpose other than the operation of a commercial school or day nursery. *(9878), (667-85), (880-85)*
  - (6) Land may be used and a building or structure may be erected or used on a lot not exceeding 4 ha in area for a general hospital of Group B or Group C class as defined in the regulations made under the *Public Hospitals Act*.
  - (7) *Deleted by By-law 917-79.*
  - (8) Notwithstanding subsection (5) of this section, a day nursery may be permitted as an accessory use in a public school or place of religious assembly. *(10086), (667-85)*
  - (9) Any person may conduct private music tutoring in a detached dwelling used as a private residence subject to the following conditions: *(185-74)*
    - (i) no person other than a member of the family residing in the dwelling may be engaged in the tutoring;
    - (ii) the tutoring is limited to two (2) students at any one (1) time between 09:00 hours and 21:00 hours;
    - (iii) there are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale upon the premises.
  - (10) Land may be used and a building or structure may be erected or used for a place of religious assembly subject to compliance with the provisions of section 22E of this By-law. *(667-85)*
  - (11) Any person may establish a group home in a one-family detached dwelling provided that the group home is not located closer than 800 m from an existing group home measured in a straight line from the nearest lot line of the existing group home to the lot line of the proposed group home, and that the group home is registered with the City of Mississauga. *(291-83)*
  - (12) Any person with a physical disability may establish an occupation or business in a one-family detached dwelling in compliance with the provisions contained in section 22H of this By-law. *(682-87)*

**STANDARDS FOR DEVELOPMENT**

- 40.**
- (1) In each zone in Column 1 of the Schedule contained in subsection (5) of this section no person shall use land or erect or use a building or structure on the type of lot shown in Column 1A of the said Schedule except in compliance with the dimensions shown opposite such zone and type of lot in Columns 2, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 11, 12, 13, 14 and 15 of the said Schedule.
  - (2) Notwithstanding subsection (1) of this section, no person shall erect or use in an "RR" or "RS" zone a dwelling for staff employed on the lot unless the ground floor area of such dwelling is in compliance with the provisions of subsections (1) and (5) of this section in respect of ground floor area of a building in an "R4" zone.
  - (3) *Deleted by By-law 226-92. (548-84), (226-92)*

**DETACHED GARAGES**

- (4) Notwithstanding any side yard or rear yard requirements in this By-law, owners of two (2) adjoining lots in a Residential zone may erect on such lots a garage with a joint party wall if such garage is detached from the main buildings on the lots, and if one (1) side yard is provided in each interior lot in compliance with the provisions of subsections (1) and (5) of this section in respect of interior side yards.

**OPEN SPACE, GREENBELT, AND PARKWAY BELT ZONES**

**OPEN SPACE ZONES**

**GENERAL PROVISIONS**

USES PERMITTED IN ANY OPEN SPACE ZONE	<b>120.</b>	In any Open Space zone:  (1) any person may:  (a) use land and erect or use a building or structure for an agricultural purpose;  (b) erect or use a one-family detached dwelling on a lot and notwithstanding subsection (2) of section 6 erect dwellings on a lot for staff employed on the lot;  (c) <i>deleted by By-law 214-81</i> ;  (d) <i>deleted by By-law 214-81</i> ;  (e) use land for parking facilities incidental to purposes permitted by this section and sections 124, 125 and 126;  (2) where a lot in an Open Space zone is used for a purpose permitted by paragraph 120(1)(a) the minimum: <i>(606-82)</i>  (a) depth of the front yard;  (b) width of each side yard; and,  (c) depth of the rear yard;  is 30 m;  (3) where a lot in an Open Space zone is used for a purpose permitted by paragraph 120(1)(b), the building shall comply with the requirements for a dwelling in an "R4" zone. <i>(606-82)</i>
	<b>121.</b>	<i>Deleted by By-law 606-82.</i>
	<b>122.</b>	Where parking facilities are provided in an Open Space zone the parking area shall be used for temporary parking of passenger vehicles only.
PARKING FACILITIES		



<b>"O1" Zone</b>		
USES PERMITTED	<b>123.</b>	In "O1" zones:
		(a) a public authority may:
		(i) erect and operate a refreshment pavilion;
		(ii) operate a playlot;
		(iii) use land or erect or use a building or structure for a public park;
		(b) any person may establish a golf course that is not a driving tee, range, miniature course or similar use operated for a commercial purpose; and,
		(c) land may be used or a building or structure erected for a public school or a nursery school.

<b>"O2" Zone</b>		
USES PERMITTED	<b>124.</b>	In "O2" zones:
		(a) land may be used for any of the purposes permitted by section 123; and,
		(b) any person may use land or erect or use a radio or a television transmission tower for a commercial purpose.

<b>"O3" Zone</b>		
USES PERMITTED AND STANDARDS FOR DEVELOPMENT	<b>125.</b>	In "O3" zones: <i>(10072)</i>
		(a) land may be used for a cemetery, mausoleum, columbarium or crematorium established with the approval of the Department of Health under the <i>Cemeteries Act</i> and in compliance with section 43 of this By-law; and,
		(b) land may be used or a building or structure erected for the transmission or distribution of electricity provided that any building or structure to be used or erected shall comply with the following regulations:
		(1) front and rear yards shall be provided which shall have a minimum depth of 7.5 m;
		(2) side yards shall be provided with a minimum of 6 m;
		(3) the external walls of any building shall be of brick construction;
		(4) any building to be erected or used shall resemble a residential dwelling in appearance;
		(5) no goods, material or equipment shall be stored in the open.

**GREENBELT ZONE**

**"G" Zone**

USES PERMITTED	<b>126.</b>	<p>In a Greenbelt zone:</p> <p>(a) any person may:</p> <p>(i) use land or erect or use a building or structure for an agricultural purpose;</p> <p>(ii) erect or use a one-family detached dwelling on a lot and notwithstanding subsection (2) of section 6 dwellings for staff employed on the lot;</p> <p>(b) (i) use land or erect or use a building or structure for a public park or conservation purposes;</p> <p>(ii) use land or erect or use a building or structure for a monument or bandstand; and,</p> <p>(c) land may be used or a building or structure erected for a nursery school;</p> <p>(d) any person may establish a golf course, but not a driving tee or range, miniature golf course or similar commercial use.</p>
STANDARDS FOR DEVELOPMENT	<b>127.</b>	<p>Where a dwelling house is erected on a lot in a Greenbelt zone:</p> <p>(a) the minimum area of the lot is 0.8 ha;</p> <p>(b) the minimum width of the lot is 45 m;</p> <p>(c) the minimum depth of the front yard is 18 m;</p> <p>(d) the minimum width of each side yard is 6 m;</p> <p>(e) the minimum depth of the rear yard is 6 m;</p> <p>(f) the minimum floor area of a one-family detached dwelling is the same as that provided in this By-law for an "R1" zone;</p> <p>(g) the maximum height of the one-family detached dwelling is 10.7 m.</p>
STANDARDS FOR DEVELOPMENT	<b>128.</b>	<p>The maximum height of any building in a Greenbelt zone is 10.7 m.</p>