



# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.MEA

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**DATE:** May 21, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 10, 2013

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

**SUBJECT:** **Proposed Amendments to Mississauga Official Plan and Zoning  
By-law 0225-2007 for the Meadowvale Village Neighbourhood  
Character Area  
PUBLIC MEETING  
Ward 11**

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**RECOMMENDATION:**

1. That the report titled "*Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area*", dated May 21, 2013 from the Commissioner of Planning and Building, be received.
2. That the submissions made at the public meeting be received.
3. That staff report back to Planning and Development Committee on the submissions.

**REPORT  
HIGHLIGHTS:**

- The proposed amendments are an update to the Meadowvale Village Neighbourhood Character Area policies of Mississauga Official Plan and Zoning By-law 0225-2007 to reflect changes to the Meadowvale Village Heritage Conservation District Plan;

- A statutory public meeting is required under the *Planning Act* and is being held concurrently with the review of the Meadowvale Village Heritage Conservation District Plan review.

**BACKGROUND:**

On April 24, 2013, City Council adopted resolution 0062-2013 as follows:

“That a public meeting be held to consider proposed official plan and zoning by-law amendments as recommended in the report titled “Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area” dated March 26, 2013 from the Commissioner of Planning and Building”.

The purpose of the public meeting to be held on June 10, 2013, is to receive stakeholder comments on the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007.

Subsequent to the public meeting, a report on comments will be prepared for consideration by Planning and Development Committee, which will address comments received from the public and, where necessary, recommend changes to the proposed amendments to both documents.

**COMMENTS:**

**Official Plan**

The proposed Mississauga Official Plan amendments are detailed in Appendix 1 which is the corporate report presented at the April 15, 2013 Planning and Development Committee (PDC) meeting.

As noted in the report from the Commissioner of Community Services dated May 21, 2013 titled “Meadowvale Village Heritage Conservation District Plan Review” (see PDC agenda), the proposed boundaries have been adjusted and are shown in Appendix 2 to this report.

## **Zoning**

Although the previous report from the Commissioner of Planning and Building dated March 26, 2013, proposed zoning that would restrict development to existing dwellings, upon further review, it is proposed that additional regulations be added to the exception zone to provide the opportunity for owners to renovate or rebuild on their properties within the permission of the zoning by-law, subject to Heritage Advisory Committee approval.

The intent of the proposed zoning provisions is to regulate the size of dwellings within the Heritage Conservation District to ensure compatibility with the existing character of the area. While the existing zoning regulates some elements of a dwelling such as height, the proposed zoning incorporates other provisions that have similarly been implemented elsewhere in the city to address protection of neighbourhood character. Proposed zoning provisions are attached as Appendix 3.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** The amendments being proposed for the Meadowvale Village Neighbourhood Character Area policies of Mississauga Official Plan and Zoning By-law 0225-2007, are necessary to reflect:

- changes being made to the Meadowvale Village Heritage Conservation District Plan;
- updated policies to recognize existing conditions and as built developments surrounding the Meadowvale Village Heritage Conservation District; and
- proposed changes to the boundary of the Meadowvale Village Heritage Conservation District.

Following the statutory public meeting, a report on comments will be prepared for consideration by Planning and Development Committee, which will address comments received from the public and other stakeholders.

**ATTACHMENTS:**

- Appendix 1: Report titled “Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area” dated March 26, 2013, from the Commissioner of Planning and Building
- Appendix 2: Proposed Meadowvale Village Heritage Conservation District Boundary
- Appendix 3: Meadowvale Village Proposed Zoning Provisions

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Karen Crouse, Policy Planner*



# Corporate Report

Clerk's Files

APPENDIX 1

Originator's  
Files

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**PDC** APR 15 2013

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**DATE:** March 26, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 15, 2013

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

**SUBJECT:** Proposed Amendments to Mississauga Official Plan and Zoning  
By-law 0225-2007 for the Meadowvale Village Neighbourhood  
Character Area  
WARD 11

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**RECOMMENDATION:** That a public meeting be held to consider proposed official plan and zoning by-law amendments as recommended in the report titled "*Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area*" dated March 26, 2013 from the Commissioner of Planning and Building.

**REPORT  
HIGHLIGHTS:**

- Updating of the Meadowvale Village Neighbourhood Character Area policies of Mississauga Official Plan to reflect the Draft Meadowvale Village Heritage Conservation District Plan;
- Revised policy framework to reflect existing conditions and as built developments surrounding the Meadowvale Village Heritage Conservation District;
- Updated mapping to reflect the expanded Meadowvale Village Heritage Conservation District boundaries; and

- Amending provisions of Zoning By-law 0225-2007 to reflect the proposed regulations contained in the Draft Meadowvale Village Heritage Conservation District Plan.

**BACKGROUND:**

The Meadowvale Village Heritage Conservation District was established as Ontario's first Heritage Conservation District in 1980. The Heritage Conservation District Plan has not been reviewed in detail since 1980 and it is time to reflect current heritage conservation principles and practices in the ongoing effort to protect and conserve the heritage character and attributes of the area.

The *Ontario Heritage Act* was amended in 2005 to allow for better protection of heritage conservation districts throughout the province. Staff in the Culture Division began working with area residents in 2012 to update the Meadowvale Village Conservation District Plan to current provincial heritage legislation.

On November 28, 2012, City Council adopted By-law 0238-2012, which established the Meadowvale Village Study Area and placed limitations on development in the area for a period of not more than one year. This By-law was passed under the provisions of the *Ontario Heritage Act* and has been appealed to the Ontario Municipal Board (OMB) which presides over matters under the *Ontario Heritage Act*.

As part of revisiting the Heritage Conservation District Plan, Mississauga Official Plan and Zoning By-law 0225-2007 need to be updated to reflect changes proposed through the Heritage Conservation District Plan. This is also an opportunity to update the policies that apply to the greenfield subdivisions that were built in the 1990's and early 2000's surrounding the Village.

This report outlines the general nature of the proposed changes to Mississauga Official Plan and Zoning By-law 0225-2007. The proposed amendments to the Official Plan and Zoning By-law will be brought forward at the same time as the proposed Meadowvale Heritage Conservation District Plan so that the community and other stakeholders can consider the changes to these documents comprehensively.

**COMMENTS:****Mississauga Official Plan**

Meadowvale Village is identified as a Neighbourhood in Mississauga Official Plan. Neighbourhoods are intended to accommodate the lowest densities and building heights and will focus on residential uses and associated services and facilities. Policy 5.1.7 states that “Mississauga will protect and conserve the character of stable residential Neighbourhoods.”

Section 7.4.3 of Mississauga Official Plan outlines policies for Heritage Conservation Districts defined as areas of “unique character to be conserved through a designation by-law pursuant to the *Ontario Heritage Act*.”

Policy 7.4.3.2 outlines the contents of Heritage Conservation District Plans and states that they will contain the following:

- a. a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b. a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c. a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d. policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e. a description of the alterations or classes of alterations that are minor in nature that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a Heritage Permit.

Appendix 1 is the proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version) of Mississauga Official Plan. These policies reflect changes resulting from the heritage district review and have also been reformatted to distinguish between those policies that are applicable to the entire Character Area and those specifically related to the Village Precinct which includes the Heritage Conservation District. The appendix also indicates that Special Site 7 is proposed to be removed. This site has been built and its site specific exception zone regulations control site development.

Appendix 2 is a comparison of the proposed and existing policies, indicating what is new, what has been deleted and what has moved.

Appendix 3 is the Meadowvale Village Precincts Map showing the proposed expanded boundaries of the Meadowvale Village Heritage Conservation Area. The Extended Village Precinct area is proposed to be removed as these lands have been developed as residential subdivisions since the 1990's and are not immediately proximate to the Village.

No land use designations are changing as part of this exercise. Appendix 4 is Part of Schedule 10, Land Use Designations of Mississauga Official Plan, showing the Meadowvale Village Neighbourhood Character Area and is being provided for information purposes only.

#### Zoning By-law 0225-2007

The majority of residential lots within the current Heritage Conservation District boundary are zoned "R1-32", which controls height and garage provisions beyond the "R1" base zone. It is proposed that lots within the revised Heritage Conservation District boundaries be rezoned to an "Exception" zone to only permit the existing buildings as of the date of passing of the by-law. Any new development is required to obtain a Heritage Permit and may be subject to a rezoning application. Small exterior alterations or additions may require a minor variance to the zoning by-law.



**STRATEGIC PLAN**

The Meadowvale Village Neighbourhood Character Area Policies responds to two of the pillars of the Strategic Plan:

**Connect -- Completing our Neighbourhoods --** Meadowvale Village contains many of the elements of a complete neighbourhood. It is pedestrian friendly, offers recreational opportunities, public spaces and parks. Meadowvale Village celebrates and promotes our past and Meadowvale Village is one of Mississauga's two designated Heritage Conservation Districts.

**Living Green --** An integral part of the Meadowvale Village Heritage Conservation District is its integration with the surrounding natural environment. Its proximity to the Credit River, Meadowvale Conservation Area and various green spaces within the Village including Old Ridge Park, have been critical to its historic development and will continue to be critical to its future.

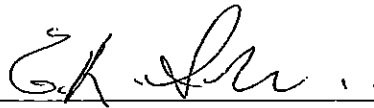
The City's commitment to protecting and conserving Meadowvale Village as a Heritage Conservation District is an illustration of how the objectives of the Strategic Plan are being met.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:**

The Meadowvale Village Heritage Conservation District Plan is being updated and amendments to reflect these changes in Mississauga Official Plan and Zoning By-law 0225-2007 are required. The next step is to initiate a public engagement process regarding the proposed policy and zoning changes.

- ATTACHMENTS:**
- APPENDIX 1: Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)
  - APPENDIX 2: Proposed Meadowvale Village Neighbourhood Character Area Policies (Compare Version)
  - APPENDIX 3: Meadowvale Village Precincts Map
  - APPENDIX 4: Part of Schedule 10 Land Use Designations Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared by: Karen Crouse, Policy Planner*



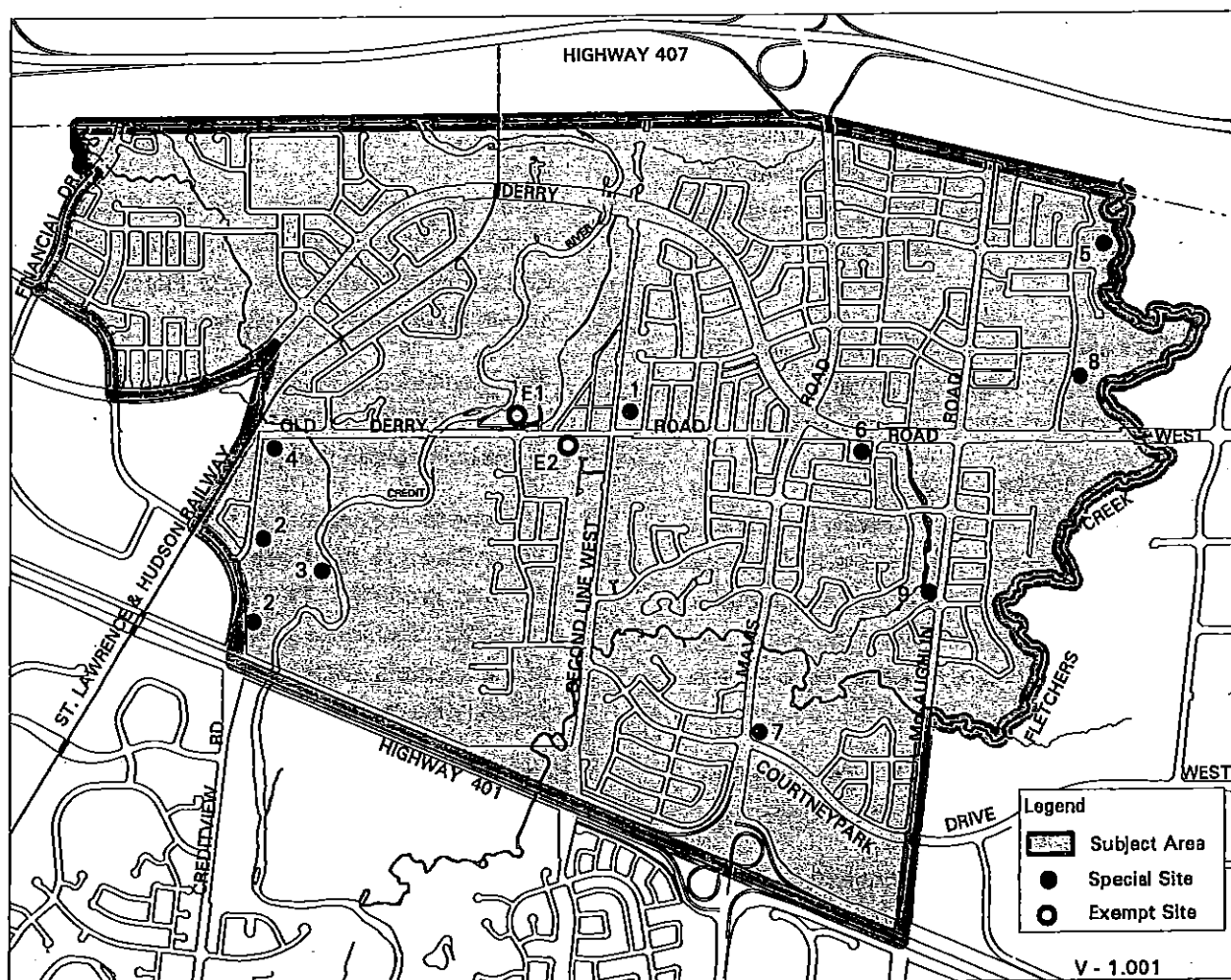
# Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)

## 16.17 Meadowvale Village

### 16.17.1 Context

16.17.1.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mill, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century the rail lines were routed around the Village which led to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural



Map 16-17: Meadowvale Village Neighbourhood Character Area

community with much of its nineteenth century character intact.

The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

### 16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

16.17.2.1 New development will comply with the Heritage Conservation District Plan and integrate individual developments into a cohesive whole.

16.17.2.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

16.17.2.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

16.17.2.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent

developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.2.5 Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

16.17.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing City standards.

16.17.2.7 Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening shall meet the requirements of the Zoning-By-law.

16.17.2.8 The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

16.17.2.9 In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. the presence of garages should be minimized to create an attractive **streetscape**. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and
- b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.

**The Village Precinct**

16.17.2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Map 16-17.1: Meadowvale Village Precincts.

16.17.2.11 The development of properties within

the Heritage Conservation District and the Village Precinct will be subject to site plan control. In the case of the Heritage Conservation District, development of properties will require the recommendation of the local Meadowvale Village Heritage Conservation District Review Committee and the Heritage Advisory Committee (HAC) in accordance with the Meadowvale Village Heritage Conservation District Plan.

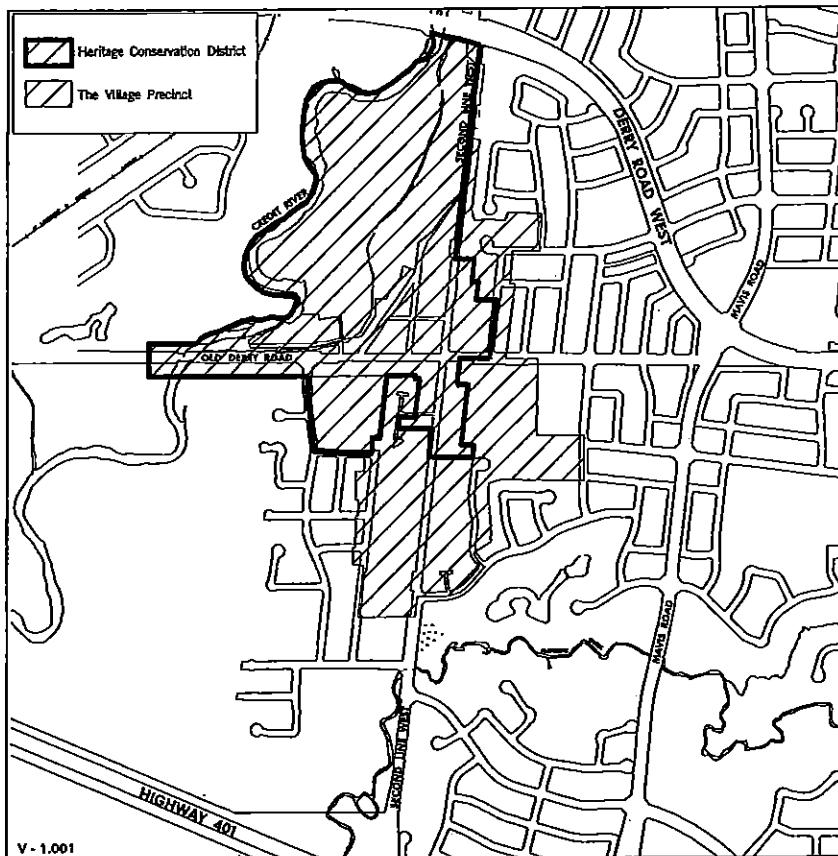
16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in close proximity to the Heritage Conservation District.

16.17.2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.2.15 Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.2.16 The existing grades should be maintained. Where acceptable



Map 16-17.1: Meadowvale Village Precincts

drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements stated in the Heritage Character Statement and Heritage Attributes as stated in the Heritage Conservation District Plan.

16.17.2.18 The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.2.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.2.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

16.17.2.21 Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Land severances within the Heritage Conservation District will not be permitted in order to protect the historic patterning of open space and their relationship to properties, structures and elements.

16.17.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous

setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

16.17.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

### 16.17.3 Land Use

16.17.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

16.17.3.2 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

16.17.3.3 Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.3.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;

- c. financial institution;
- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. **secondary office**;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

#### **16.17.4 Transportation**

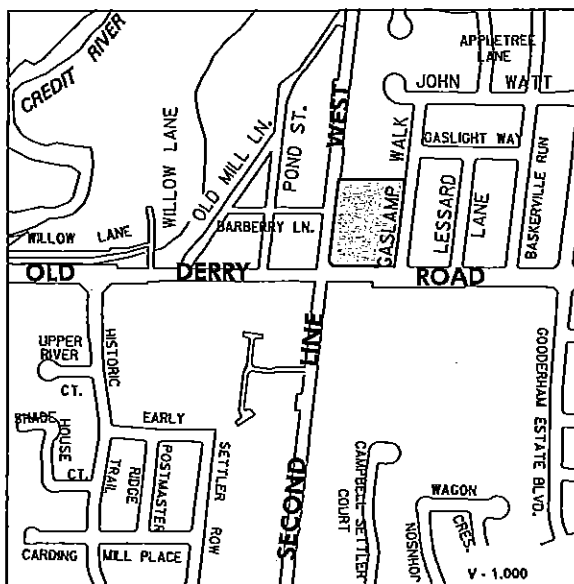
16.17.4.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

16.17.4.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

## 16.17.5 Special Site Policies

There are sites within the Character Area that merit special attention. Any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, the additional approvals of the Mississauga Heritage Advisory Committee and the Meadowvale Village Heritage Conservation District Review Committee, notwithstanding other policies of this Plan.

### 16.17.5.1 Site 1



16.17.5.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

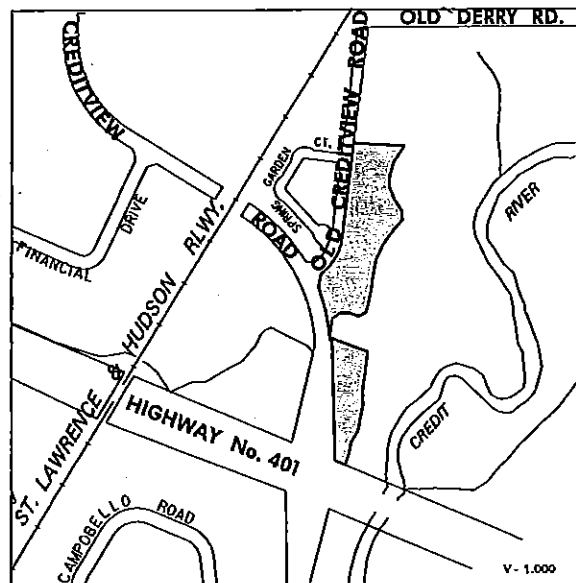
16.17.5.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density may include but are not limited to, overnight accommodation, including bed and breakfast, restaurants, public and

private community uses, an art gallery, and multiple unit housing.

16.17.5.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.

16.17.5.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.

### 16.17.5.2 Site 2

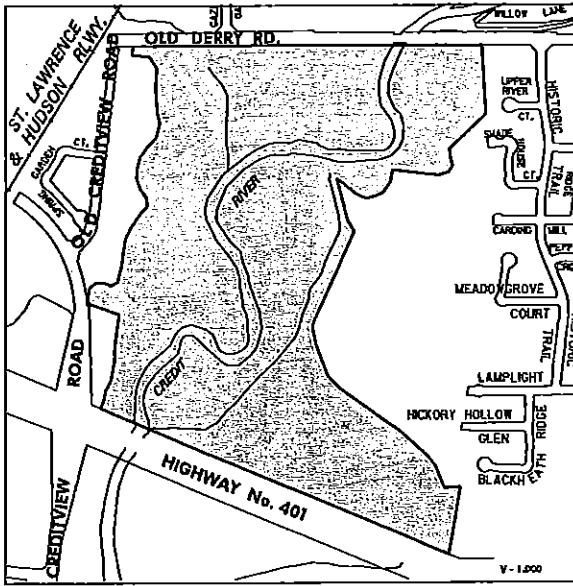


16.17.5.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

16.17.5.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.



16.17.5.3 Site 3



16.17.5.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

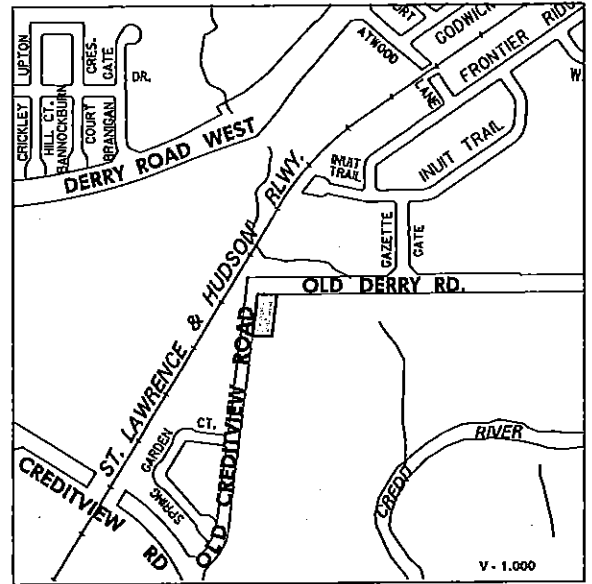
16.17.5.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

16.17.5.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- a. compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- b. compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

- c. compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and
- d. the widening of Provincial Highway 401.

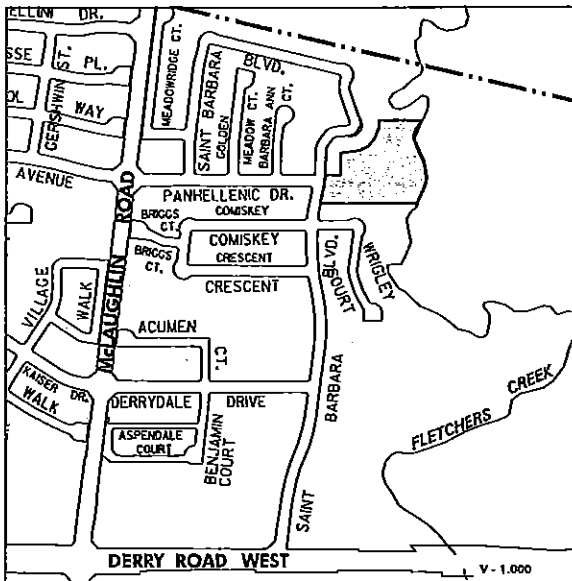
16.17.5.4 Site 4



16.17.5.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.5.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

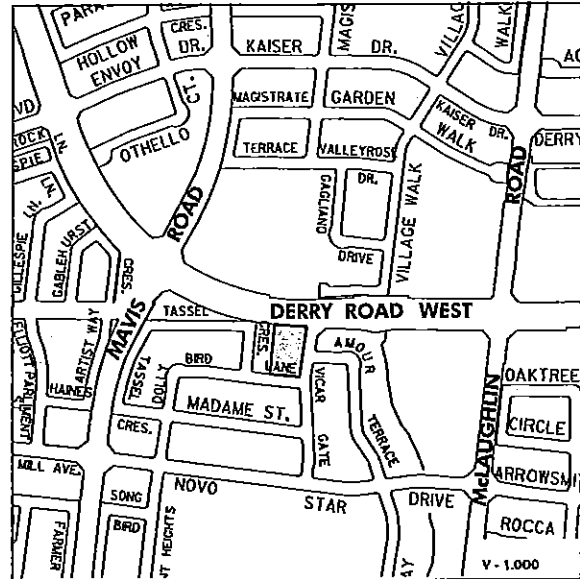
16.17.5.5 Site 5



16.17.5.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.5.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

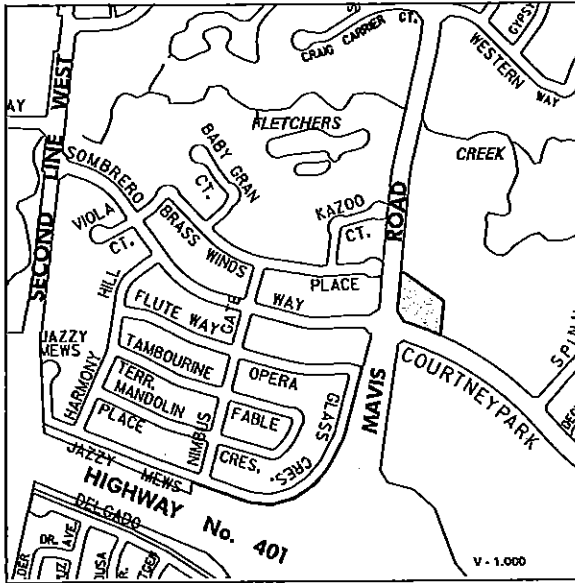
16.17.5.6 Site 6



16.17.5.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.5.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

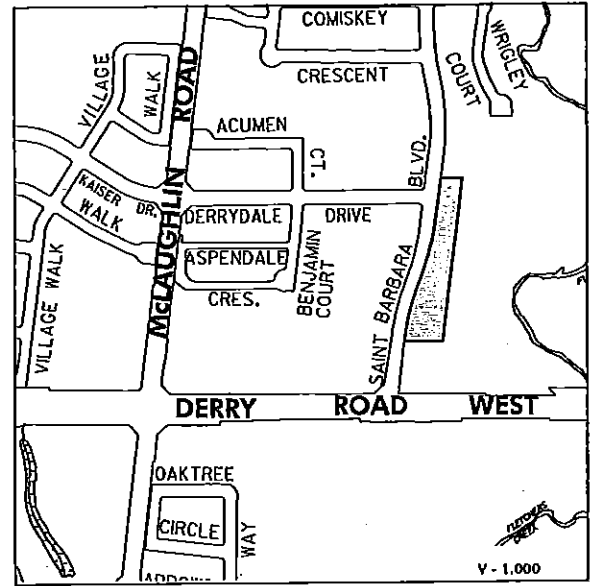
16.17.5.7 Site 7



16.17.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of Courtney Park Drive and Mavis Road.

16.17.5.7.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, the lands may be developed for Convenience Commercial uses.

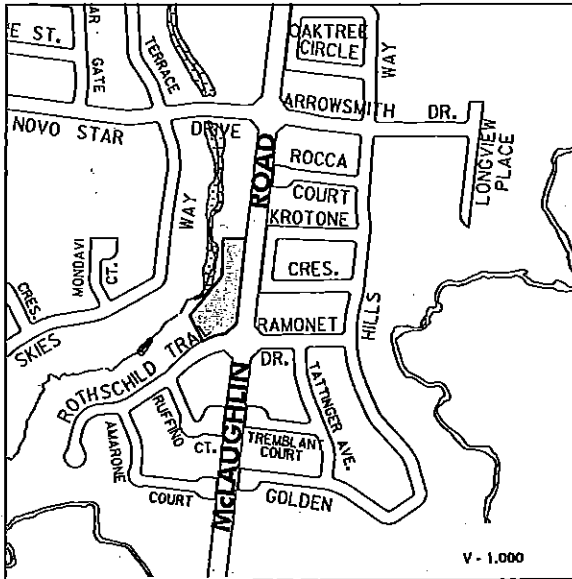
16.17.5.8 Site 8



16.17.5.8.1 The lands identified as Special Site 8 are located north of Derry Road West, east of McLaughlin Road.

16.17.5.8.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

16.17.5.9 Site 9

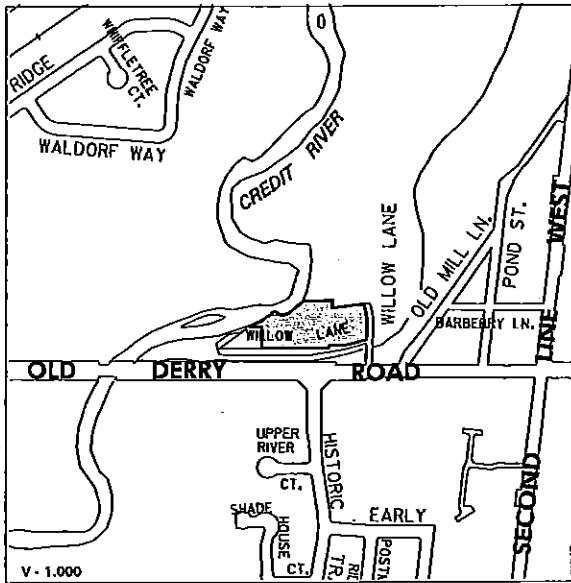


16.17.5.9.1 The lands identified as Special Site 9 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.5.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.

## 16.17.6 Exempt Site Policies

### 16.17.6.1 Site 1



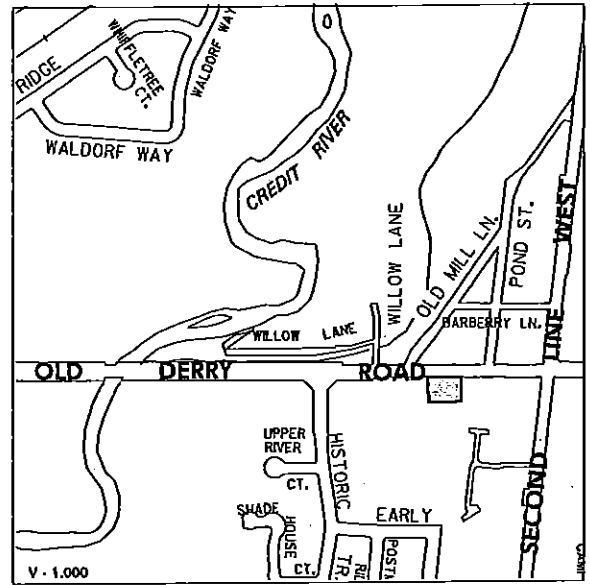
16.17.6.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.6.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.

### 16.17.6.2 Site 2



16.17.6.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.6.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

# Proposed Meadowvale Village Neighbourhood Character Area Policies (Compare Version)

New Text – Red	Deleted Text – <del>Black Strikeout</del>	Moved Text - Blue
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## 16.17 Meadowvale Village

### 16.17.1 ~~Urban Design Policies~~ Context

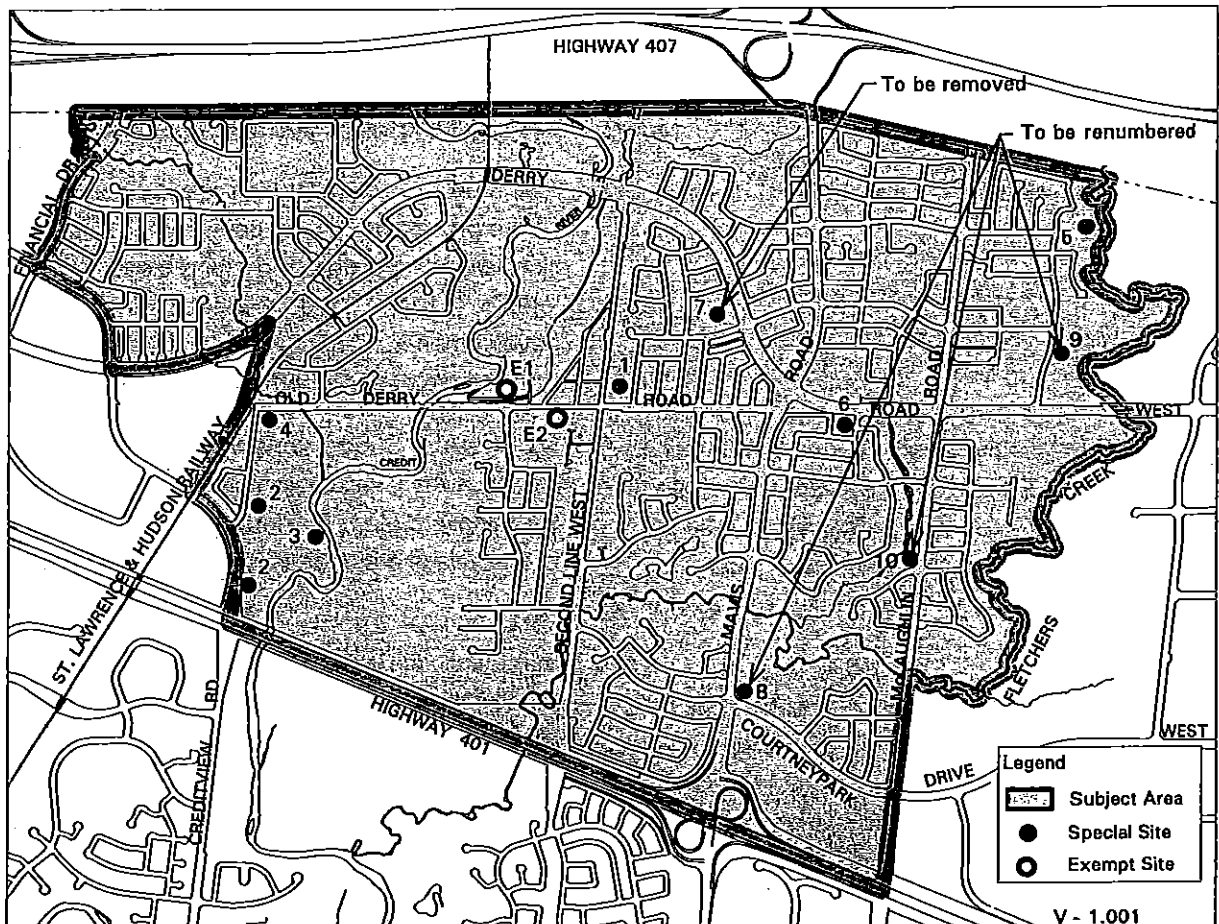
#### Community Design

16.17.1.1 In addition to general policies directing design elements which affect community identity and focus, two Precincts, as shown on Map 16.17.1: Meadowvale Village Precincts, require individual

attention:

- a. ~~the Village Precinct represents the lands in and around the Heritage Conservation District;~~
- b. ~~the Extended Village Precinct provides a buffer between other development and the Village.~~

16.17.1.2 Each Precinct includes lands with a variety of designations. The Urban Design Policies must be read together with the Land Use Policies of this Plan; together they are intended to encourage an



Map 16-17: Meadowvale Village Neighbourhood Character Area

~~urban form and character which supports the development concept.~~

### **Community Identity and Focus**

16.17.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mill, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century the rail lines were routed around the Village which lead to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural community with much of its nineteenth century character intact.

The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

## **16.17.2 Urban Design Policies**

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

~~16.17.4-3.2.1 New Development will comply with should create an identity for the Meadowvale Village Character Area which emphasizes the importance of the Heritage Conservation District Plan and integrates individual developments into a cohesive whole.~~

16.17.4-42.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

~~16.17.4-52.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.~~

16.17.4-62.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.4-72.5 Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

16.17.1-21/24.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting – all of which differ from existing City standards. ~~In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the Meadowvale Village Urban Design Guidelines.~~

~~16.17.4.25.2.7 Within the Village Precincts and extended Village Precincts Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening should shall generally meet the requirements of the Zoning By-Law. Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District.~~

~~16.17.4.27.2.8 Streetscape Policies apply to all lands within the Meadowvale Village Character Area. The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:~~

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

### **Building and Spaces**

~~16.17.4.28.2.9 Buildings and Spaces Policies apply to all lands within the Meadowvale Village Character Area. In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:~~

~~a. sites within the Heritage Conservation District will be subject to the policies of the Meadowvale Village Heritage Conservation District plan and Conservation Principles and Design guidelines for the Meadowvale Village Heritage Conservation District;~~

~~b. a. the presence of garages should be minimized to create an attractive **streetscape**. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and~~

~~e. b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.~~



## The Village Precinct

~~16.17.4.8~~ ~~This~~ 2.10 The Village Precinct ~~is~~ represents the lands in and around the Heritage Conservation District as shown on Figure Map 16-17.1: Meadowvale Village Precincts.

~~16.17.4.26~~ 2.11 The development of properties within the Heritage Conservation District and the Village Precincts will be subject to the site plan control. In case of the Heritage Conservation District, development of properties will require the approval of the Local Architectural Conservation Advisory Committee (LACAC) recommendation of the local Meadowvale Village Heritage Conservation District Review Committee and the Heritage Advisory Committee (HAC) in accordance with the Meadowvale Village Heritage Conservation District Plan.

16.17.4.9.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks,

the many mature trees and the irregular topography. These provisions should also guide new development ~~outside the~~ in close proximity to the Heritage Conservation District, ~~but within this Precinct.~~

~~16.17.4.10~~ 2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

~~16.17.4.11~~ 2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

~~16.17.4.12~~ 2.15 ~~The~~ Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

~~16.17.4.13~~ 2.16 The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements as stated in the Heritage Character Statement and Heritage Attributes as contained in the Heritage Conservation District Plan.

~~16.17.4.14~~ 2.18 The design of subdivisions will provide for the appropriate development of the rear

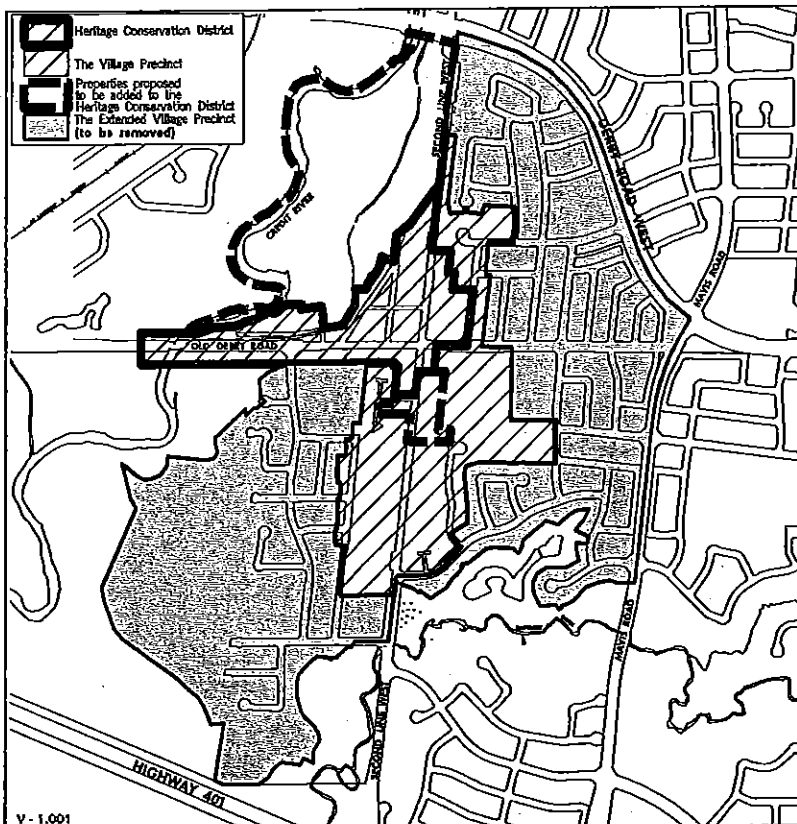


Figure Map 16-17.1: Meadowvale Village Precincts

yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.1-152.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.1-162.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

16.17.1-172.21 Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Land severances within the Heritage Conservation District will not be permitted in order to protect the historic patterning of open space and their relationship to properties, structures and elements.

#### **Site-Development Standards**

16.17.4-18.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.4-19.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

16.17.4-20.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

#### **The Extended Village Precinct**

~~16.17.1.22 This Precinct is shown on Map 16.17-1: Meadowvale Village Precincts.~~

~~16.17.1.23 The street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern.~~

~~16.17.1.24 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting all of which differ from existing City standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the Meadowvale Village Urban Design Guidelines.~~

### **16.17.3 Land Use**

16.17.2.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

16.17.2.3.2 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

16.17.2.3.3 Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.23.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;
- c. financial institution;
- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. *secondary office*;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

### **16.17.34 Transportation**

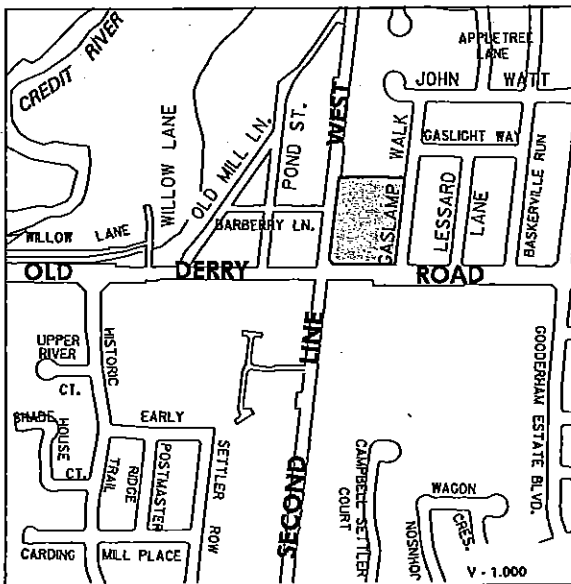
16.17.34.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

16.17.34.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

## 16.17.45 Special Site Policies

There are sites within the Character Area that merit special attention. Any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, the additional approvals of the Mississauga Heritage Advisory Committee and the Meadowvale Village Heritage Conservation District Review Committee, notwithstanding other policies of this Plan.

### 16.17.45.1 Site 1



16.17.45.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

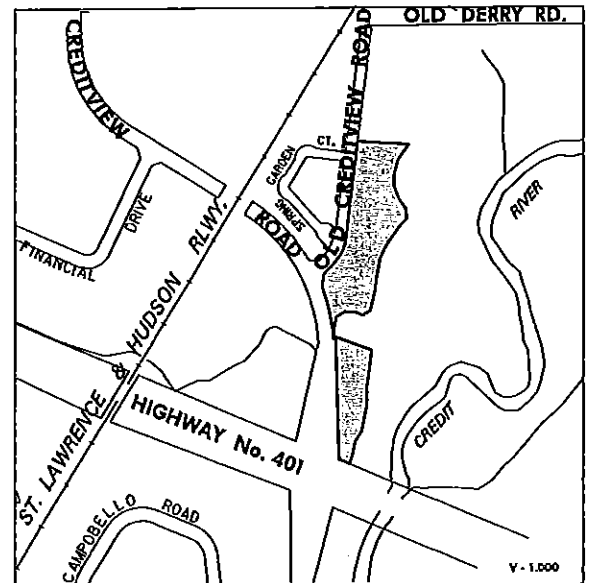
16.17.45.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density may include but are not limited to, overnight accommodation,

including bed and breakfast, restaurants, public and private community uses, an art gallery, and multiple unit housing.

16.17.45.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.

16.17.45.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.

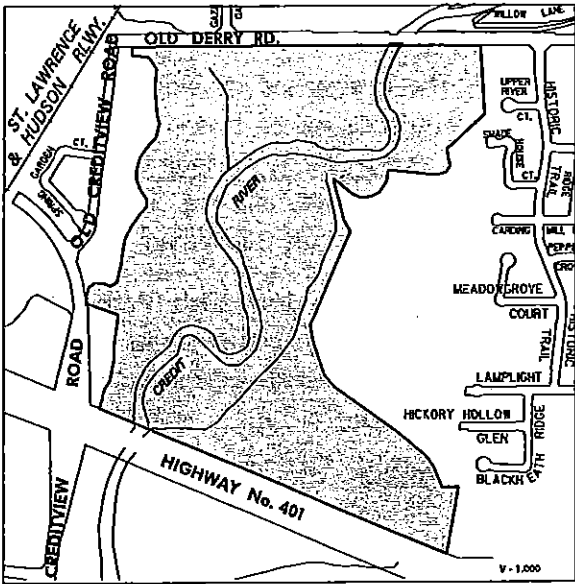
### 16.17.45.2 Site 2



16.17.45.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

16.17.45.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

16.17.45.3 Site 3



16.17.45.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

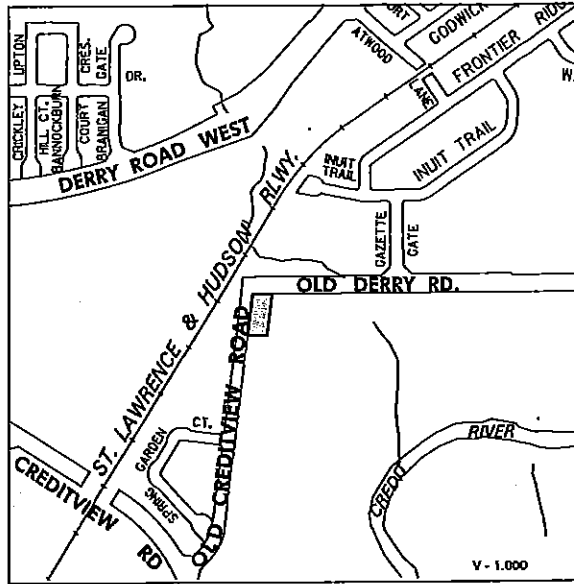
16.17.45.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

16.17.45.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- a. compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- b. compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

- c. compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and
- d. the widening of Provincial Highway 401.

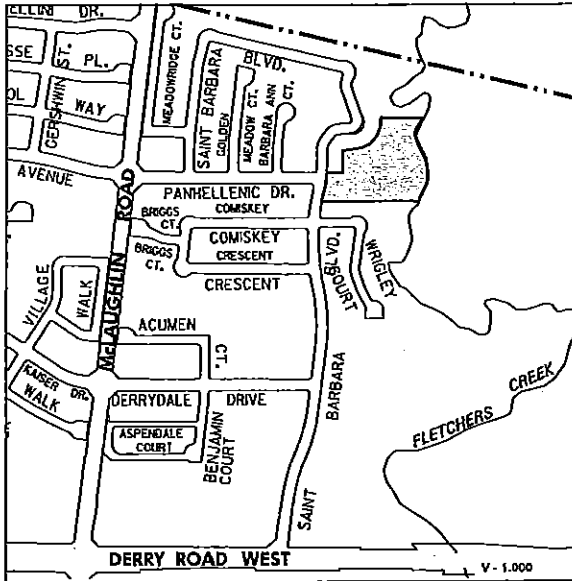
16.17.45.4 Site 4



16.17.45.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.45.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

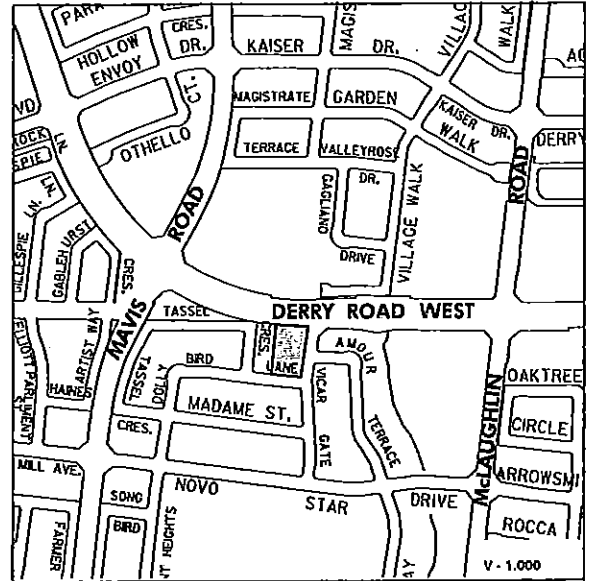
16.17.45.5 Site 5



16.17.45.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.45.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

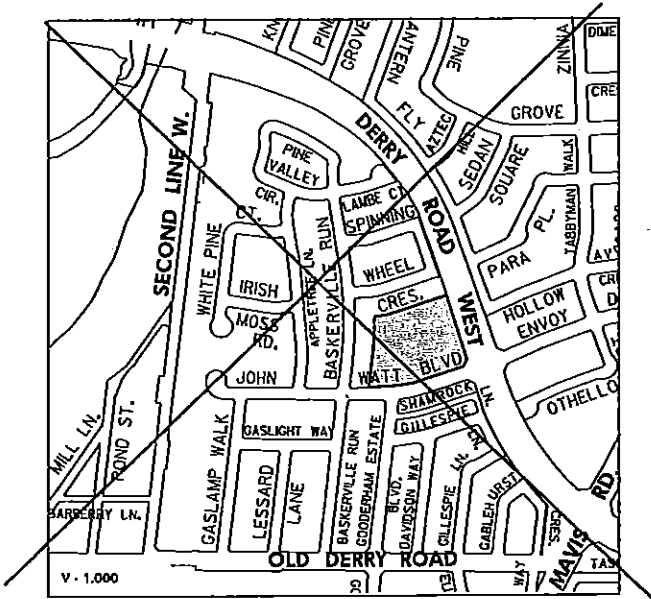
16.17.45.6 Site 6



16.17.45.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.45.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

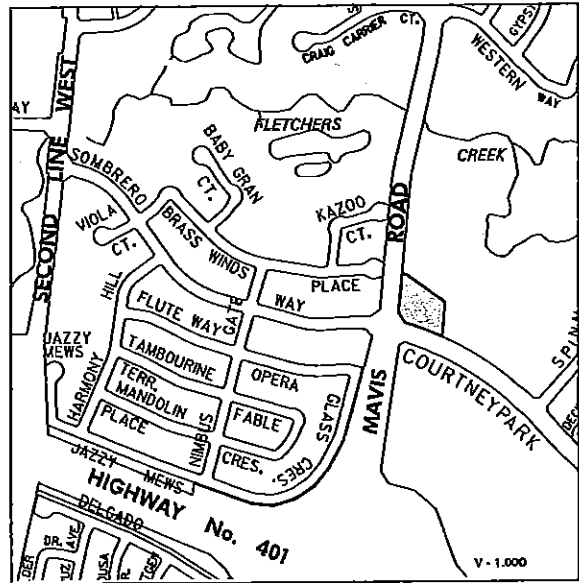
16.17.4.7 Site 7



16.17.4.7.1 The lands identified as Special Site 7 are located at the northwest corner of John Watt Boulevard and Derry Road West.

16.17.4.7.2 Notwithstanding the provisions of the Residential Low Density II designation, a 140 bed long term care facility with a maximum Gross Floor Area (GFA) of 8 340 m<sup>2</sup> and a maximum height of two storeys will also be permitted and limited commercial uses may be considered.

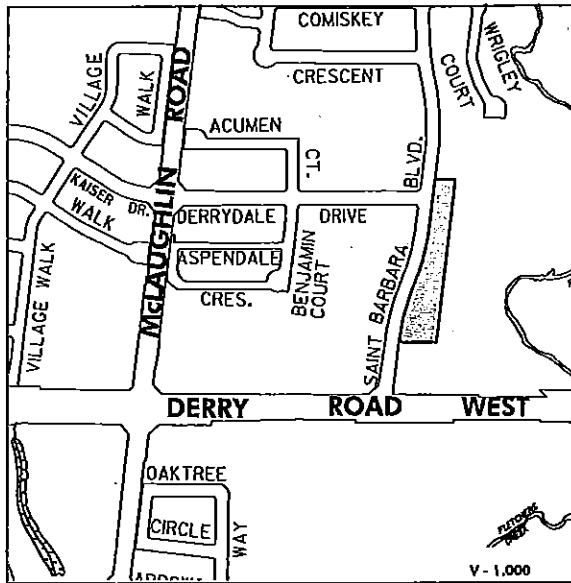
16.17.4.85.7 Site 87



16.17.4.8.5.7.1 The lands identified as Special Site 87 are located north of Derry Road West, east of McLaughlin Road.

16.17.4.8.5.7.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

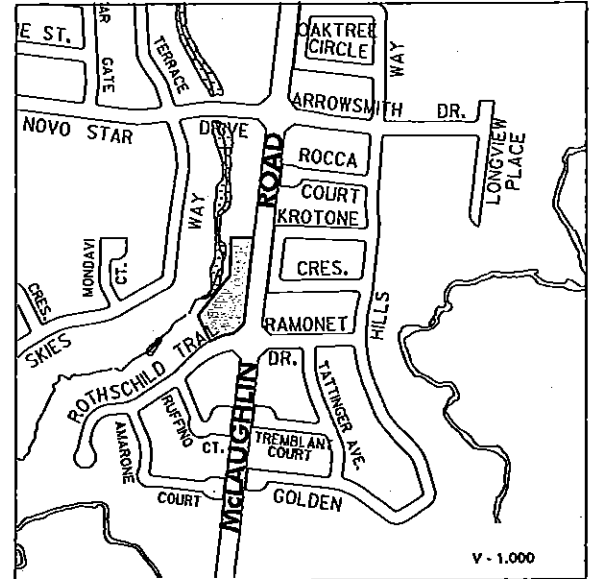
16.17.4.95.8 Site 98



16.17.4.95.8.1 The lands identified as Special Site 98 are located north of Derry Road West, east of McLaughlin Road.

16.17.4.95.8.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

16.17.4.105.9 Site 409



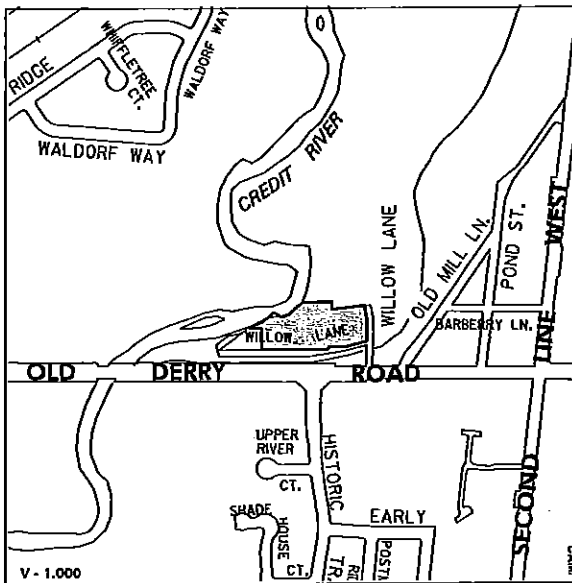
16.17.4.105.9.1 The lands identified as Special Site 409 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.4.105.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.



## 16.17.56 Exempt Site Policies

### 16.17.56.1 Site 1



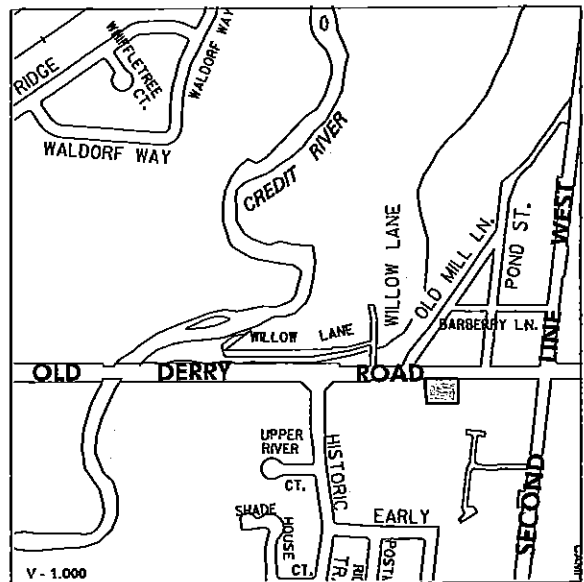
16.17.56.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.56.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.





### 16.17.56.2 Site 2



16.17.56.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.56.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

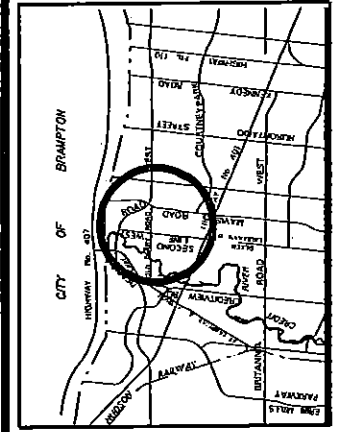
LEGEND:

-  Heritage Conservation District
-  The Village Precinct
-  Properties proposed to be added to the Heritage Conservation District
-  The Extended Village Precinct (to be removed)

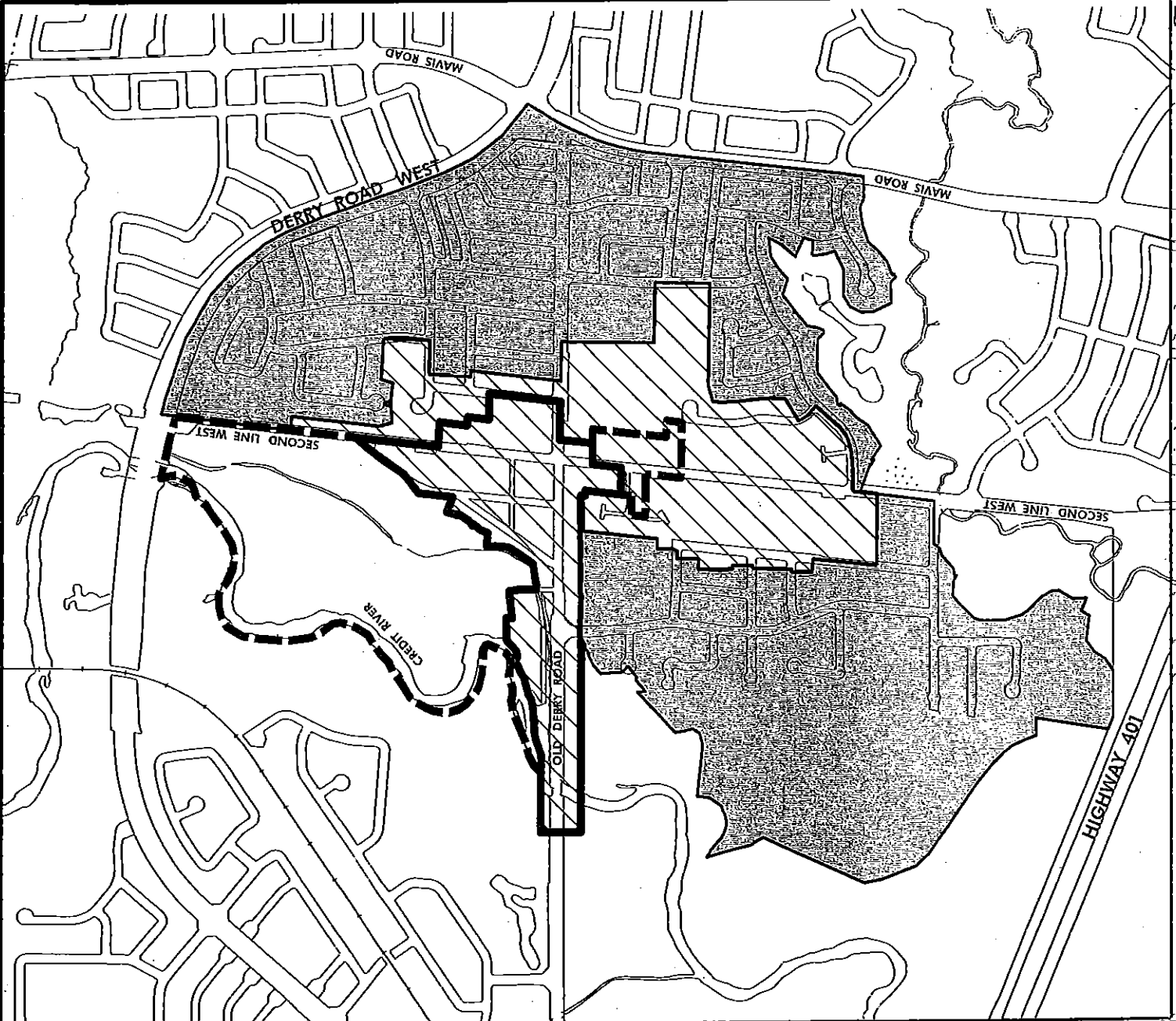


SUBJECT: MEADOWVALE VILLAGE PRECINCTS

FILE NO: 133428  
 DWG. NO: MVPRECINCTS  
 SCALE: N.T.S.  
 DATE: 2013 04 15  
 DRAWN BY: K. PROKOP



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**MISSISSAUGA**  
 Planning and Building  
 T&W, Geomatics



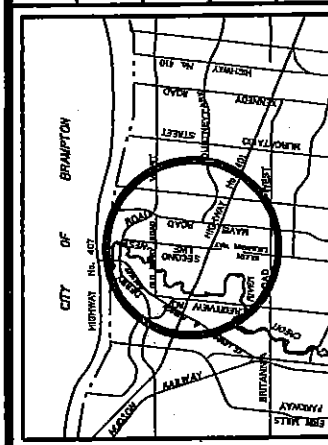
**PART OF SCHEDULE 10 LAND USE DESIGNATIONS  
OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

- |  |                            |  |                     |
|--|----------------------------|--|---------------------|
|  | Residential Low Density I  |  | Business Employment |
|  | Residential Low Density II |  | Industrial          |
|  | Residential Medium Density |  | Airport             |
|  | Residential High Density   |  | Institutional       |
|  | Downtown Mixed Use         |  | Public Open Space   |
|  | Downtown Core Commercial   |  | Private Open Space  |
|  | Mixed Use                  |  | Greenbelt           |
|  | Convenience Commercial     |  | Parkway Belt West   |
|  | Motor Vehicle Commercial   |  | Utility             |
|  | Office                     |  | To Be Determined    |
- 
- LAND USE LEGEND**
- |  |  |  |                              |
|--|--|--|------------------------------|
|  | Heritage Conservation District                           |  | City Centre (City Hall)      |
|  | 1986 NRP/2000 NSE  |  | City Centre/Transit Terminal |
|  | Composite Noise Contour                                  |  | GO Mall Transit Station      |
|  | LPIA Operating Area Boundary<br>See Aboard Noise Profile |  | Public School                |
|  | Area Exempt from LPIA Operating Area                     |  | Catholic School              |
|  | Natural Hazard   |  | Hospital                     |
|  | CITY STRUCTURE<br>Elements                               |  | Community Facilities         |
|  | Downtown   |  |                              |
|  | Major Node   |  |                              |
|  | Community Node   |  |                              |
|  | Neighbourhood  |  |                              |
|  | Corporate Centre   |  |                              |
|  | Employment Area  |  |                              |
|  | Special Purpose Area                                     |  |                              |
|  | ND2 Region of Peel Non-Decision                          |  |                              |

**Meadowdale Village Neighbourhood Character Area**

**SUBJECT: PART OF SCHEDULE 10  
LAND USE DESIGNATIONS**

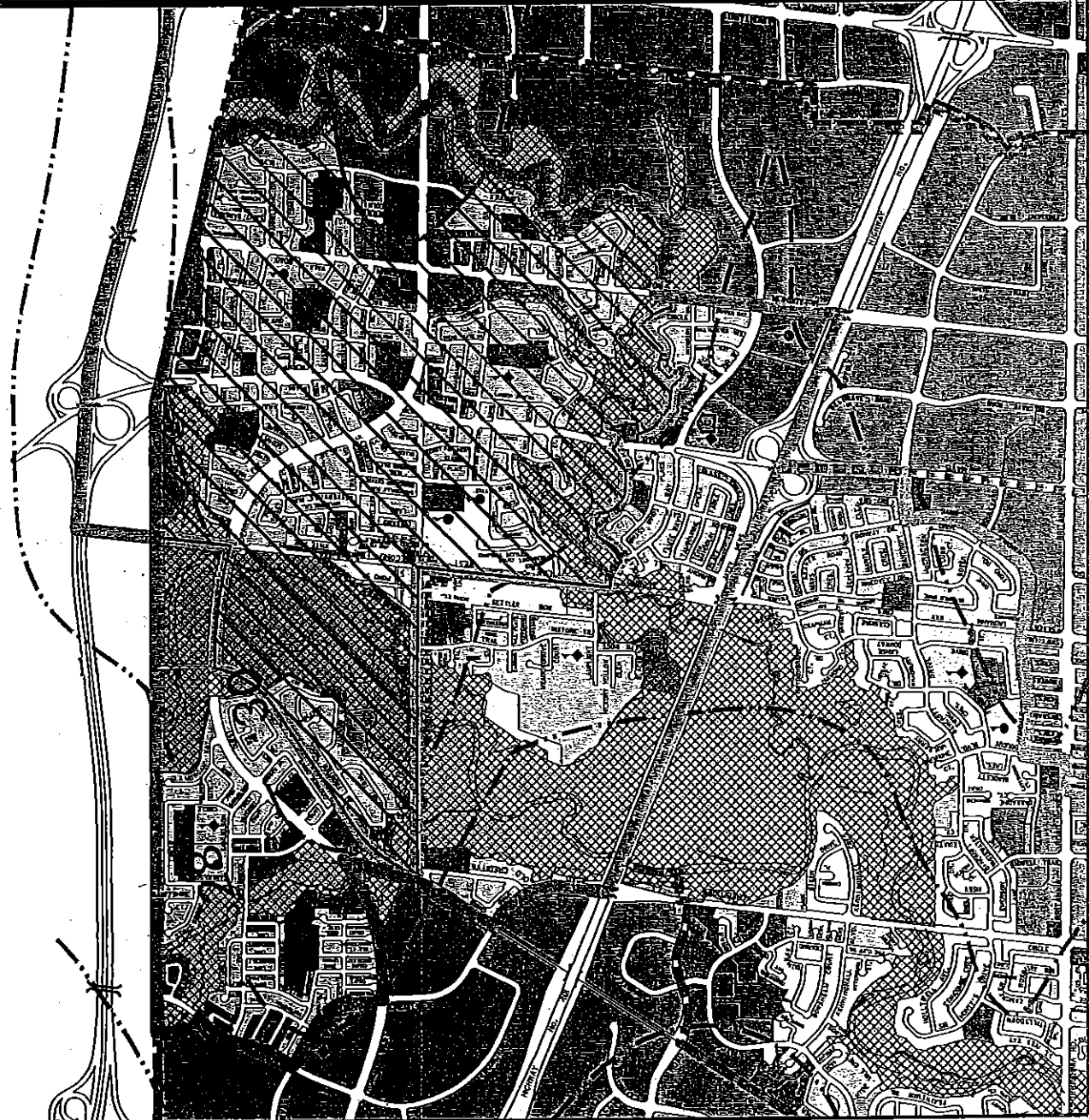


APPENDIX 4	
FILE NO:	133428
DWG. NO:	LUSE10
SCALE:	N.T.S.
DATE:	2013 04 15
DRAWN BY:	K. PROKOP

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Planning and Building  
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T&W, Geomatics

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CITY









**PROPOSED MEADOWVALE VILLAGE  
HERITAGE CONSERVATION DISTRICT BOUNDARY**

**LEGEND**

-  Proposed Boundary
-  Dimension Lines



April 2013

**MISSISSAUGA**  
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 Produced by  
**T&W Geomatics**

Provision	R1 Base Zone	R1 – 32 Existing (Meadowvale Village)	R1 – 32 Proposed (Meadowvale Village)
Min. Lot Area	750 m <sup>2</sup> (8,072 ft <sup>2</sup> )	750 m <sup>2</sup> (8,072 ft <sup>2</sup> )	<b>1200 m<sup>2</sup> (12,917 ft<sup>2</sup>)</b>
Min. Lot Frontage	22.5 m (73.8 ft.)	22.5 m (73.8 ft.)	<b>22.5 m (73.8 ft.)</b>
Max. Lot Coverage	25%	25%	<b>25%</b>
Min. Front Yard	9.0 m (29.5 ft)	9.0 m (29.5 ft)	<b>9.0 m (29.5 ft.)</b>
Min. Ext. Side Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	<b>7.5 m (24.6 ft.)</b>
Min. Int. Side Yard	1.8/4.2 m (5.9/13.8 ft.)	1.8/4.2 m (5.9/13.8 ft.)	<b>1.8/4.2 m (5.9/13.8 ft.)</b>
Min. Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	<b>7.5 m (24.6 ft.)</b>
Minimum Combined Width of Side Yards One storey dwelling Two storey dwelling	n/a	n/a	<b>20% of the lot frontage 27% of the lot frontage</b>
Maximum Height	10.7 m (35.1 ft.)	7.0 m (23 ft.) highest ridge -sloped roof Flat roof not permitted	<b>7.0 m (23 ft.) for sloped roof flat roof not permitted</b>
Maximum GFA	n/a	n/a	<b>150 m<sup>2</sup> (1,615 ft<sup>2</sup>) plus 0.10 times the lot area</b>
Maximum Floor Area Garage	n/a	75 m <sup>2</sup> (807 ft. <sup>2</sup> )	<b>50 m<sup>2</sup> (538 ft.<sup>2</sup>)</b>
Max. Garage Projection	n/a	0.0 Attached garage not permitted	<b>0.0 No attached garage</b>
Max. Dwelling Depth	n/a	n/a	<b>17.0 m (55.6 ft.)</b>
Max. Driveway Width	n/a	Lesser of 8.5 m or 50% of lot frontage	<b>3.0 m (9.8 ft.)<sup>(1)</sup></b>

NOTE: (1) For lots having a lot frontage of 18.0 m or greater, the maximum driveway width may be increased to 6.0 m (19.7 ft.) for that portion of the driveway that is within 6.0 m (19.7 ft.) of the front garage face and which is providing direct vehicular access to the garage, provided that the driveway does not cover more than 50% of the area of the front yard and/or exterior side yard.

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