

Proposed Mississauga Official Plan Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Chapter 9: Build a Desirable Urban Form			
1.	Section 9.3.3.11, Build a Desirable Urban Form	<p>Revise the following:</p> <p>9.3.3.11 Lands fronting, flanking and/or abutting Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Lakeshore Road West, are part of a designated scenic route. These lands will be subject to the following:</p> <p>a.in order to preserve its historic streetscape character and appearance, residential development will only consist of detached dwellings generally maintain the visual appearance of existing dwellings and will generally be on lots with a minimum depth of 40 m. This policy does not apply within the Port Credit Local Area Plan;</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Revising this policy will allow for the introduction of semi-detached dwellings along Mississauga Road.</p>
Chapter 14: Community Nodes			
1.	Section 14.10.2 Land Use, Streetsville Community Node	<p>Delete the following:</p> <p>14.10.2.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Streetsville Community Node.</p>

Chapter 16: Neighbourhoods			
1.	Section 16.4.3 Land Use, Churchill Meadows Neighbourhood	Delete the following: 16.4.3.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Churchill Meadows Neighbourhood.
2.	Section 16.5.2 Land Use, Clarkson-Lorne Park Neighbourhood	Delete the following: 16.5.2.2 Notwithstanding the Residential Low Density II policies of this Plan, the Residential Low Density II designation permits: (a) Only detached dwellings for the area east of Southdown Road;	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in the area east of Southdown Road in Clarkson-Lorne Park Neighbourhood.
3.	Section 16.5.2 Land Use, Clarkson-Lorne Park Neighbourhood	Delete the following: 16.5.2.3 Notwithstanding the Residential Low Density II policies of this Plan, for the area west of Southdown Road, any lot occupied by a detached dwelling prior to May 6, 2003 will only be developed for a detached dwelling.	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Clarkson-Lorne Park Neighbourhood.
4.	Section 16.6.1 Land Use, Cooksville Neighbourhood	Delete the following: 16.6.1.1 The Residential Low Density I designation, for the area bounded by the Queensway West, Hurontario Street, the	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Cooksville Neighbourhood.

		Queen Elizabeth Way and Stavebank Road, permits only detached dwellings.	
5.	Section 16.9.1 Land Use, Erindale Neighbourhood	<p>Delete the following:</p> <p>16.9.1.1 Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings.</p>	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Erindale Neighbourhood.
6.	Section 16.10.1 Land Use, Erin Mills Neighbourhood	<p>Delete the following:</p> <p>16.10.1.1 Notwithstanding the Low Density I designation, the Residential Low Density I policies of the Plan, duplex dwellings will not be permitted west of Winston Churchill Boulevard.</p>	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Erin Mills Neighbourhood.
7.	Section 16.14.2 Land Use, Lisgar Neighbourhood	<p>Delete the following:</p> <p>16.14.2.2 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Lisgar Neighbourhood.
8.	Section 16.17.3 Meadowvale Village Neighbourhood	<p>Delete the following:</p> <p>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:</p> <p>a. land which does not immediately abut the Heritage Conservation District may be</p>	This project intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 6.8 m for Residential Small Lot semi-detached dwellings and 9.75 m for Residential Small Lot detached dwellings. Deleting

		developed for detached dwellings on lots with a minimum frontage of 18 metres.	these policies will ensure that the Zoning is consistent with the Official Plan.
9.	Section 16.18.2 Mineola Neighbourhood	<p>Delete the following:</p> <p>16.18.2.1 Notwithstanding the Residential Low Density I and Residential Low Density II policies of this Plan, the Residential Low Density I and Residential Low Density II designations permit only detached dwellings.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Mineola Neighbourhood.</p>
10.	Section 16.19.2 Mississauga Valleys Neighbourhood	<p>Delete the following:</p> <p>16.19.2.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Mississauga Valleys Neighbourhood.</p>
11.	Section 16.23.1 Sheridan Neighbourhood	<p>Delete the following:</p> <p>16.23.1.1 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p> <p>16.23.1.2 For lands designated Residential Low Density I, the subdivision of lots of less than 23 m frontage will be discouraged, if it is considered to be detrimental to the character of the surrounding area.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Sheridan Neighbourhood.</p> <p>This project also intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 9.0 m for residential large lot semi-detached dwellings and 15.0 m for residential large lot detached dwellings. Deleting this</p>

			policy will ensure that the Zoning is consistent with the Official Plan.
12.	Section 16.23.2.1.2 Site 1, Sheridan Neighbourhood	<p>Delete the following:</p> <p>16.23.2.1.2 (a) Mississauga considers that the preservation of this distinctive area could be achieved with up to 47 residential lots;</p> <p>16.23.2.1.2 (b) Mississauga will encourage a minimum lot area of 0.3 ha with a minimum lot frontage of 38 m, except for those lots fronting on Mississauga Road which are not corner lots, where a minimum lot area of 0.2 ha and a minimum lot frontage of 30 m are considered appropriate</p>	<p>This project intends to allow for the creation of smaller detached lots, with a minimum required lot frontage of 9.0 m and minimum lot area of 340 m² (3 660 sq. ft.) for residential large lot semi-detached dwellings and a minimum required lot frontage of 15.0 m and minimum lot area of 550 m² (5 920 sq. ft.) for residential large lot detached dwellings. Deleting this policy will ensure that the Zoning is consistent with the Official Plan.</p>
13.	Section 16.24.2 Streetsville Neighbourhood	<p>Delete the following:</p> <p>16.24.2.2 Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.</p>	<p>This project intends to introduce semi-detached dwellings in low-density residential zones across the City. Deleting this policy will allow for the introduction of semi-detached dwellings in Streetsville Neighbourhood.</p>

NOTE: Additional minor and technical changes to the MOPA may be required.