

**2.1 QUEEN ELIZABETH WAY EAST EMPLOYMENT DISTRICT – FIGURE
“EMP. A”**

2.1.1 POLICY STATEMENT

a) Location

As set out on Figure “EMP.A”, this District is bounded on the north by the Morrison-Wedgewood aqueduct and the Parkway Belt West lands, on the south by the Eastlake Community, on the west by the Eighth Line and Chartwell Road, and on the east by Winston Churchill Boulevard, excluding those lands within the Oakville-Mississauga Mini-Belt portion of the Parkway Belt West, and the Clearview Residential Community. This District also includes the industrial lands north and south of the Clearview Residential Community.

b) Land Use

Light employment uses are permitted throughout the employment designation, but are expected to concentrate in three areas: on lands north of the QEW Highway corridor; adjacent to Chartwell Road; and along Winston Churchill Boulevard, south of Royal Windsor Drive, separating the Eastlake Community from Mississauga. Notwithstanding the foregoing, outside storage will be permitted on the lands west of Winston Churchill Boulevard, south of the CN spur line, provided that outside storage is not permitted adjacent to the open space corridor, and it is appropriately buffered from the residential area to the west. In any event, a buffer strip guideline for the buffering of the lands from the neighbouring residential area will be approved by Council and implemented through the site plan process if the landscaping as proposed by Sithe Southdown Ltd. is not installed.

General employment uses are primarily restricted to the employment designation in and around the Ford Motor Company of Canada lands, north of the CN Railway.

A second general employment use area is located east of Ford Drive, between Royal Windsor Drive and the CN Railway to the north.

All employment designations south of the CN Railway, west of Ford Drive, and north of the CN Railway, east of the Parkway Belt lands, are to be reserved for transitional employment use areas.

Transition employment uses are also permitted at the southeast quadrant

of Cornwall Road and Ford Drive, extending east to the Clearview Creek.

Three areas are designated for Arterial Commercial use, as follows:

- on the north and south side of Royal Windsor Drive at Winston Churchill Boulevard;
- at the intersection of Sherwood Heights Drive and the South Sheridan Way, just west of Winston Churchill Boulevard;
- at the intersections of Ford Drive with Royal Windsor Drive and Cornwall Road.

A Neighborhood Commercial Centre is permitted at the southwest corner of Winston Churchill Boulevard and Sheridan Garden Drive.

No new or expanded commercial designations are contemplated by this Plan.

Municipal 'Parkland' and 'Natural Area' designations within the District are subject to Figures "F1" and "F2" and the Greenlands policies under Part D, Section 4 of this Plan.

c) Special Policies

- i) The (re)development of the lands adjacent to Chartwell Road, Eighth Line, and the lands surrounding Invicta Drive will have regard for the urban design guidelines established and contained in Part C of the Mid-Town Core Land Use Planning Study, dated March 29, 1999 as they may apply to this area.

In addition to permitted uses, the following uses will also be allowed in these areas: neighborhood and convenience commercial retail centers; service commercial uses, gas stations, private and commercial education facilities.

- ii) A stormwater management study addressing flooding, erosion and water quality shall be completed for the Clearview Creek by one applicant or a group of applicants. This study shall be completed to the satisfaction of the City of Mississauga, the Credit Valley Conservation Authority and the Town of Oakville. Individual developments may be submitted for review in conjunction with the preparation of the stormwater management study.

- iii) Within the employment designation north of the QEW, height will be carefully controlled and limited so as not to be a detrimental and negative impact upon the sight lines and normal viewing opportunities for the residents of the Iroquois Ridge Community.

- iv) It is a policy of this Plan that Iroquois Shore Road within the Midtown Core Planning Area will be extended east of Eighth Line to form a connection with the North Service Road East, and will be further extended to form a connection with a realigned Royal Windsor Drive south of the Queen Elizabeth Way to establish a north-south crossing of the Queen Elizabeth Way with a reconfigured partial interchange. In addition, the North Service Road will be extended easterly to form a connection with Ford Drive.

The effect of such connections will serve to establish a continuous arterial road system to serve this employment area.