

# CREDIT RESERVE ASSOCIATION

Preserving Your Neighbourhood



## May 2008 NEWSLETTER

[www.credit-reserve.com](http://www.credit-reserve.com)

### What is The Credit Reserve Association?

Your Credit Reserve Association (CRA) was created in 1974 and is one of the oldest and strongest Ratepayer's Associations in Canada. We serve the neighbourhood bounded by QEW to the north, the Credit River to the west, Kenmuir Avenue to the east and the railway tracks to the south.

Our neighbourhood is a unique one in terms of history, nature and potential. Located in the Mineola planning district of Mississauga, it is one of the jewels of the City and deserves protection from unwanted, unnecessary and damaging developments. We live amidst one of the finest mature urban forests which, if not protected, could easily disappear. Working with our Councillor and City Staff, we have implemented many planning policies and guidelines that permit development while protecting the trees, open spaces and setbacks that define our neighborhood's character. We encourage development that enhances our area and we promote initiatives that enhance our quality of life.

The CRA is managed by an Executive of ten volunteers who share your concerns; they are elected annually by you the ratepayers at the Spring Annual General Meeting. Nine Directors led by the Chair, Doug Watson, meet monthly to discuss the challenges and opportunities that are so important to this wonderful community.

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### CRA ANNUAL GENERAL MEETING

Tuesday, April 29, 2008  
7 p.m. to 9 p.m.

At Mineola Public School  
145 Windy Oaks  
(east of Hurontario, south of Mineola)

Topics include:  
Transit Study – Hurontario Corridor  
Councillor Corbasson's Update  
Hurontario – OMB Hearings and  
Special Site Policy Changes  
Charles Sousa – newly elected MPP

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### CRA MEMBERSHIP DRIVE 2008

The 2007 CRA Membership Drive was a huge success! The main reason for the success was the help we received from our Street Captains. As always, your enthusiasm and commitment is greatly appreciated by all of the CRA Directors.

#### Can we count on your support this year?

The CRA has dealt with numerous community issues over the last few years including the OMB hearings on Hurontario Street, the FRAM/SLOKKER development and the QEW/HURONTARIO Interchange, to name a few. Your membership fees have been put to good use dealing with these important issues.

As we ramp up for our 2008 Membership Drive, we will be implementing the campaign in two phases:

The first phase is our **mail in campaign**- we ask that you fill out the membership form below and mail it in at your earliest convenience. This first wave of membership dues helps us determine how much help we will need in the following months.

During our second phase of campaigning, we will be asking again for volunteers to **drop off** envelopes on their streets. In turn, we will ask each resident to fill out the form and drop it back off in your street captains mail box with your membership fee. This keeps things simple and saves you postage!

**Your part:** If you can spare a few hours to drop off Membership letters on your street, please check the box below that says "Can you help?" These few hours multiplied by a handful of volunteers determines the overall success of the campaign.

**Again, thank you for your continued support** ....we couldn't do it without you!

*Susan Douglas, Marlene Baur Larose - Membership Directors*



#### CRA Membership Form 2008

Name \_\_\_\_\_ Telephone (905) \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

Fee Enclosed \_\_\_\_\_ (\$15 per household, \$10 for seniors: April 2008 – March 2009)

Please make cheques payable to: Credit Reserve Association

## President's Corner

From the original St. Lawrence Starch development proposals (1992) to the 'Library in the Park' issue last year, the Credit Reserve Association has always represented the interests of our membership in developing Port Credit's future. The Library issue galvanized the interest of several groups and as a result, VIVA Port Credit was formed.

VIVA (**V**illage **I**nspired **V**ision **A**lliance) is an Alliance of Associations and Organizations including TOPCA (Town of Port Credit Association), Friends of Old Port Credit Village, the Port Credit Village Project, Heritage Mississauga, Walk & Bike for Life, Mississauga South Historical Society, liaison with Lakeview Ratepayers' Association and the Credit Reserve Association. VIVA's mission is to "Provide an interactive forum where diverse groups with an interest in Port Credit collaborate, develop ideas, and achieve goals." VIVA has provided excellent input to the Waterfront Parks Strategy and the Port Credit District Plan review. Both documents are available on our website under the VIVA section.

Hurontario Street has been a focal point this year - two OMB

Hearings (with successful outcomes) and a very positive Official Plan Policy review passed by Council. Your Association has been very effective: see Bruce Maule's Hurontario Update for details.

Don't forget about one of the most serious threats to our mature trees – the Gypsy Moth. We must continue to be vigilant . . . see Lori Bassett's update and do your part to help keep this pest in check.

The Credit Valley Conservation Authority and the City are conducting a study of the Cooksville Creek Watershed. See Loretta James's report on this project.

We need your support to be effective. *Please* take a moment to send in your 2008 membership fee. If you have ideas, don't stop there – volunteer opportunities are available for a variety of issues and projects. The first step is easy, send an email to [dwatson@credit-reserve.com](mailto:dwatson@credit-reserve.com) stating your interest. Working with your Association can be a rewarding experience.

*Doug Watson*

## 2007 GYPSY MOTH SPRAY PROGRAM

The 2007 Gypsy Moth Spray Program was undertaken to reduce Gypsy Moth populations, assisting in the preservation of thousands of trees that would have been adversely affected by the insect. After the completion of multiple site inspections and surveys, ten sites were identified to be included in the aerial spray program. Each site was determined using a science based process composed of multiple factors, including:

- Defoliation prediction models
- Tree species
- Canopy density
- Tree health
- Previous years defoliation levels
- Egg mass location (manual egg mass removal above 3m from the ground is not feasible)
- Areas previously adversely affected by sustained periods of drought
- Site accessibility (ravine areas along Credit River are inaccessible due to ground conditions)

Once the scope of the program had been determined, a communication strategy was implemented, ensuring that clear and concise information was distributed to all stakeholders. Detailed information brochures were delivered to properties within a 200m radius of all spray zones. Public meetings were held allowing all residents the opportunity to receive information or ask questions. A phone hotline and email address was established and multiple media outlets were utilized to distribute information.

On May 17th at 5:13a.m. the initial spray commenced, with the final spray being completed on May 24th at 6:51a.m. All ten sites were sprayed twice within the week long program. After multiple planning meetings, partnership development, public support and the co-operation of all stakeholders and of course Mother Nature, the 2007 Aerial Spray program was complete.

2007 Gypsy Moth Spray Statistics:

- 10 spray areas were identified throughout the City (varying in size from 5ha to 96ha)
- 286.5 hectares were sprayed (44 % City land, 32% residential, 16% UTM and 8% Commercial)
- Overall cost of program was less than 2006
- Volunteers contributed over 400 hours of service
- We are now providing support and Information to many surrounding municipalities implementing aerial spray programs this year.

Mississauga's 2007 aerial spray program was a success. Egg mass surveys indicate it will not necessary to conduct an aerial spray program this year. There will be small localized areas which may require management, but traditional IPM (Integrated Pest Management) methods will be utilized to assist in the reduction of the Gypsy Moth populations within these areas.

The Credit Reserve Association encourages all residents to continue an Integrated Pest Management (IPM) control program for Gypsy Moths on your property. If you haven't started one yet, now's the time! Visit [www.credit-reserve.com](http://www.credit-reserve.com) for more information and a list of Gypsy Moth control programs.

*Lori Bassett*

## COOKSVILLE CREEK WATERSHED STUDY

Watch for the leopard frog. This environmentally sensitive amphibian symbolizes our region's sustainability initiative to enhance and protect the Credit River watershed containing over 1,500 kilometres of tributaries, streams and creeks. With an estimated population of 6.4 million in Peel Region by 2021, today's decisions will significantly impact our supply of abundant, safe, clean water for an environmentally, socially and economically healthy community now and in the future.

Credit Valley Conservation has completed an update to an existing Water Management Strategy (CRWMSU) which, when implemented, will become an important tool in helping us to protect the Credit River Watershed. CVC, in partnership with the City of Mississauga and other partners, has initiated the Cooksville Creek Watershed Study as part of the Water Management Strategy. This four phase study will: 1) develop an understanding of the current character of our ecosystem, its condition and how it functions; 2) develop and evaluate management alternatives for future redevelopment/intensification and analyze restoration measures; 3) establish and implement the preferred set of solutions; and 4) initiate long term monitoring. The community has been invited to participate in all phases of this process through a series of workshops and seminars. Your thoughts and opinions are welcome. CRA Director Loretta James



recently attended Phase 1 sessions "Making it Work" and "Stakeholders Pollution Prevention Workshop".

Rapid urbanization within the Credit River watershed has had an impact on the health of our watershed environment. Water quality is adversely affected by run-off containing high concentrations of pollutants from urban areas. As our urban landscape expands and more area is covered by impervious surfaces, such as roads, parking lots and roofs, the increased quantity of stormwater run-off would contribute to more flooding and erosion. An understanding of these dynamics using data from CVC's over 150 monitoring sites and other scientific tools will help better manage the watershed with improved planning and development practices and help reverse existing degradation with suitable restoration practices. The findings of the CRWMSU tell us last century's approach to development will not help us reach our goal of a healthy sustainable watershed and new practices must be adopted for existing and new development.

Much can be done to sustain this resource and we can all do our part to help. Visit the CVC website [www.creditvalleycons.com](http://www.creditvalleycons.com) and click on "Save the Leopard Frog" to see what you can do. Protecting the leopard frog by protecting its environment will protect the wider environment and help ensure a healthy watershed.

*Loretta James*



*Cooksville Creek looking north from Atwater Avenue*

## YOUR Credit Reserve Association

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The executive is in constant touch with each other and the City through Councillor Corbasson and staff, collecting information which could affect our neighbourhood. When they detect a matter of concern, your CRA executive explores and intervenes as warranted. This may include informal or formal meetings at City Hall and, at times goes as far as full party status representation at the Ontario Municipal Board. Again, if something warrants support because it will enhance our wonderful neighbourhood, the CRA will take action.

Your Association communicates the issues to all members through our newsletters and our website. We look forward to your comments and ideas - Your input is always welcome. If you have a concern, are worried about an upcoming development that may be detrimental, if you have an idea, which could improve our area, please contact one of our directors listed on the CRA web-site [www.credit-reserve.com](http://www.credit-reserve.com)

*Mark Searle*

## Hurontario Street Update

Always a top interest and concern, Hurontario Street, the gateway to our neighbourhood, has once again been a busy place from a planning point of view.

Of great importance to us, over the past year, the City has reviewed the Official Plan for the section of Hurontario Street between the QEW and the railway tracks, known as 'Special Site 2'. The CRA welcomed this review because we have observed, during OMB appeals, that the Official Plan was not as clear as it could have been especially in regard to acceptable uses.

The City worked with the CRA and other interested stakeholders to rewrite the Official Plan, which has now been adopted by Council. The new Official Plan embraces key principles of maintaining low intensity uses, keeping the zoning limited to professional uses and not commercial uses, and ensuring that the appearance of the street continues to complement the residential nature of this area. Complete details of the new Special Site 2 Official Plan are available on the CRA website.

There have also been a number of developments on specific properties on Hurontario. First, regarding 1489 Hurontario Street, the OMB has ruled on an appeal launched regarding the creation of a 'Wellness Centre'. The Board agreed with the City and turned down the appeal, concluding that the uses proposed did not fit with the Official Plan, and would not be beneficial to the development of the area. The CRA thanks The City for aggressively defending the intent of the Official Plan.

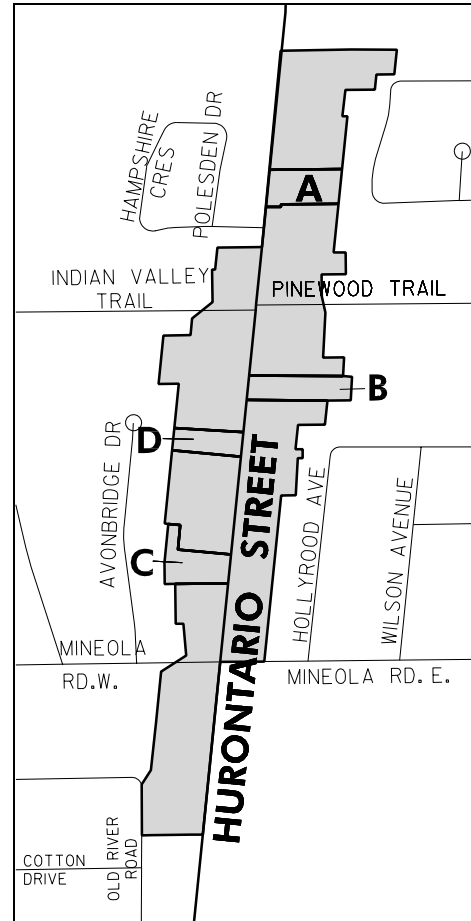
Secondly, the owner of the property at 1484 Hurontario appealed to OMB for a rezoning, initially for a Medical Clinic, but ultimately requested zoning for Doctor offices, with a maximum of one medical Doctor and one registered drugless Practitioner. Prior to receiving a final ruling from the OMB the property has been put for sale. Next steps will depend on the actions of the new owner.

Lastly, owners of the old McDonald's property at the far north of the Special Site 2 area continue to propose a Medical Office building for this site. However, the applicant has not yet submitted a finalized proposal for City Staff to evaluate.

The CRA maintains the Hurontario Task Force to monitor developments along the roadway and work to ensure the Official Plan is implemented. Please contact us if you would like to join this Task Force.

*Bruce Maule*

### Revised Draft Official Plan Amendment 62, Special Site 2 -Mineola District Policies



The lands identified as Special Site 2 are the lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way.

## OUR DIRECTORS

Credit Reserve Association • Contact us at: [www.credit-reserve.com](http://www.credit-reserve.com)

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