

11 General Land Use Designations

11.1 Introduction

The use and development of land will reflect all components of the Urban System: The Green System; City Structure and Corridors. Part Three is organized by the elements of the City Structure, as shown on Schedule 1b: Urban System–City Structure. These elements are:

- Downtown;
- Major Nodes;
- Community Nodes;
- Corporate Centres;
- Neighbourhoods;
- Employment Areas; and
- Special Purpose Areas.

General policies applicable city wide for all land use designations are included in this chapter. Chapters 12 to 18 contain modifications to the general policies specific to each of the above City Structure elements. These modifications may add or delete permitted uses.

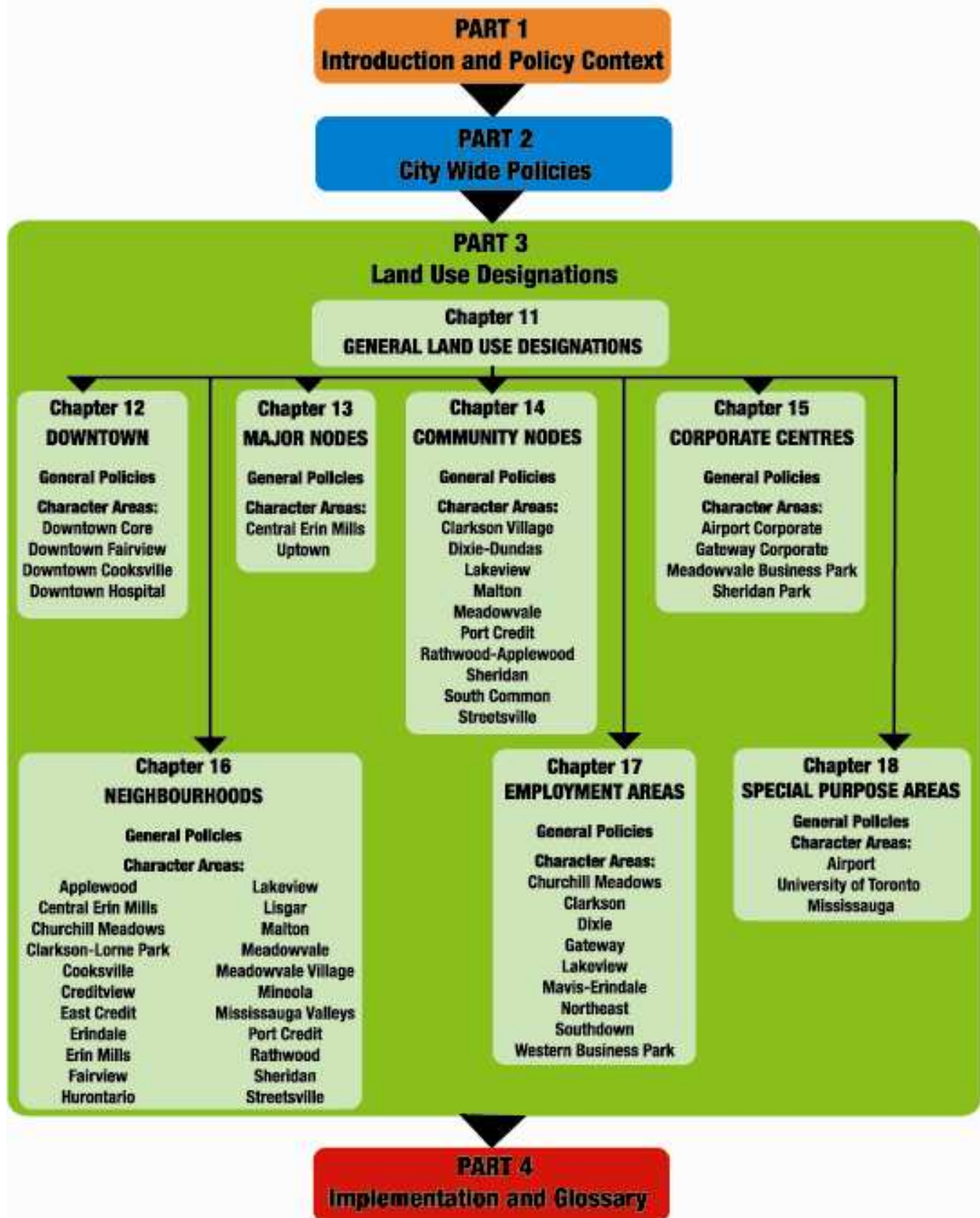
Mississauga is also divided into a series of Character Areas, the boundaries of which are shown on Schedule 9. Chapters 12 and 18 also contain

policies regarding Character Areas where the general policies may be further modified. Therefore, to determine permitted land uses, the policies of Chapter 11 must be read in conjunction with the policies in Chapters 12 to 18.

A local area plan will contain general and detailed policies which elaborate on, or provide exception to the policies or schedules of this document, for the area to which it applies. Local area plans are provided under separate cover but still form part of this Plan. A local area plan may be prepared for all or parts of character areas, Corridors or Major Transit Station Areas and are not necessarily coincident with the boundaries of these areas.

Schedules 10a, 10b, 10c: Land Use Designations, identifies the uses of land permitted by Mississauga Official Plan and will be read in conjunction with Schedule 1b: Urban System - City Structure, as well as all other policies of this Plan. In the event of a conflict, the land use designations on Schedules 10a, 10b, 10c take precedence over the City Structure policies, and describe in detail the individual characteristics and policies that are distinct to each designation. Character areas policies and local area plans are to be read in conjunction with all other policies of this Plan and take precedence in the event of a conflict.

**Figure 11-1:
Organization of Part 3 Land Use Designations**



11.2 General Land Use

11.2.1 Uses Permitted in all Designations

11.2.1.1 The following uses will be permitted in all land use designations, except Greenbelt unless specifically allowed:

- a. community infrastructure;
- b. electric power supply and transmission facilities;
- c. natural gas and oil pipelines;
- d. **minor power generating facility**;
- e. parkland
- f. piped services and related facilities for water, wastewater and stormwater; and
- g. telecommunication facilities.

11.2.1.2 Publicly funded schools and **community facilities** are identified by symbols on Schedules 10a, 10b, 10c for information purposes only. These symbols may be deleted, moved or added to without amendment to this Plan.

11.2.2 Utility

11.2.2.1 Lands designated Utility permit the following uses:

- a. gas and oil transmission pipeline;
- b. parking; and
- c. accessory uses.

11.2.2.2 Utility uses are not permitted when lands are identified as a Provincially Significant Wetland.

11.2.2.3 When public works not subject to the *Environmental Assessment Act* are planned to traverse, coincide with, or otherwise affect the Natural Area System, an Environmental Impact Study will be required to be submitted to and

approved by the City and the appropriate conservation authority.

11.2.3 Greenbelt

11.2.3.1 Lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the natural area system.

11.2.3.2 Lands designated Greenbelt permit the following uses:

- a. conservation;
- b. facilities that by their nature must locate near water or traverse **watercourses** (i.e. bridges, storm sewer outlets and stormwater management facilities);
- c. flood and/or erosion works;
- d. passive recreational activities;
- e. parkland;
- f. piped services and related facilities for water, wastewater and stormwater; and
- g. accessory uses.

11.2.3.3 Lands may be zoned Greenbelt within any land use designation.

11.2.3.4 Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies.

11.2.3.5 Passive recreational activities will be permitted where they are compatible with the viability of the natural area, while respecting appropriate buffers from **watercourses** and valley slopes.

11.2.3.6 Active recreational facilities will not be permitted.

11.2.3.7 Piped services and related facilities used for water, wastewater and stormwater may only be permitted in Greenbelt if other options are not feasible provided that an Environmental Assessment has been completed in conformity with the *Environmental Assessment Act* or a satisfactory Environmental Impact Study has been approved by the appropriate conservation authority, the City and other appropriate approval agencies. If an Environmental Assessment is not required under the *Environmental Assessment Act*, the Environmental Impact Study shall evaluate all options available.

11.2.3.8 For existing lots of record, development will not be permitted to extend within the regulatory storm floodplain or hazard lands associated with a valley of **watercourse** corridor if there are lands suitable for development on the property beyond the hazard lands.

11.2.4 Open Space

11.2.4.1 The Open Space network consists of two designations:

- a. Public Open Space; and
- b. Private Open Space.

11.2.4.2 Lands designated Public Open Space permit the following uses:

- a. agriculture demonstration site;
- b. cemetery;
- c. community gardening;
- d. conservation;
- e. golf course;
- f. nursery gardening;
- g. stormwater retention and stormwater quality pond; and
- h. accessory uses.

11.2.4.3 Lands designated Private Open Space permit the following uses:

- a. cemetery;
- b. community gardening;
- c. conservation;
- d. golf course; and
- e. accessory uses.

11.2.4.4 Crematoria, columbaria, and mausolea will be located only in cemeteries.

11.2.4.5 Stormwater retention and stormwater quality ponds are generally not appropriate uses for public parkland, however, in some instances overland flow pond stormwater facilities may be accommodated in public parkland.

11.2.4.6 Accessory uses should generally be limited to a maximum of 20% of the total Gross Floor Area (GFA) and should be on the same lot, clearly subordinate to the functioning of the permitted use.

11.2.5 Residential

11.2.5.1 Residential consists of four designations:

- a. Residential Low Density I;
- b. Residential Low Density II;
- c. Residential Medium Density; and
- d. Residential High Density.

11.2.5.2 Residential designations permit the following uses:

- a. residential dwelling;
- b. accessory office for physicians, dentists, health professionals and drugless practitioners;
- c. home occupation;
- d. special needs housing; and
- e. urban gardening.

11.2.5.3 Lands designated Residential Low Density I will permit the following uses:

- a. detached dwelling;
- b. semi-detached dwelling; and
- c. duplex dwelling.

11.2.5.4 Lands designated Residential Low Density II will permit the following uses:

- a. detached dwelling;
- b. semi-detached dwelling;
- c. duplex dwelling, and
- d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

11.2.5.5 Lands designated Residential Medium Density will permit the following uses:

- a. townhouse dwelling; and
- b. all forms of horizontal multiple dwellings.

11.2.5.6 Lands designated Residential High Density will permit the following use:

- a. apartment dwelling.

11.2.5.7 Accessory offices for physicians, dentists, health professionals, and drugless practitioners will only be permitted in detached and semi-detached dwellings provided the dwelling is their principal private residence.

11.2.5.8 Home occupations will be permitted only in detached dwellings.

11.2.5.9 Special needs housing will be in a built form consistent with the dwelling forms permitted by the residential designation.

11.2.5.10 A horizontal multiple dwellings will not include an apartment dwelling.

11.2.5.11 In addition to the uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that

- a. it forms an integral part of the building;
- b. is oriented to pedestrian use; and
- c. has no outdoor signage.

11.2.6 Mixed Use

11.2.6.1 Lands designated Mixed Use will permit the following uses:

- a. commercial parking facility;
- b. conference centre;
- c. entertainment, recreation and sports facilities;
- d. financial institution;
- e. funeral establishment;
- f. motor vehicle rental;
- g. overnight accommodation;
- h. personal service establishment;
- i. post-secondary educational facility;
- j. residential;
- k. restaurant;
- l. retail store; and
- m. **Secondary office.**

The following uses are not permitted:

- a. self-storage facility; and
- b. detached and semi-detached dwellings.

11.2.6.2 Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.

11.2.6.3 Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.

11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.

11.2.6.5 Residential uses will generally not be permitted on the ground floor.

11.2.7 Office

11.2.7.1 Lands designated Office will permit the following uses:

- a. Major office;
- b. **Secondary office**; and
- c. accessory uses.

11.2.7.2 Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area.

11.2.7.3 All accessory uses should be on the same lot and clearly subordinate to the functioning of the permitted use.

11.2.8 Institutional

11.2.8.1 Lands designated Institutional will permit the following uses:

- a. hospital;
- b. post-secondary educational facility;
- c. residential dwellings associated with an institutional use; and
- d. accessory uses.

11.2.8.2 Institutional uses will be located in Intensification Areas or on a Corridor.

11.2.8.3 Institutional uses will be located and designed to minimize adverse effects on adjoining residential areas.

11.2.8.4 Accessory uses should generally be limited to a maximum of 20% of the total Gross Floor Area (GFA) and should be on the same lot, clearly subordinate to the functioning of the permitted use.

11.2.8.5 A **cogeneration** facility will be permitted as an accessory use.

11.2.9 Convenience Commercial

11.2.9.1 Lands designated Convenience Commercial will permit the following uses:

- a. commercial parking facility;
- b. entertainment, recreation and sports facilities;
- c. financial institution;
- d. gas bar;
- e. personal service establishment;
- f. residential;
- g. restaurant;
- h. retail store;
- i. **Secondary office**.

11.2.9.2 Development on Convenience Commercial sites will not exceed 2 000 m² Gross Floor Area.

11.2.9.3 Gas bars will be permitted provided they are adjacent to a Corridor.

11.2.9.4 Residential uses will be combined on the same lot or same building with another permitted use.

11.2.9.5 Residential uses will not be permitted on the ground floor frontage.

11.2.9.6 Residential uses will not be permitted in combination with a gas bar.

11.2.10 Motor Vehicle Commercial

11.2.10.1 Lands designated Motor Vehicle Commercial will permit the following uses:

- a. gas bar;
- b. motor vehicle repair;
- c. motor vehicle service station; and
- d. motor vehicle wash.

11.2.10.2 Retail stores and take-out restaurants which may include a drive-through facility will be permitted accessory to Motor Vehicle Commercial uses.

11.2.10.3 Motor Vehicle Commercial uses will be encouraged to locate at intersections, except where such locations are important or sensitive in terms of city image, area character, **streetscape** or significant natural features.

11.2.10.4 Motor Vehicle Commercial uses will be discouraged as single uses at important intersections and should be integrated with other commercial development.

11.2.10.5 Generally more than one Motor Vehicle Commercial use at any intersection will be discouraged. However, a maximum of two Motor Vehicle Commercial uses may be permitted at any intersection. When two Motor Vehicle Commercial uses locate at the same intersection they are encouraged to locate at diagonally opposite corners, where feasible.

11.2.10.6 Motor Vehicle Commercial uses along the same street are encouraged to locate on alternate sides of the street.

11.2.11 Business Employment

11.2.11.1 Lands designated Business Employment permit the following uses:

- a. banquet hall;
- b. broadcasting, communication and utility rights-of-way;
- c. cardlock fuel dispensing facility;
- d. commercial parking facility;
- e. commercial school;
- f. conference centre;
- g. entertainment, recreation and sports facilities;
- h. financial institution;

- i. funeral establishment;
- j. manufacturing;
- k. motor vehicle rental;
- l. overnight accommodation;
- m. research and development;
- n. restaurant;
- o. **Secondary office**;
- p. self storage facility;
- q. warehousing, distributing and wholesaling; and
- r. accessory uses.

11.2.11.2 Public and private schools and day care facilities will not be permitted as a principal or accessory use within the Airport Operating Area.

11.2.11.3 The maximum **Floor Space Index** for **Secondary offices** is 1.0.

11.2.11.4 Permitted uses will operate mainly within enclosed buildings.

11.2.11.5 Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area.

11.2.11.6 All accessory uses should be on the same lot and clearly subordinate to the functioning of the permitted use.

11.2.12 Industrial

11.2.12.1 Lands designated Industrial permit the following uses:

- a. adult entertainment establishment;
- b. animal boarding establishment which may include an outdoor facility;
- c. banquet hall;
- d. body rub establishment;
- e. broadcasting, communication and utility rights-of-way;

- f. cardlock fuel dispensing facility;
- g. commercial school;
- h. conference centre;
- i. entertainment, recreation and sports facilities;
- j. financial institution;
- k. funeral establishment;
- l. **major power generating facility**;
- m. manufacturing;
- n. motor vehicle body repair facility;
- o. Motor Vehicle Commercial uses;
- p. motor vehicle rental facility;
- q. outdoor storage and display area;
- r. overnight accommodation;
- s. research and development;
- t. restaurant;
- u. **Secondary office**;
- v. self storage facility;
- w. transportation facility;
- x. trucking terminal;
- y. warehousing, distributing and wholesaling;
- z. **waste** processing or transfer station and composting facility; and
- aa. accessory uses.

11.2.12.2 The maximum **Floor Space Index** for **Secondary offices** is 0.5.

11.2.12.3 Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area.

11.2.12.4 All accessory uses should be on the same lot and clearly subordinate to and directly related to the functioning of the permitted use.

11.2.13 Parkway Belt West

11.2.13.1 Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan, 1978 July, as amended. In case of any discrepancy between the Parkway Belt West Plan and Mississauga Official Plan, the provisions of the Parkway Belt West Plan will prevail.

11.2.14 Airport

11.2.14.1 Lands designated Airport permit all uses that support Airport operations, the needs of the traveling public and Airport employees.

11.3 Land Use Designations in Local Area Plans

11.3.1 In addition to the general land use designations, Local Area Plans may develop land use designations specific to the area they address.

11.3.2 Policies for the following land use designations are included in Local Area Plans:

- a. Downtown Mixed Use (Downtown Core Local Area Plan);
- b. Downtown Core Commercial (Downtown Core Local Area Plan); and
- c. Land Use to be Determined (Port Credit Local Area Plan).

11.4 Special Study Area

Lands west of Ninth Line will be subject to the Town of Milton and Region of Halton Official Plans until such time as they are incorporated into this Plan.