



# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.MIS

---

**DATE:** March 2, 2010

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 22, 2010

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

**SUBJECT:** **Draft Mississauga Official Plan, March 2010**

---

**RECOMMENDATION:** That the Draft Mississauga Official Plan, March 2010, attached under separate cover to the report titled "*Draft Mississauga Official Plan, March 2010*" dated March 2, 2010 from the Commissioner of Planning and Building, be circulated for comment and that a public consultation program, including the statutory open house and public meeting, be conducted.

**REPORT SUMMARY:** The purpose of this report is to present the Draft Mississauga Official Plan, March 2010 (the Plan), attached under separate cover and request permission to circulate the Plan for comment and conduct a public consultation program.

**BACKGROUND:** Mississauga Plan, the City's current official plan, was approved by the Region of Peel on May 5, 2003. Section 26 (1) of the *Planning Act* requires City Council to consider the need for a review of the official plan every five years. This was done on May 9, 2007 at which time City Council approved a work program for the review of Mississauga Plan.

In addition to the studies being prepared by other City departments, the review was to consider Provincial initiatives, particularly the policies of

the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)*. Conformity with the *Growth Plan* was required by June 2009. In order to meet this deadline, work on the Mississauga Plan Review was delayed to prepare Official Plan Amendment 95 (OPA 95). OPA 95 was adopted by City Council on June 10, 2009 and approved by Regional Council on December 10, 2009, except for policies relating to the growth forecasts. OPA 95 has been appealed by Azuria Group, Berkley Homes<sup>1</sup>, Gemini Urban Design (Cliff) Corp., Orlando Corporation and Solmar Development Corporation.

Because the scope of OPA 95 was to achieve conformity with the *Growth Plan*, it did not address other objectives for undertaking Mississauga Plan Review, such as reformatting the official plan to make it easier to use and incorporating various background studies. In particular, OPA 95 did not fully implement the growth management strategy endorsed by City Council on November 12, 2008 or incorporate the Strategic Plan vision for Mississauga as articulated in the “Our Future Mississauga – Be part of the conversation” public engagement process.

A number of City initiated studies are still underway and will be incorporated into the Plan either through revisions to the draft or through amendments to the approved Plan. Also, as the Plan was being drafted, the Region of Peel Official Plan review is underway. Revisions to the Plan may be required to bring it into conformity with the new Region of Peel Official Plan. Depending on timing, this may be dealt with through the approval of the Plan by the Region.

## COMMENTS:

### 1. A New Approach to Planning

The Plan will be Mississauga’s fourth official plan. Preparation of the first official plan started in the 1970s and was approved in 1981. At that time, Mississauga had vast areas of greenfield land and was regarded as a bedroom community to Toronto. Suburban development supported by a car dominated transportation system pervaded planning thinking and became the underlying planning philosophy of the official plan. Two

---

<sup>1</sup> Berkley Homes has sold the property known as 1745, 1765 and 1775 Thorny Brae Place to Hush Homes, who have withdrawn the appeal related to the development application but are maintaining the appeal to OPA 95.

official plans followed - City Plan in 1997 and Mississauga Plan in 2003 - and although new policies were added to update the official plan, the underlying planning philosophy remained largely unchanged.

The new Plan is the first major rethinking of the city's planning framework and embodies a fundamentally different approach to planning. Mississauga is Canada's sixth largest city and a net importer of employment. Its greenfield growth phase is now complete and new growth will be through redevelopment and infill. A new official plan that will guide the physical evolution of the city through the management of growth and land development is required to achieve the Strategic Plan's vision for Mississauga. The Plan also embraces the planning direction of the Provincial *Growth Plan* and fully conforms to its policies.

The Plan adopts a new approach to land use planning in Mississauga, with a focus on the strategic management of growth and change through the integration of land use, transportation, environment and design objectives. It promotes growth in locations where it is financially sustainable and where it can be developed in compact efficient forms supported by existing and planned infrastructure necessary to create complete communities. The transportation system will be designed to support all modes of travel with transit as a priority and walking and cycling regarded as legitimate means of transportation, not only as recreational activities. There is a greater emphasis on urban design to ensure a high quality built form with an attractive public realm. The importance of "soft" infrastructure is recognized as vital in creating complete communities where people of all ages and walks of life can thrive. This approach also includes the protection and enhancement of stable areas, including the city's natural and cultural heritage resources and residential neighbourhoods.

## **2. Purpose of the Official Plan**

An official plan is a policy document that guides the physical development of the city by setting out how land will be used. The horizon year of the Plan is 2031.

The official plan is a decision making tool. For the development industry, it establishes what can and cannot occur on a parcel of land and, therefore, guides investment decisions. For staff and City Council, the official plan

guides the evaluation of development proposals. For City departments, it guides decisions regarding infrastructure investments. The official plan is a legally binding document to which all public works must conform. It affects development rights and, as such, land values.

### **3. Cover Design**

The Plan's cover has been designed to appear as a companion document to the Strategic Plan; one in a family of documents that will link to the Strategic Plan. The title block and colour palette relate to the Strategic Plan. The words selected for the cover design allude to the policy directions within the Plan while the arrangement of the words is intended to convey the complexity of a large urban municipality, such as Mississauga. The "Mississauga wave" is reference to the city's location on the Lake Ontario Shoreline.

### **4. Organization of the Plan**

The Plan has been organized into four parts. Part 1 includes an introduction and the broad policy context in which the Plan was prepared. This section provides an overview of the Strategic Plan and explains that the official plan is the tool that implements the land use components of the Strategic Plan. This section further explains that the official plan must adhere to various pieces of Provincial legislation and be in conformity with the Region of Peel Official Plan. Also included in Part 1, are policies regarding how to read the Plan, including definitions for words used extensively throughout the Plan.

Part 2 contains city wide policies. The first chapter is the vision, which provides a brief history of the city and its current planning context. The chapter concludes with guiding principles that form the basis of the Plan and outlines how subsequent chapters in Part 2 provide policies to achieve these guiding principles. The vision and subsequent chapters relate to the Strategic Plan and provide policies regarding:

- directing growth;
- valuing the environment;
- completing communities;
- creating a multi-modal city;

- building a desirable urban form;
- fostering a strong economy; and
- promoting collaboration.

Part 3 contains the land use designations and permitted uses. The organization is based on the new City Structure composed of the following elements:

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

Part 3 also contains policies for character areas (formerly planning districts). Local area plans (formerly district policies) for four character areas – Downtown Core (formerly City Centre), Lakeview, Port Credit and Southdown – are provided under separate cover. As community planning studies are undertaken for other areas, additional local area plans under separate cover will be added.

Part 4 contains policies regarding implementation and the glossary.

Schedules 1 to 10, referenced in Parts 2 and 3 of the Plan, have been grouped together to make them easier to locate within the document.

The Plan also includes a number of appendices that do not form part of the Plan and are provided for information. Also, not part of the Plan and included for information, are figures and their associated captions used throughout the Plan.

Also part of the Plan, but under separate cover, are local area plans. Local area plans address unique circumstances particular to a specific area and must be read in conjunction with the principal plan.

## 5. Overview of Policy Changes

There are a number of key differences between the existing Mississauga Plan and the Plan. These include:

- a new urban system;
- identification of intensification areas;
- a greater recognition of the importance of “soft” infrastructure;
- a stronger emphasis on urban design;
- a policy shift towards multi-modal transportation options;
- policies to protect employment areas;
- a new policy structure for local area planning;
- changes to some designations;
- a review of special sites and the creation of exempt sites; and
- incorporation of the lands formerly in Milton.

### A New Urban System

The proposed urban system is a composite of three layers shown on the following related schedules:

- Schedule 1a: Urban System: Green System
- Schedule 1b: Urban System: City Structure
- Schedule 1c: Urban System: Corridors

The Green System encompasses approximately 27 percent of the city’s land area and includes lands within the Natural Areas System; lands subject to natural hazards; parks; and open spaces associated with public educational facilities and utilities. In short, the Green System includes lands that are not intended for future development and which should be managed to protect and enhance the natural environment.

The City Structure is the next layer of the urban system and is based on the growth management strategy endorsed by City Council in November, 2008. The City Structure is the basis of an urban hierarchy wherein:

- The Downtown will contain the highest densities, tallest buildings and greatest mix of uses;
- Major Nodes will provide for a mix of population and employment uses at densities and heights less than the Downtown but greater

than elsewhere in the city;

- Community Nodes will provide for a similar mix of uses as in Major Nodes, but with lower densities and heights;
- Corporate Centres will provide for employment uses, particularly offices, at densities and heights similar to Major Nodes or Community Nodes;
- Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities. Employment Areas will accommodate a diverse mix of employment uses, but will not permit residential uses; and
- Special Purpose Areas are unique areas of the city. Densities, building heights and the mix of uses will relate to the unique role these areas play within the city.

The City Structure is the basic organizing element for many of the Plan's policies, including the identification of intensification areas, development densities, building heights and permitted land uses.

The third layer of the urban system is Corridors. Corridors are based on the existing grid of arterial roads and frontage properties and are important as city connectors and as locations for development potential. Because of their role in people's day-to-day experience of the city, they have a significant role in shaping the city's image. Two Corridors - Hurontario Street and Dundas Street - are the central north-south and east-west spines and have been identified as Intensification Corridors in recognition of their particular importance in the transportation system, for their development potential and because of their role in creating an attractive public realm.

#### Identification of Intensification Areas

The identification of Intensification Areas that was partially implemented through OPA 95 is based on the growth management strategy. These are:

- Downtown;
- Major Nodes;
- Community Nodes;
- Corporate Centres;
- Intensification Corridors; and
- Major Transit Station Areas.

Intensification Areas are where growth will be directed. As such, they are also key locations for infrastructure investment. Growth will occur outside of Intensification Areas but at lower densities. In particular, Neighbourhoods are intended to be stable areas where infill development will be guided by policies to ensure it is sensitive to the existing community character. Although not identified as an Intensification Area, development in Employment Areas will be encouraged to support the economic vitality of the city, but planned for employment uses that are land extensive and/or have low employment densities.

#### The Importance of “Soft” Infrastructure

The Plan places importance on those aspects of urban living that promote the building of a strong, vibrant and complete community. This includes providing housing that meets the needs of people of all ages and incomes; opportunities for education, social interaction, leisure and spiritual fulfillment; protecting the city’s heritage resources; and including art and culture in daily experiences. The Plan includes policies regarding coordinating the provision of community infrastructure with the location and timing of development. Community and cultural infrastructure is generally directed to nodes which are envisioned as mixed use areas that provide a range of services to those that live within the node as well as the surrounding neighbourhoods.

#### An Emphasis on Urban Design

The Plan recognizes that as the city has largely completed its greenfield growth phase and as growth is directed to Intensification Areas where a mix of uses is required, a strong emphasis on urban design is needed. As such, the urban design policies have been extensively revised and will take a leading role in assessing development proposals.

The revised urban design policies more comprehensively address creating animated pedestrian-friendly nodes and corridors, the transition of building heights, limiting the impacts of new development on established neighbourhoods, protecting views and heritage resources and creating an attractive public realm, among other matters.

The urban design policies are complemented by policies regarding minimum and/or maximum height, density measured as residents plus jobs combined per hectare and population to employment ratios.

The following general height standards are included in the Plan:

- Downtown – minimum three storeys, no maximum;
- Major Nodes – minimum two storeys, maximum 25 storeys;
- Community Nodes – minimum two storeys, maximum four storeys;
- Neighbourhoods – no minimum, maximum four storeys;
- Corridors – minimum two storeys, except in Employment Areas where no minimum height applies; maximum building height as specified in the City Structure element in which it is located;
- Major Transit Station Areas – minimum two storeys, maximum building height as specified in the City Structure element in which it is located; and
- No minimum or maximum heights have been prescribed for Corporate Centres, Employment Areas and Special Purpose Areas, however, minimum height requirements for Corridors and Major Transit Station Areas would apply.

The above height standards which were prepared as part of the Interim Residential Intensification policies and the Growth Management Strategy should be regarded as interim until such time as character area policies establish alternative minimum or maximum height requirements. Where alternative heights established in the district policies of Mississauga Plan existed they have been incorporated into the Plan and take precedence over the general height standards.

The Plan also establishes the following density requirements measured as residents plus jobs combined per hectare:<sup>2</sup>

- Downtown – minimum 200 by 2031, strive for 300 to 400;
- Major Nodes – 200 to 300;
- Community Nodes – 100 to 200; and
- Designated Greenfield – minimum 50.

<sup>2</sup> 50 per ha = 20 per ac; 100 per ha = 40 per ac; 200 per ha = 80 per ac; 300 per ha = 120 per ac; 400 per ha = 160 per ac

Designated Greenfield lands are in Churchill Meadows. If the Regional Urban Boundary is extended to include lands west of Ninth Line recently added to Mississauga, they will also be considered Designated Greenfield.

To achieve a mix of uses in key locations, the following population to employment ratios are included in the Plan:

- Downtown – 1:1;
- Major Nodes – 2:1 to 1:2; and
- Community Nodes – 2:1 to 1:2.

While no population to employment ratios are prescribed for Neighbourhoods, they will largely be developed for low rise residential and related purposes. Corporate Centres and Employment Areas do not allow residential development and, therefore, will be developed for employment purposes.

Except for Secondary Office buildings and in some Character Area policies, Floor Space Index (FSI) is no longer used in the Plan. Similarly, the measurement of units per hectare (uph) only remains in some Character Area policies.

FSI is used to control the size of Secondary Office buildings outside of the Downtown, Major Nodes and Corporate Centres.

Density ranges, expressed as uph for low and medium density residential uses, and FSI for apartments, were necessary when most of the city's development was occurring on greenfield lands. Further, the former zoning by-laws did not establish density limits on existing apartment sites. These density controls were used in Mississauga Plan and former official plans to determine the number of people and employees that could be expected in order to plan for necessary infrastructure and facilities (e.g., water services, transportation system, number of schools, amount of parkland). As most greenfield lands were zoned "A", (Agriculture) the detailed density requirements of the official plan were used to guide development applications.

In Mississauga's current development context, uph and FSI density controls, particularly in stable residential areas, detract from the

implementation of the design policies in the official plan by establishing “as-of-right” development densities. In other words, the size of development is determined by arbitrary numbers, not by how well it fits into the surrounding area, as guided by design policies. In Intensification Areas, where most growth is expected to occur, building heights, residents plus jobs per hectare and population to employment ratios, along with the design policies that address massing, transition and other matters, will regulate development densities.

This approach was supported by the Ontario Municipal Board (OMB) in its decision approving a proposal by Dunpar Developments Inc. to build detached, semi-detached and townhouses in the vicinity of Burnhamthorpe Road East and Pagehurst Avenue. The Board considered the appropriateness of using numerical standards and "*preferred an urban, design-based approach to their assessment versus the City's analysis*" (using density and setback standards). The City's position was regarded as "*too rigid and inflexible with no sufficient reason to do so*".

#### Multi-Modal Transportation Options

The Plan takes a fundamentally different approach to transportation planning. While it is recognized that vehicular traffic (cars and trucks) will continue to be the predominant mode of transportation for some time, the policies focus future transportation priorities on transit and active transportation. Active transportation – walking and cycling – is regarded as a mode of transportation rather than only as a recreational activity.

The transportation policies envision the creation of a multi-modal transportation system composed of the following modes of travel:

- transit;
- vehicular (e.g., cars and trucks);
- active transportation (e.g., walking and cycling);
- rail (passenger and freight); and
- air travel (passenger and freight).

Retrofitting the existing automobile-based transportation system will be a difficult task as much of the transportation infrastructure is already in place and in an overall good state of repair. Also, many road rights-of-way are not wide enough to accommodate all modes of travel. Therefore, the

Plan policies propose the creation of a multi-modal transportation network. Not all modes of travel will be accommodated on all roads, but the overall transportation system will address the needs of all forms of travel.

Strategic decisions will need to be made regarding which streets will accommodate which transportation modes. These decisions will be context sensitive; that is, the design of the road will be determined by the land uses and design objectives for the area. For example, roads in Community Nodes will be designed for a mix of transportation modes with a focus on accommodating pedestrians, whereas, roads in Employment Areas will focus on goods movement and the needs of cars and trucks.

A placeholder schedule regarding the long term cycling network is included and will be completed when the Cycling Network Master Plan and Implementation Strategy is finalized. Policies regarding parking and Transportation Demand Management (TDM) have also been added in recognition of their importance in influencing transportation choices. Land use and urban design policies support the shift in transportation priorities. Further, information regarding development that promotes the use of transit has been added to the Plan as Appendix I: Transit Oriented Development.

#### Protecting Employment Areas

Ensuring that land is available to support a diversity of employment uses is critical to Mississauga's continued economic success and is recognized in the Plan. In addition to continuing to designate lands for employment purposes, the Plan in accordance with Provincial legislation, has policies prohibiting the conversion of employment lands to non-employment uses without undertaking a municipal comprehensive review. The municipal comprehensive review policies of the *Growth Plan* have been elaborated on to identify a two-phase process.

Phase One would identify if lands may be considered for conversion whereas, Phase Two would determine appropriate uses. Development applications for lands identified in Phase One would be premature until Phase Two is completed.

Provincial legislation considers major retail uses to be a non-employment use for the purposes of employment land conversions. To protect against the further development of employment lands for major retail uses, the Plan defines “major retail” as retail establishments with a gross floor area larger than 600 m<sup>2</sup> (6,500 sq. ft.). Existing employment lands designated for retail commercial are recognized but no new major retail is permitted unless the conversion of lands to such uses is identified as appropriate by a municipal comprehensive review. Section 26(1)(b) of the *Planning Act* requires municipalities to review its official plan employment policies every five years.

#### Local Area Planning

As mentioned earlier, the Plan no longer refers to “planning districts” and “district policies”. These terms have been replaced with “character areas” and “local area plans”.

In Mississauga Plan and previous official plans, planning districts were the geographic unit used for planning purposes. They are no longer relevant or necessary as greenfield development is largely finished. Further, planning by predetermined geographic boundaries is not appropriate for many studies anticipated in the future. For example, planning studies for Intensification Corridors include portions of many planning districts. Other studies (e.g., cultural heritage or environmental studies) may only consider a portion of a district. It is proposed that future land use studies determine the appropriate geographic area to be included in the planning study based on the study’s issues and objectives.

Further, not all areas of the city require the same attention to local area planning. Stable areas where little development is anticipated or areas with similar development patterns may need few, if any, additional area specific policies. However, where future growth is being directed (i.e. Intensification Areas) or where unique circumstances exist, a more detailed policy framework may be required.

In response to these situations, the Plan proposes to include area specific policies in the principal official plan document for character areas where few policies are required. For areas where a more extensive local planning framework is required, a local area plan provided under separate cover is proposed. While each local area plan will cover similar policy areas (e.g.,

land use, design), the contents and organization of each local area plan will vary in accordance with the matters it addresses. This approach allows the local area plan to respond to local planning issues.

Most of the district policies have been brought forward as character area policies in Part 3: Land Use Designations of the Plan. The “Planning Context” section of the district policies which is descriptive has not been included in the Plan. Also, the “Development Concept” of these character areas has been replaced by the common City Structure policies pertinent to them. For example, the City Structure policies that identify Neighbourhoods as stable areas of low density residential development form the development concept for character areas identified in Chapter 16: Neighbourhoods.

For four character areas – Downtown Core (formerly City Centre), Lakeview, Port Credit and Southdown – existing district policies have been prepared as local area plans under separate cover.

Downtown Core and Port Credit have unique and highly detailed local area policies that could not be incorporated easily. Downtown Core and Port Credit, along with Lakeview are currently under review and a new policy structure for these areas is anticipated in the near future. Because these are or include Intensification Areas and are locations where development pressures exist, they are appropriate areas for local area plans.

While it is not anticipated that local area plans will typically be prepared for lands not within an Intensification Areas, a local area plan has been prepared for Southdown because the planning framework has been recently prepared and the approved district policies are unique and could not easily be incorporated into the structure of the principal document.

Part 3: Land Use Designations is organized by the elements of the City Structure and groups character areas together by areas with similar development characteristics. As such, the four character areas that make up the Downtown are included in Chapter 12: Downtown; the two character areas that are major nodes are included in Chapter 13: Major Nodes; the ten character areas that are community nodes are included in Chapter 14: Community Nodes, and so forth.

### Changes to Designations

It was beyond the scope of the Mississauga Plan Review to consider the land use designation of individual sites, however, a number of changes were made to selected designations. Also, the uses permitted by each designation were reviewed.

#### Office:

In Mississauga Plan, the “Office” designation is only applied to sites in residential areas where small office developments exist and no other use has been identified as being appropriate. In the Plan, these sites will continue to be designated as “Office” and allow secondary office development. Secondary office is also permitted in Community Nodes and Employment Areas.

In recognition of the importance of office development to the city’s future employment growth, the Plan has created a major office category to apply to buildings over 10,000 m<sup>2</sup> (108,000 sq.ft.). As an intensive employment use, major office will be permitted in those areas where major employment development is directed, i.e. the Downtown, Major Nodes and Corporate Centres. Lands within these areas designated “Mixed Use” and/or “Business Employment” allow major office. No sites have specifically been designated specifically for major office, however, it may be appropriate to do so in the future to protect lands for this important employment use.

#### Density:

The density provisions expressed as uph or FSI in the existing Mississauga Plan have been replaced in the Plan with stronger design policies, height controls, residents plus jobs combined per hectare and population to employment ratios. In addition to removing the uph or FSI provisions, the “Medium Density I, II and III” categories have consolidated into one “Medium Density” designation and the “High Density I and II” categories have been consolidated into one “High Density” designation.

Because most lands designated Medium or High Density within Neighbourhoods are developed, have site specific policies that regulate the amount of development and are subject to caps on development in the zoning by-law, the distinctions between the designations is no longer

required. Within Intensification Areas, a number of sites are also regulated by existing site specific policies, as well as the policies mentioned above.

#### Retail Commercial:

The “Mainstreet Commercial” and “General Commercial” policies of Mississauga Plan are very similar with the only difference being that the “Mainstreet Commercial” designation prohibits automobile related uses and drive-through facilities. It also has some additional design policies promoting a pedestrian-friendly urban form. The name of these designations is misleading as they suggest permitted uses will be retail commercial whereas, a mix of uses, including employment, and in some locations residential uses, are also permitted. The Plan combines these uses into a new “Mixed Use” designation and contains design policies and the policies within each City Structure element to regulate where a pedestrian environment will be required. The name change also better conveys the variety of uses permitted by the designation.

#### Other Modifications:

The uses permitted by all designations were reviewed and a number of modifications were made. Often these modifications were to update the names of uses (e.g., “establishment for the sale of goods and services” has been replaced with “retail store” and “personal service establishment”). In some cases, the uses permitted by a designation were modified. Appendices 1 and 2 provide a detailed comparison of the uses permitted in Mississauga Plan with uses permitted in the Plan. Appendices 1 and 2 compare the existing and proposed permitted uses and land use designations.

#### Exempt Sites and Special Sites

Mississauga Plan has 294 special sites, many of which were created to permit or recognize uses that do not conform to the planning vision for the area. Special sites allow the zoning by-law, which must conform to the official plan, to apply a zoning category that permits the existing use. This approach was adopted when the new comprehensive zoning by-law was prepared as a means of not creating non-conforming uses and avoiding possible Ontario Municipal Board challenges. While site specific challenges were avoided, this approach was challenged on the basis that these special sites were not consistent with the vision as outlined in the official plan.

The Plan introduces a new provision to create “exempt sites”. The creation of exempt sites is to recognize sites that reflect unique circumstances that are not representative of the vision of the Plan. The policy deems the existing use on an exempt site to be in conformity with the Plan and thereby, allows the zoning by-law to permit the existing use. However, it does not create a site specific policy that is contrary to the vision of the Plan. While in some instances, the zoning by-law may permit these land uses to expand, generally only existing uses will be permitted and the use will be encouraged to relocate to appropriately designated lands. Exempt sites will be reviewed and possibly removed during the preparation of local area plans or other planning studies.

The locations of exempt sites are shown in Part 3: Land Use Designations but no special policies for these sites are included. Appendix A: Exempt Sites will include a site location map and identify the exempted use for information purposes. At present, 41 exempt sites have been identified, however, a number of special sites in Lakeview and Port Credit are candidates for this new provision and are expected to be identified as part of the review of those character areas.

In addition, to removing a number of special sites through the creation of exempt sites, 80 special sites that were no longer considered necessary have been removed. These include special sites that were created to guide development proposals, however, the sites are either now developed and/or the zoning by-law provides appropriate provisions to guide site development. In other cases, the proposed policies would render the special site policy unnecessary. Future local area studies will review remaining special site policies to determine if they are necessary.

#### Lands Formerly in Milton

The lands west of the Ninth Line, formerly in the Town of Milton, are identified as a “Special Policy Area” and will continue to be subject to the Town of Milton and Region of Halton Official Plans. This is an interim measure until studies are undertaken to incorporate them into the policy framework of the new Official Plan.

## **6. Further Work To Be Done**

There are a number of on-going studies that will be incorporated in the Plan as they are finalized. These include the Cycling Network Master Plan and Implementation Strategy; 2009 Future Directions Library, Recreation and Parks and Natural Areas Master Plan; Affordable Housing Strategy; Assessing Planning Tools Study; Hurontario Mainstreet Study; Downtown 21; community plans for Cooksville, Lakeview and Port Credit; tertiary plans for key waterfront sites; Road Classification Study; Economic Development Strategy; and the Environmental Sustainability Master Plan.

In addition, as new planning studies are undertaken, the recommendation will be incorporated into the Plan by amendment, as necessary. At present, these studies include a land use study for lands added to Mississauga's western boundary between Ninth Line and Highway 407, a review of natural heritage (environmental) policies and a community planning study for Malton. It is further proposed that the community planning work program focus on studying Intensification Areas in order to create the detailed policy framework appropriate to guide their future development.

## **7. Next Steps: Circulation and Public Consultation**

It is proposed that the Plan be circulated for comment and that a public consultation program be conducted. The *Planning Act* requires that a public meeting and open house be held prior to the adoption of a new official plan. In order to allow City Council to consider the Plan in June 2010, it is proposed that a series of open houses/workshops be held in April and the statutory public meeting be held on May 3, 2010.

In June 2010, staff propose to present a report on the comments received during the public consultation and recommendations for revisions to the Plan prior to adoption. If adopted, the Plan must then be approved by Regional Council. Following approval by Regional Council, a 21-day appeal period will commence.

**STRATEGIC PLAN:** The official plan is an important tool to implement the land use components of the Strategic Plan. The results of the “Our Future Mississauga – Be part of the conversation” informed the preparation of the Plan. The policy themes of the Plan advance the Strategic Plan five strategic pillars for change as outlined below.

Move - Developing a Transit Oriented City

A policy theme of the Plan is to create a multi-modal city with an emphasis on future transportation initiatives focusing on transit and active transportation modes. Supporting a shift towards more sustainable transportation options are land use and design policies that direct growth to Intensification Areas, that are serviced by transit, require a mix of uses and designed to promote a walking and cycling environment. A new appendix added to the Plan provides information on the features of successful transit oriented development.

Belong - Ensuring Youth, Older Adults and New Immigrants Thrive

The policies of the Plan promote a range of housing types that meet the needs of people of all ages and income levels. Protecting stable Neighbourhoods that are largely composed of lower density housing forms is balanced by encouraging higher density forms in nodes and corridors thus providing housing choices for people with various economic circumstances and through all stages of life. Nodes will provide a range of services and facilities to meet daily living needs as well as provide a place where people can gather, socialize and engage in community life. Community infrastructure investments will generally be directed to nodes to support their intended role.

Connect - Completing Our Neighbourhoods

Creating complete communities is central to the Plan. In addition to providing an array of services, mixed use nodes are envisioned to become community focal points – the “heart” of the community. The policies of the Plan encourage that each node be unique with a mix of uses that is responsive to the community it serves and be designed to recognize the history and cultural influences of the local area. Nodes will be designed to provide for mobility choices and provide connections to the surrounding community. Design excellence including a high quality public realm, will be encouraged within nodes.

### Prosper - Cultivating Creative and Innovative Businesses

Protecting existing employment areas and preserving opportunities for future employment growth will allow for Mississauga's continued economic prosperity. A variety of employment opportunities are provided for in the Plan. Land extensive and/or low employment density businesses will be accommodated in Employment Areas whereas, high density employment, primarily within office buildings, will be directed to Corporate Centres that will be well serviced by transit and other transportation options. In addition, the Downtown, Major Nodes and Community Nodes offer locations for those employment uses that can co-exist and prosper in a mixed use environment that includes residential development. The Plan also incorporates the results of the Culture Master Plan and recognizes the importance of culture in the creation of a vibrant city that attracts talent and innovative businesses.

### Green - Living Green

Environmental responsibility is a theme that runs throughout the Plan. The new urban system identifies the Green System as its foundation. The chapter titled "Value the Environment" contains policies to protect the city's air, land and water. Providing opportunities for intensification within the city's boundaries allows for regional growth to occur where services and infrastructure already exist or can be provided efficiently rather than to sprawl into natural areas or to lands suitable for agricultural purposes. Directing growth within the city to locations that can be served by transit and active transportation modes will reduce car dependency and contribute to a more sustainable environment. In addition, the Plan supports this pillar by including policies regarding utilization of best sustainable practices and green development standards, protection of natural areas, and protection and enhancement of the urban forest.

**FINANCIAL IMPACT:** The funds required for Mississauga Plan Review and the public consultation program have already been approved and no additional funds are required.

**CONCLUSION:**

The Mississauga Plan Review was approved in 2007 and was intended to result in a new official plan that would guide development in Mississauga to 2031 and beyond. The review included a series of background studies which have been incorporated into the Plan and addressed Provincial legislation such as the *Growth Plan*. Further, the review resulted in a new format that would be accessible to a large audience, while still recognizing the need to produce a plan that fulfills the regulatory requirements and is defensible at the Ontario Municipal Board. Most importantly, the Plan is based on a new planning framework that positions the city to meet the challenges of its next phase of growth and achieve the vision established in the Strategic Plan.

The Plan achieves the above requirements, however, it is a work in progress and as studies underway are completed and new planning studies are initiated to address a variety of planning and development matters, the Plan will need to be reviewed and amended.

The next step in the Mississauga Plan Review process is to circulate the Plan and undertake a public consultation program. It is proposed that these begin immediately in order to allow staff to report back on comments in June 2010. If the Plan is adopted by City Council in June 2010, it will then be sent to the Region for approval by Regional Council.

**ATTACHMENTS:**

UNDER SEPARATE COVER: Draft Mississauga Official Plan  
APPENDIX 1: Comparison of Permitted Uses in Mississauga Plan to  
the Draft Mississauga Official Plan  
APPENDIX 2: Comparison of Designations in Mississauga Plan to  
the Draft Mississauga Official Plan  
Under Separate Cover: Draft Mississauga Official  
Plan

*Original Signed By:*

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Angela Dietrich, Manager, City Wide Planning,  
Policy Planning*

## Comparison of Permitted Uses in Mississauga Plan to the Draft Mississauga Official Plan<sup>1</sup>

Permitted Uses	Mississauga Plan	Draft Mississauga	Comments
	Land Use Designation	Official Plan Land Use Designation	
Accessory offices for physicians and dentists	Residential Low Density I, Residential Low Density II	Residential Low Density I, Residential Low Density II, Residential Medium Density, Residential High Density	Only in detached and semi-detached
Adult entertainment establishments	Business Employment (only in Employment Districts, not nodes), Industrial	Business Employment (only in specific employment areas), Industrial	Employment Area policies in the draft OP permit these uses only in certain employment areas
Agriculture	Private Open Space	N/A	Renamed "Agriculture Demonstration Site"
Agriculture demonstration site	N/A	Public Open Space	New use
Animal boarding establishments	Business Employment (only in Employment Districts, not nodes), Industrial	Business Employment (only in specific employment areas), Industrial	Employment Area policies in the draft OP permit these uses only in certain employment areas
Apartment dwellings	Residential Medium Density II, Residential High Density I, Residential High Density II	Convenience Commercial, Mixed Use, Residential Medium Density in certain Neighbourhoods, Residential High Density	Added to Convenience Commercial and Mixed Use in draft OP
Assembling	Business Employment, Industrial	N/A	'Assembling' included in 'manufacturing' in draft official plan
Banquet halls	Business Employment, Industrial	Business Employment, Industrial	No change
Body rub establishments	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment (only in specific employment areas), Industrial	No change; Employment Area policies in the draft OP permit these uses only in certain employment areas
Broadcasting, communication, and utility rights-of-way	Business Employment, Industrial	Business Employment, Industrial	No change
Cardlock fuel dispensing facilities	Business Employment, Industrial	Business Employment, Industrial	No change
Cemetery/private cemetery/public cemetery	Public Open Space, Private Open Space	Public Open Space, Private Open Space	No change

<sup>1</sup> The above table is intended to be a guide to the uses permitted in the existing and draft Official Plans. Permitted uses will vary by the individual Planning District or Character Area. Accurate reference should be made to the actual official plan documents.

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Cogeneration facility	Industrial	All designations (accessory to minor power generating facility)	Use allowed as part of minor power generating facility
Commercial parking facility	General Commercial, Mainstreet Commercial	Business Employment, Mixed Use, Convenience Commercial	New term in the draft OP
Commercial schools	Business Employment, Industrial	Business Employment, Industrial	No change
Commercial uses of a convenient nature (accessory to Motor Vehicle Commercial Uses)	Motor Vehicle Commercial	Motor Vehicle Commercial	No change
Community facilities	Mixed Use (City Centre)	All designations, except Greenbelt	Uses combined in draft Official Plan under Community Infrastructure
Community gardening	N/A	All designations	New term
Community Infrastructure	N/A	All designations, except Greenbelt	Includes Community Facilities and Community Uses.
Community Uses	All designations, except Greenbelt	N/A	Use combined in draft Official Plan under Community Infrastructure
Conference Centre	Business Employment, Industrial	Business Employment, Industrial, Mixed Use	Previously combined with hotels, motels and conference centres. New use in Mixed Use designation.
Conservation	Greenbelt, Private Open Space	Greenbelt, Public Open Space, Private Open Space	Use added to Public Open Space for clarity
Convenience Commercial (as an accessory use in apartments)	Residential High Density I, Residential High Density II	Residential High Density	No change
Detached dwelling	Residential Low Density I, Residential Low Density II	Residential Low Density I, Residential Low Density II	No change
Distributing and wholesaling	Business Employment, Industrial	Business Employment, Industrial	No change (use included in manufacturing in draft OP)
Duplex dwelling	Residential Low Density I, Residential Low Density II	Residential Low Density I, Residential Low Density II	No change
Electric power supply and transmission facility	N/A	All designations, except Greenbelt	New term
Electric transformer and distributing stations	Utility	N/A	Obsolete term – replaced with electric power supply and transmission facility
Electric transmission lines and cabled services	Utility	N/A	Obsolete term - replaced with electric power supply and transmission facility

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Entertainment facilities	Business Employment, Convenience Commercial, General Commercial, Industrial, Mainstreet Commercial	N/A	Obsolete term
Entertainment, recreation, and sports facilities	Business Employment, Convenience Commercial, General Commercial, Industrial, Mainstreet Commercial	Business Employment, Convenience Commercial, Industrial, Mixed Use	No change
Establishment for the sale of goods and services	Mainstreet Commercial, General Commercial, Convenience Commercial, Motor Vehicle Commercial	N/A	Obsolete term - replaced with Retail Store, Personal Service Establishment
Existing legal non-conforming uses, buildings and structures	Greenbelt	N/A	Covered in policy 1.4f (new)
Existing resource extraction	Industrial	N/A	Existing site recognized in local area plan, no new facilities permitted
Fabricating	Business Employment, Industrial	N/A	Included in 'manufacturing' in draft official plan
Facilities that by their nature must locate near water or traverse watercourses (i.e. bridges, storm sewer outlets and stormwater management facilities)	Greenbelt	Greenbelt	No change
Financial institutions	Business Employment, Industrial, all Commercial designations	Business Employment, Convenience Commercial, Industrial, Mixed Use	No change
Flood and/or erosion works	Greenbelt	Greenbelt	No change
Funeral establishments	Business Employment, Industrial, General Commercial	Business Employment, Industrial, Mixed Use	No change
Gas bars	Motor Vehicle Commercial, General Commercial (in Employment Area but not in nodes) Convenience Commercial (if adjacent to arterial road)	Convenience Commercial, Motor Vehicle Commercial	No change
Gas and oil transmission pipeline	N/A	Utility	Added for clarification of wording
Golf courses	Public Open Space, Private Open Space	Public Open Space, Private Open Space	No change

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Home occupations	Residential Low Density I, Residential Low Density II	Residential Low Density I, Residential Low Density II	Only permitted in detached dwellings
Horizontal multiple dwellings	Residential Medium Density I, Residential Medium Density II, Residential Medium Density III	Residential Medium Density in certain Neighbourhoods	No change
Hospitals	Institutional	Institutional	No change
Hotel, motel and conference facilities	Business Employment, General Commercial, Mainstreet Commercial, Industrial	N/A	Hotel and motels renamed 'overnight accommodation'; also see conference centre for changes
Low-rise apartment dwellings	Residential Medium Density I, Residential Medium Density II, Residential Medium Density III, Residential High Density I, Residential High Density II	Residential High Density Residential Medium Density in certain Neighbourhoods	No change
Major cultural or government facilities	Institutional	All designations except Greenbelt	Allowed as Community Infrastructure in draft OP
Major Office	N/A	Office	Use added under expanded Office designation
Major power generating facility	N/A	Industrial	New term added; replaces power generating facilities in existing OP
Minor power generating facility	N/A	All designations except Greenbelt	New term added; permitted in all land use designations, except Greenbelt
Manufacturing	Business Employment, Industrial	Business Employment, Industrial	No change
Motor vehicle body repair facilities	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment (only in to specific employment areas), Industrial	Employment Area policies in the draft OP permit these uses only in certain employment areas
Motor vehicle commercial uses	Business Employment (only in Employment districts, not nodes), General Commercial (only in employment districts, not nodes), Industrial, Motor Vehicle Commercial	Industrial, Mixed Use, Motor Vehicle Commercial (only in certain Employment Areas)	No change
Motor vehicle rental	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment, Industrial, Mixed Use	Allowed in Mixed Use in the Draft OP
Motor vehicle repairs	Motor Vehicle Commercial, Business Employment (only in Employment Districts, not Nodes)	Motor Vehicle Commercial, Mixed Use, only in certain Employment Areas	No change

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Motor vehicle sales	General Commercial	Mixed Use, only in certain Employment Areas	Employment Area policies in the draft OP permit these uses in Mixed Use designation only in certain employment areas
Motor vehicle service stations	Motor Vehicle Commercial, Business Employment (only in Employment Districts, not Nodes)	Motor Vehicle Commercial	No change
Motor vehicle washes	Motor Vehicle Commercial, Business Employment (only in Employment Districts, not Nodes)	Motor Vehicle Commercial	No change
Nursery gardening	Private Open Space	Public Open Space; Private Open Space	Permitted in the draft OP in Public Open Space as well
Offices	Business Employment, General Commercial, Mainstreet Commercial, Convenience Commercial Industrial, Office	Office, Mixed Use (secondary office), Convenience Commercial (secondary office), Business Employment (secondary office), Industrial (secondary office)	Permitted in the Draft OP as major or secondary office, also in Mixed Use, Convenience Commercial, Business Employment and Industrial
On-street townhouses	Residential Low Density I, Residential Low Density II, Residential Medium Density I, Residential Medium Density II	Residential Low Density II, Medium Density	No change (in existing OP general Residential Policies allow in Residential Low Density I and II, but modified in district policies)
Other uses that complement the principal conservation function	Greenbelt	Greenbelt	No change
Outdoor storage and display area related to a permitted manufacturing use	Business Employment	Business Employment (as accessory use), Industrial	Related to a permitted manufacturing use, added for clarity
Overnight accommodation	Business Employment, General Commercial, Industrial, Mainstreet Commercial	Business Employment, Industrial, Mixed Use	No change
Parking	Utility	Utility	No change
Parks/Public Parkland/ Public Open Space	Residential Low Density I, Residential Low Density II, Residential Medium Density I, Residential Medium Density II, Residential Medium Density II, Residential Medium Density III, Residential High Density I, Residential High Density II	N/A	Renamed Parkland
Parkland	N/A	All designations	New term added in the draft OP and permitted in all designations

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Passive recreation activities	Greenbelt	Greenbelt	No change
Personal service establishment	N/A	Convenience Commercial, Mixed Use, Motor Vehicle Commercial (permitted as accessory)	In existing OP permitted as 'Establishment of Goods and Services'
Piped services and related facilities used for water, waste-water and stormwater	All designations	All designations	No change
Post-secondary educational facilities	Institutional	Institutional; Mixed Use; Office in Downtown, Major Nodes, Community Nodes and Corporate Centres	Permitted in draft OP in additional land use designations
Power generating facilities	Industrial	N/A	Replaced with major and minor power generating facilities
Private Parkland	Private Open Space	All designations	Renamed Parkland and permitted in draft OP in all designations
Processing	Business Employment, Industrial	N/A	Now grouped in 'manufacturing' in draft OP
Pumping stations	Utility	All designations	Now included in piped services and related uses, and gas and oil pipelines
Recreation facilities	Business Employment, Industrial, Private Open Space, Mainstreet Commercial, General Commercial, Convenience Commercial, Motor Vehicle Commercial	N/A	Renamed to Entertainment, Recreation and Sports Facilities
Research and development	Business Employment	Business Employment, Industrial	Added to Industrial
Residential in Commercial designations	Convenience Commercial, General Commercial, Mainstreet Commercial	Convenience Commercial, Mixed Use	Not permitted in Employment areas in existing and draft Plans
Residential dwellings associated with institutional uses	Institutional	Institutional	No change
Restaurants	Business Employment, Convenience Commercial, General Commercial, Industrial, Mainstreet Commercial, Motor Vehicle Commercial	Business Employment, Convenience Commercial, Industrial, Mixed Use, Motor Vehicle Commercial	No change

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Retail store	N/A	Mixed Use, Convenience Commercial, Motor Vehicle Commercial (permitted as accessory)	Previously under 'establishment for the sale of goods and services'
Sales and service	Business Employment	N/A	Permitted as accessory use in draft Plan
Secondary office	N/A	Business Employment, Convenience Commercial, Industrial, Mixed Use, Office	New term added under expanded Office designation
Self-storage facilities	Business Employment, Industrial	Business Employment, Industrial	No change
Semi-detached dwelling	Residential Low Density I, Residential Low Density II	Residential Low Density I, Residential Low Density II	No change
Special needs housing	Residential Low Density I, Residential Low Density II, Residential Medium Density I, Residential Medium Density II, Residential Medium Density III, Residential High Density I, Residential High Density II	Residential Low Density I, Residential Low Density II, Residential Medium Density; Residential High Density	No change; includes housing for the elderly and shelters
Sports facilities	Business Employment	N/A	Renamed to entertainment, recreation and sports facilities
Storm water retention and storm water quality pond	Greenbelt, Public Open Space	Greenbelt, Public Open Space	No change
Telecommunication facilities	All designations	All designations	No change
Townhouses	Residential Medium Density I, Residential Medium Density II, Residential Medium Density III	Residential Medium Density	No change
Transportation facilities	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment (only in certain employment areas) Industrial	No change
Triplexes	Residential Low Density I, Residential Low Density II	Residential Low Density II	Changed for clarification
Trucking terminals	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment (only in certain employment areas), Industrial	Allowed in employment areas

<b>Permitted Uses</b>	<b>Mississauga Plan Land Use Designation</b>	<b>Draft Mississauga Official Plan Land Use Designation</b>	<b>Comments</b>
Urban agriculture	Private Open Space	Private Open Space, Public Open Space	Allowed in public open space in draft OP
Urban gardening	N/A	Residential Low Density I Residential Low Density II Residential Medium Density Residential High Density	New use in draft OP
Utility installations	Industrial	All designations	Use permitted in all designations
Warehousing	Business Employment, Industrial	Business Employment, Industrial	No change
Waste processing, transfer stations, and composting	Business Employment (only in Employment districts, not nodes), Industrial	Business Employment (only in certain employment areas), Industrial	No change; only in certain employment areas in the draft OP
Water and sewage treatment plants	Utility	All designations	Use permitted in all designations

## Comparison of Designations in Mississauga Plan to the Draft Mississauga Official Plan<sup>1</sup>

Existing Official Plan	Draft Official Plan
<b>Residential - General Uses</b>	<b>Residential - General Uses</b>
Residential dwellings	✓
Special needs housing	✓
Accessory offices for physicians, dentists drugless practioners	✓
Home occupations	✓
Other uses associated with residential development, such as parks, community uses	✓
X	Urban gardening
<b>Residential Low Density I</b>	<b>Residential Low Density I</b>
Detached	✓
Semi-detached	✓
Duplex	✓
Other low rise, e.g., triplex, on-street townhouse	X
<b>Residential Low Density II</b>	<b>Residential Low Density II</b>
Detached	✓
Semi-detached	✓
Duplex	✓
Other low rise, e.g., triplex, on-street townhouse	✓
<b>Residential Medium Density I, II and III</b>	<b>Residential Medium Density</b>
Townhouse	✓
Horizontal multiple	✓
Low rise apartment	X (included in Residential High Density)
<b>Residential High Density I and II</b>	<b>Residential High Density</b>
Apartments	✓
Accessory convenience commercial	✓

<sup>1</sup> The above table is intended to be a guide to the uses permitted in the existing and draft Official Plans. Permitted uses will vary by the individual Planning District or Character Area. Accurate reference should be made to the actual official plan documents.

Existing Official Plan	Draft Official Plan
<b>Business Employment</b>	<b>Business Employment</b>
Industrial uses, including, manufacturing, assembling, processing, fabricating, research and development, accessory sales and service, warehousing, distributing and wholesaling	✓
Accessory uses	✓
All types of restaurants, including banquet halls	✓
Broadcasting, communication, and utility rights-of-way	✓
Cardlock fuel dispensing facilities	✓
Commercial schools	✓
Entertainment, recreation and sports facilities	✓
Financial institutions	✓
Funeral establishments	✓
Offices	✓ (secondary)
Outdoor storage and display areas related to permitted industrial uses	✓ (accessory)
Overnight accommodations and conference centres	✓
Self-storage facilities	✓
Adult entertainment establishments, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Animal boarding establishments which may include outdoor facilities, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Body rub establishments, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Motor vehicle body repair facilities, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Motor vehicle commercial uses, only in Employment Districts, but not in Nodes	X
Motor vehicle rental facilities, only in Employment Districts, but not in Nodes	✓
Transportation facilities, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Trucking terminals, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
Waste processing or transfer stations and composting facilities, only in Employment Districts, but not in Nodes	✓ Only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas
<b>Industrial</b>	<b>Industrial</b>
Industrial uses including manufacturing, assembling, processing, fabricating, warehousing, distributing, and wholesaling that require extensive outdoor processing or storage, and may be obnoxious due to outdoor activities, noise, odour, and visual aesthetics	✓

Existing Official Plan	Draft Official Plan
Accessory uses	✓
Adult entertainment establishments	✓
Animal boarding establishments which may include outdoor facilities	✓
Body rub establishments	✓
Broadcasting, communication, and utility rights-of-way	✓
Cardlock fuel dispensing facilities	✓
Commercial schools	✓
Entertainment, recreation and sports facilities	✓
Financial institutions	✓
Funeral establishments	✓
Motor vehicle body repair facilities	✓
Motor Vehicle Commercial uses	✓
Motor vehicle rental facilities	✓
Offices	✓
Overnight accommodations and conference centres	✓
Power generating facilities	✓ Major power generating facilities
Existing resource extraction	X One existing resource extraction permitted by Special Site Policy
All types of restaurants, including banquet halls	✓
Self-storage facilities	✓
Transportation facilities	✓
Trucking terminals	✓
Utility installations	✓
Waste processing or transfer stations and composting facilities	✓
Outdoor storage and display	✓
<b>General Commercial</b>	<b>Mixed Use</b>
Retail sale of goods	✓ Retail store
Retail sale of services	✓ Personal service establishment
Recreation	✓
Entertainment	✓
Overnight accommodation	✓
Residential	✓ (except detached and semi-detached dwellings)
Offices	✓ Secondary offices
✓ (considered a service)	Commercial parking facility

Existing Official Plan	Draft Official Plan
X	Conference centre
X	Sports facilities
✓ (considered a service)	Funeral establishment
✓	Motor vehicle rental
X	Post-secondary educational facility
<b>Mainstreet Commercial</b>	<b>Mixed Use</b>
✓	Commercial parking facility
✓	Conference centre
✓	Entertainment, recreation and sports facilities
✓	Financial institution
✓	Funeral establishment
X	Motor vehicle rental
✓	Overnight accommodation
X	Parkland
✓	Personal service establishment
X	Post-secondary educational facility
✓	Residential
✓	Restaurant
✓	Retail store
Motor vehicle commercial - prohibited	Prohibited, except in certain Employment Character Areas
Motor vehicle sales - prohibited	Prohibited, except in certain Employment Character Areas
Motor vehicle body repair - prohibited	Prohibited
Motor vehicle wrecking - prohibited	Prohibited
Drive through facilities - prohibited	Prohibited, except in Neighbourhoods and Employment Areas
Self-storage facilities - prohibited	Prohibited
Detached and semi-detached dwellings – prohibited	Prohibited

Existing Official Plan	Draft Official Plan
<b>Convenience Commercial</b>	<b>Convenience Commercial</b>
Retail commercial maximum 2,000 sq. m.	<p>The following uses to a maximum 2,000 sq. m.:</p> <ul style="list-style-type: none"> <li>▪ Commercial parking facility;</li> <li>▪ Entertainment, recreation and sports facilities;</li> <li>▪ Financial institution;</li> <li>▪ Gas bar;</li> <li>▪ Personal service establishment;</li> <li>▪ Residential;</li> <li>▪ Restaurant;</li> <li>▪ Retail store;</li> <li>▪ Secondary office</li> </ul>
Motor vehicle sales - prohibited	Prohibited
Motor vehicle rental - prohibited	Prohibited
Motor vehicle body repair and wrecking - prohibited	Prohibited
Self-storage - prohibited	Prohibited
Overnight accommodation - prohibited	Prohibited
Motor Vehicle Commercial prohibited, except Gas Bars adjacent to arterial roads	Motor Vehicle Commercial - prohibited, except gas bars adjacent to arterial roads
<b>Office</b>	<b>Offices</b>
Offices	✓ major and secondary
Accessory uses	✓
<b>Institutional</b>	<b>Institutional</b>
Hospitals	✓
Post-secondary educational facilities	✓
Major Cultural or Government	Considered Community Infrastructure
Accessory uses	✓
Residential dwellings associated with Institutional use	✓
Cogeneration facility as accessory use	✓
<b>Public Open Space</b>	<b>Public Open Space</b>
Public parkland	✓
Public cemetery	✓
X	Agriculture demonstration site
X	Community gardening
X	Conservation
X	Golf course

Existing Official Plan	Draft Official Plan
X	Nursery gardening
X	Stormwater retention and quality ponds
✓	Accessory uses
<b>Private Open Space</b>	<b>Private Open Space</b>
Private cemeteries	✓
Conservation	✓
Nursery gardening	X
Golf courses	✓
Agriculture	X
Recreation	
✓	Private parkland
X	Community gardening
X	Accessory uses
<b>Greenbelt</b>	<b>Greenbelt</b>
Flood and/or erosion works	✓
Conservation	✓
Other uses which complement the principal conservation functions	✓ (considered an accessory use)
Facilities which by their nature must locate near water or traverse watercourses	✓
Passive recreation activities	✓
Existing legal non-conforming facilities, buildings, and structures	✓
Piped services and related facilities used for water, waste-water and stormwater	✓
Accessory facilities to an adjacent land use	X
X	Accessory uses
Utilities	Utilities
Pumping stations	✓ (permitted in any designation)
Water and sewage treatment plants	✓ (permitted in any designation)
Electric transformer and distributing stations	✓ (permitted in any designation)
Electric transmission lines and cabled services	✓ (permitted in any designation)
Public Open Space	✓
Greenbelt	✓ (permitted in any designation)
Parking	✓
Outdoor storage areas in electric power rights-of-way in Employment Districts	X

Existing Official Plan	Draft Official Plan
✓ (permitted in any designation)	Gas and oil pipelines
X	Accessory use
X	Minor power generating facility
<b>Uses Permitted in all Designations, except Greenbelt</b>	<b>Uses Permitted in all Designations, except Greenbelt</b>
Private clubs	✓
Public and private schools	✓
Emergency services	✓
Libraries	✓
Cultural activities	✓
Recreational facilities	✓
Day care centres	✓
Place of religious assembly	✓
Natural gas and oil pipelines	✓
Electric power, telephone and other cabled services	✓
Piped services and facilities for water, wastewater and stormwater	✓
X	Minor power generating facility
X	Parkland
X	Community gardening