

EXISTING CITY PLAN POLICIES	PROPOSED CITY PLAN AND DRAFT MISSISSAUGA PLAN POLICIES
<p>a. New residential development and other sensitive land uses will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule 2, Urban Form Long Term Concept, and the affected District Land Use Maps. (<i>OMB Order No. 1650</i>)</p>	<p>a. New residential development and redevelopment, and infilling which increases the number of dwelling units will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule 2, Urban Form Long Term Concept, and the following affected District Land Use Maps: Airport Corporate, East Credit, Gateway, Malton, Meadowvale Village and Northeast.</p>
<p>b. Notwithstanding a. above, within the area inside the LBPIA Operating Area identified on Schedule 2, Urban Form Long Term Concept, as "Exempt Area", applications for new residential development and other sensitive land uses (being official plan amendments, zoning by-law amendments, plans of subdivision, minor variance or consent applications) may be processed for approval provided that appropriate conditions relating to airport noise are included in the approval, and further provided that: (<i>OMB Order No. 1650</i>)</p> <ul style="list-style-type: none"> • the application was filed prior to 1997 February 01; or • the lands were designated Residential prior to 1997 February 01. 	<p>b. Notwithstanding (a), within the area inside the LBPIA Operating Area identified on Schedule 2, Urban Form Long Term Concept, as "Exempt Area", development applications for residential development (being official plan amendments, zoning by-law amendments, plans of subdivision, minor variance or consent applications, site plans) may be processed for approval provided that appropriate conditions relating to airport noise are included in the approval, and further provided that:</p> <ul style="list-style-type: none"> • the application was filed prior to 1997 February 01; or • the lands were designated Residential prior to 1997 February 01.

c. Redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses may be considered within the LBPIA Operating Area, if it has been demonstrated that there will be no negative impacts on the long-term function of the Airport. (*OMB Order No. 1650*)

c. Notwithstanding **(a)**, redevelopment or infilling which increase the number of dwelling units within Malton, Meadowvale Village and East Credit may be permitted inside the LBPIA Operating Area provided it is below the 35 NEF/NEP composite contour and has a built-form and density similar to that of surrounding residential development.

d. New development and redevelopment or infilling for hospitals, nursing homes, daycare facilities and public and private schools within the LBPIA Operating Area will not be permitted.

e. Notwithstanding **(d)**, redevelopment or infilling for hospitals, nursing homes, daycare facilities and public and private schools within Malton, Meadowvale Village and East Credit may be permitted inside the LBPIA Operating Area on an individual basis below the 35 NEF/NEP contour.

- f.** For residential land uses, passive use parks, schools, libraries, churches, theatres, auditoria, hospitals, nursing homes, affected by an NEP/NEF of 25 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, a noise study will be undertaken by a qualified acoustical consultant in accordance with Provincial Government policy to the satisfaction of the City prior to development approval to determine appropriate acoustic design criteria. (*OMB Order No. 1650*), (*CPA-78*)
- g.** For hotels, motels, retail or service commercial uses, office uses, athletic fields, playgrounds, or outdoor swimming pools affected by an NEP/NEF of 30 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, a noise study will also be required prior to development approval to determine appropriate acoustic design criteria. (*OMB Order No. 1650*), (*CPA-78*)
- h.** For industrial, warehousing, or arena uses affected by an NEP/NEF of 35 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, a noise study will also be required prior to development approval to recommend that office and ancillary areas meet Provincial Government objectives and to determine appropriate acoustic design criteria. (*OMB Order No. 1650*), (*CPA-78*)

- f.** For residential land uses, passive use parks, schools, daycare facilities, libraries, places of religious assembly, theatres, auditoria, hospitals, nursing homes, affected by an NEP/NEF of 25 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, and if otherwise permitted by this Plan, a noise study will be undertaken by a qualified acoustical consultant in accordance with Provincial Government policy to the satisfaction of the City prior to development approval to determine appropriate acoustic design criteria.
- g.** For hotels, motels, retail or service commercial uses, office uses, athletic fields, playgrounds, or outdoor swimming pools affected by an NEP/NEF of 30 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, and if otherwise permitted by this Plan, a noise study will be undertaken by a qualified acoustical consultant in accordance with Provincial Government policy to the satisfaction of the City prior to development approval to determine appropriate acoustic design criteria.
- h.** For industrial, warehousing, or arena uses affected by an NEP/NEF of 35 or greater, as shown on Appendix F: 1996 NEP/2000 NEF Composite Noise Contours, and if otherwise permitted by this Plan, a noise study will be undertaken by a qualified acoustical consultant in accordance with Provincial Government policy to the satisfaction of the City prior to development approval to determine appropriate acoustic design criteria.

<p>DEVELOPMENT/REDEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the <i>Planning Act</i>; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the <i>Drainage Act</i>.</p>	<p>For the purposes of this Section, redevelopment means an application for approval under the <i>Planning Act</i> for:</p> <ol style="list-style-type: none"> 1) the creation of one or more new lots; 2) the creation of one or more new dwelling units; 3) a change in land use; or 4) the construction of buildings or structures <p>and where the subject lands have or previously had one or more buildings erected thereon.</p>
<p>INFILLING means development on vacant lots or underdeveloped lots in a developed area to create additional new dwelling units.</p>	<p>For the purposes of this Section, infilling means an application for approval under the <i>Planning Act</i> for:</p> <ol style="list-style-type: none"> 1) the creation of one or more new lots; 2) the creation of one or more new dwelling units; 3) a change in land use; or 4) the construction of buildings or structures <p>and where the subject lands comprise less than 2 ha and the lands have no buildings erected thereon and are located in an area having existing uses of the same or similar character as the use proposed.</p>
<p>SENSITIVE LAND USES means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, and educational and health facilities.</p>	<p>SENSITIVE LAND USES No Change.</p>