

EXHIBIT 1

3.5 COMMERCIAL

3.5.1 Permitted Uses

3.5.1.1 Commercial uses are generally defined as establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. Residential uses will not be permitted in Employment Districts or in combination with Motor Vehicle Commercial Uses.

3.5.1.2 Mainstreet Commercial

Mainstreet Commercial refers to pedestrian-oriented street-related commercial areas.

- a.** Compatible development is encouraged which recognizes the scale and enhances the form and character of Mainstreet Commercial areas.
- b.** Infilling is the preferred form of pedestrian-oriented street-related commercial development, including the combination of commercial and residential uses.
- c.** Motor vehicle commercial uses, motor vehicle sales and rentals, motor vehicle repair uses, motor vehicle wrecking, truck washes and retail and service commercial uses with drive-through facilities, will not be permitted. These uses which exist in areas designated Mainstreet Commercial at the time this Plan is approved will be permitted.

3.5.1.3 General Commercial

- a.** General Commercial refers to development in designated commercial areas. Development of General Commercial will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas. Residential uses will only be permitted in combination with commercial uses. Motor vehicle commercial uses will be permitted. Motor vehicle body repair, motor vehicle wrecking and truck washes will not be permitted.
- b.** Lands designated General Commercial within Employment Districts may be developed for Business Employment uses.

3.5.1.4 Convenience Commercial

Convenience Commercial refers to development in designated commercial areas, not exceeding 2 000 m² GFA. Motor vehicle commercial uses, motor vehicle body repair uses, motor vehicle wrecking, truck washes and motor vehicle sales and rentals will not be permitted, except for gas bars, provided they are adjacent to an arterial road.

3.5.1.5 Motor Vehicle Commercial

3.5.1.5.1 Motor vehicle commercial uses which are intended to conveniently serve the requirements of the community for motor vehicle fuel, oil, and routine maintenance, are permitted in areas designated Motor Vehicle Commercial. Motor vehicle sales and rentals, motor vehicle body repair, motor vehicle wrecking and truck washes will not be permitted.

3.5.1.5.2 Commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, will be permitted in conjunction with fuel dispensing and motor vehicle commercial uses, subject to, among other matters, compatibility with surrounding land uses, especially residential, a satisfactory on-site internal traffic circulation study and ingress/egress arrangements, and a suitable design, including adequate screening, buffering, personal safety, sufficient parking, acceptable access arrangements, and signage.

3.5.2 Policies

3.5.2.1 Amendments to the Mississauga Plan or rezoning applications for new commercial development or major extensions to existing commercial development will be required to submit a concept plan for suitable access points, parking areas, landscaping, setbacks, and other buffering measures on the subject lands and on adjacent properties.

3.5.2.2 Commercial development will be of a high quality urban design.

3.5.2.3 Where commercial and residential developments are combined, these uses will be compatibly designed.

3.5.2.4 Commercial development will be directed to designated commercial areas.

3.5.2.5 The dispersion of retail uses beyond designated commercial areas will be discouraged.

3.5.2.6 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.

- 3.5.2.7** Generally more than one gas bar and/or motor vehicle commercial use at any intersection will be discouraged. However, a maximum of two gas bars and/or motor vehicle commercial use may be permitted at any intersection. Gas bars and/or motor vehicle commercial use along the same street are encouraged to locate on alternate sides of the street. When two gas bars and/or motor vehicle commercial use locate at the same intersection they are encouraged to locate at diagonally opposite corners, where feasible.
- 3.5.2.8.** Gas bars and/or motor vehicle commercial uses will be discouraged as single uses at important intersections and should be integrated with other commercial development.