



FAX: 905-615-4181
www.mississauga.ca

October 9, 2014

Mr. John Hardcastle
Manager
Development Services
Public Works
Region of Peel
10 Peel Centre Drive, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 23
All lands within the City of Mississauga
File: OPA 23 – All Wards

This is further to the Notice of Decision given on September 18, 2014 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 23, was enacted by By-law 0223-2014.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on October 9, 2014.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 ext-5421

:mj

cc:

Sharleen Bayovo, Planning and Building (Working copy of Amendment)
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)

Enclosure

DECLARATION

Subsection 17 of the Planning Act

Applicant: City of Mississauga

Municipality City of Mississauga
Our File: OPA 23

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 10, 2014 when By-law Number 0223-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 18, 2014.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.


And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 9th day of October, 2014.


Commissioner of Oaths


Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2016.



File Number: OPA 23
 Municipality: City of Mississauga
 Subject Lands: The Amendment affects all lands within the City of Mississauga.
 Date of Decision: September 10, 2014
 Date of Notice: September 18, 2014
 Last Date of Appeal: October 8, 2014

NOTICE OF DECISION
With respect to an Official Plan Amendment
Subsection 17(23) of the Planning Act
BILL 51

A decision was made on the date noted above to approve all of Amendment Number 23 to the Mississauga Official Plan Amendment for the City of Mississauga as adopted by By-law 0223-2014.

Purpose and Effect of the Official Plan Amendment:

The purpose of this Amendment is to update Mississauga Official Plan (MOP) by addressing ongoing policy issues and housekeeping matters.

Location of Lands: The Amendment affects all lands within the City of Mississauga.

<p><u>When and How to File An Appeal</u> <i>Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.</i></p> <p>The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,</p> <ol style="list-style-type: none"> (1) set out the specific part of the proposed official plan amendment to which the appeal applies. (2) set out the reasons for the request for the appeal, and (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga. <p>If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.ca</p> <p><u>Who Can File an Appeal</u> Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.</p> <p>No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.</p>	<p><u>When the Decision is Final</u> The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.</p> <p><u>Getting Additional Information</u> Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from Sharleen Bayovo of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-3018.</p> <p><u>Mailing Address for Filing a Notice of Appeal</u> City of Mississauga Office of the City Clerk 300 City Centre Drive MISSISSAUGA ON L5B 3C1</p>
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Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: 905-615-4181
www.mississauga.ca

September 18, 2014

Mr. John Hardcastle
Manager
Development Services
Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 23
The Amendment affects all lands within the City of Mississauga.
File: OPA 23 – All Wards

Please find enclosed the Notice of Decision for Official Plan Amendment 23, and duplicate original copy of the amendment. This amendment was adopted by Council on September 10, 2014, by By-law 0223-2014. The Mississauga Official Plan Amendment has been prepared in accordance with PDC Recommendation PDC 0034-2014, adopted by City Council on May 14, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, and minutes of the Planning & Development Committee meeting of May 5, 2014.

Yours truly,

A handwritten signature in black ink, appearing to read "Diana Rusnov".

Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 X 5421

: mj

cc:

Sharleen Bayovo, Planning and Building (Working copy of Amendment)
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)
Applicant – City of Mississauga (Certified working copy of Amendment)

Amendment No. 23

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER 0223-2014

A by-law to Adopt Mississauga Official Plan Amendment No. 23

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 23, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;


NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. The attached explanatory text, figures, maps and Schedules designated as Map "A" to Map "FF", constitute Amendment No. 23 to Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10 day of September, 2014.


MAYOR

APPROVED
AS TO FORM
City Solicitor
MISSISSAUGA
per: Kelly Gervais
Date: Sep 3/14


CLERK

Amendment No. 23

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and maps designated Map "A" to Map "FF" attached hereto constitute Amendment No. 23.

Also attached hereto but not constituting part of the Amendment, are Appendices I, II, III, IV, and V.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated October 22, 2013, pertaining to this Amendment.

Appendix III is a copy of the letter from Jim Levac, Weston Consulting Group Inc., dated November 11, 2013, pertaining to this Amendment.

Appendix IV is a copy of the letter from Philip Stewart, Pound & Stewart Associated Limited, dated January 10, 2014, pertaining to this Amendment.

Appendix V is a copy of the Planning and Building department report dated April 15, 2014, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to update Mississauga Official Plan (MOP) by addressing ongoing policy issues and housekeeping matters.

LOCATION

Various lands in the City of Mississauga are affected by the Amendment.

BASIS

MOP came into effect on November 14, 2012, when the Ontario Municipal Board approved MOP with some modifications, with the exception of those few remaining policies still under appeal. Now that MOP is largely in effect, it is appropriate to bring forward these amendments to MOP.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 1.1.3, Mississauga Official Plan: Organization and Structure, Part 4 – Implementation and Glossary, Local Area Plans, of Mississauga Official Plan, is hereby amended by adding the following sentence:

Local area plans may be made up of all or part of one or more Character Areas.

2. Section 1.1.4, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by adding the following sentence after the first paragraph:

The uses listed in Part 3 of this Plan will be permitted provided that all other policies of this Plan are met.

3. Section 1.1.4.a, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by deleting and replacing the last sentence with the following:

Figures and associated captions and appendices may be modified without an amendment to this Plan.

4. Section 1.1.4.b, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby deleted and replaced with the following:

1.1.4.b. The location of boundaries and symbols are approximate and they are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major *watercourses*, or other bodies of water, and other clearly recognizable physical features. Future roads and public transit systems are shown in approximate locations only. Numbers are approximations, except designated rights-of-way widths. Where a land use designation coincides with a property line, the property line will generally be interpreted as the boundary of the land use designation. Where a property is adjacent to a road, the land use designation is interpreted to extend to the centre line of the road right-of-way.

5. Section 1.1.4.c, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by deleting the second bullet and replacing it with the following:

- a local area review may be undertaken for all or part of one or more Character Areas. It may develop a vision for the study area as well as address a variety of matters such as land use, transportation, environment

or urban design. While a local area review would generally result in an amendment to Character Area policies which may be contained within a Local Area Plan, it may also identify a need for amendments to city wide policies. These reviews are typically undertaken by or on behalf of the City. An official plan amendment would be required to implement the results of a local area review.

6. References to “local area plans” be deleted and replaced with “local area reviews” in the following sections of Mississauga Official Plan: 1.1.4.f. last sentence; 1.1.4.g fifth sentence; 5.3.2.2; 5.3.3.2; 5.3.4.2; 5.4.10 first sentence; 5.5.2; 10.4.8; and 19.5.2.
7. Section 1.1.4.g, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by deleting the third sentence and renumbering it separately as a new policy following 1.1.4.g, as follows:

1.1.4.h. Mississauga Official Plan will not be interpreted to prevent the use of any land or building on a site for a purpose that is contrary to the Plan, if such uses or buildings lawfully existed on the date of the approval of the Plan.
8. Section 1.1.4.kk, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by adding the following sentence:

“Will” used in conjunction with a permitted land use means the use is permitted if all other policies of this Plan are met.
9. Section 1.1.4, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by adding the following:

“community facility” means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private facilities such as gyms, banquet halls/conference centres or convention centres are not considered community facilities.
10. Section 3.2 Community Planning, of Mississauga Official Plan, is hereby amended by deleting “develop local area plans” from the first sentence and replacing it with “undertake local area reviews”.
11. Section 3.2.1, Community Planning, of Mississauga Official Plan, is hereby amended by deleting the reference to “preparation of local area plans” in the first sentence and replacing it with “local area review process”, and deleting the reference to “local area plan, the” in the second sentence and replacing it with “local area review, and the”.

12. Section 3.2.2, Community Planning, of Mississauga Official Plan, is hereby amended by deleting the reference to “local area plan review” and replacing it with “local area review”.
13. Sections 5.3.1.7, 5.3.2.7 and 5.3.3.7, City Structure, Direct Growth, of Mississauga Official Plan, are hereby amended by deleting the reference to “Local area plans will determine” and replacing it with “Character Area policies will establish”.
14. Section 5.3.4.7, Corporate Centres, City Structure, Direct Growth, of Mississauga Official Plan, is hereby amended by deleting the reference to “Local area plans” in the first sentence and replacing it with “Character Area Policies”, and deleting the reference to “Plans” in the second sentence and replacing it with “policies”.
15. Section 5.3.5.3, Neighbourhoods, City Structure, Direct Growth, of Mississauga Official Plan, is hereby amended by deleting the reference to “local area plan” and replacing it with “local area review”.
16. Section 5.4.6, Corridors, City Structure, Direct Growth, of Mississauga Official Plan, is hereby deleted and replaced with the following:

5.4.6 Land use and design policies and the delineation of *Corridor* boundaries will be determined through local area reviews.
17. Section 5.4.10, Corridors, City Structure, Direct Growth, of Mississauga Official Plan, is hereby amended by deleting the reference to “local area plans” in the second sentence, and replacing it with “local area policies”.
18. Section 5.5, Intensification Areas, City Structure, Direct Growth, of Mississauga Official Plan, is hereby amended by adding the following:

5.5.17 For existing buildings that do not meet the policies of this Plan, applications for condominium ownership will be discouraged within Intensification Areas and along *Corridors*.
19. Section 6.5.2, Stormwater and Drainage, Water, Value the Environment, of Mississauga Official Plan, is hereby amended by adding the following policy after 6.5.2.6:

At-source controls should be provided to reduce the need for new stormwater infrastructure. All efforts to this effect should be guided by the appropriate environmental agencies, according to all Provincial Government, Regional Government and municipal policies, guidelines and regulations.

20. Section 6.9.2.3, Aircraft Noise, Noise, of Mississauga Official Plan, is hereby amended by deleting the reference to “Malton Character Area” and replacing it with “Malton Community Node and Malton Neighbourhood Character Areas”.
21. Section 6.9.2.5, Aircraft Noise, Noise, of Mississauga Official Plan, is hereby amended by deleting the reference to “Malton, Meadowvale Village and East Credit Character Areas” and replacing it with “Malton Community Node and Malton, Meadowvale Village and East Credit Neighbourhood Character Areas”, and deleting the reference to “Gateway and Airport Corporate Character Areas” and replacing it with “Gateway Corporate and Airport Corporate Character Areas”.
22. Section 7.4.1.9, Cultural Heritage Resources, Heritage Planning, of Mississauga Official Plan, is hereby deleted and replaced with the following:

7.4.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.
23. Section 7.4 Heritage Planning, of Mississauga Official Plan, is hereby amended by deleting the term *Heritage Impact Statement* in policies 7.4.1.10, 7.4.1.12, 7.4.2.2 and 7.4.3.3 and replacing it with *Heritage Impact Assessment*.
24. Section 7.5.3, Cultural Infrastructure, Complete Communities, of Mississauga Official Plan, is hereby amended by adding the following:
 - c. allowing for arts and cultural uses and activities within the public realm (e.g. public art, festivals).
25. Section 8.2.2.1.b, Road Network, Multi-Modal Network, of Mississauga Official Plan, is hereby amended by deleting in the last sentence the reference to “Local area plans” and replacing it with “Character Area policies”.
26. Section 8.2.2.5, Road Network, Multi-Modal Network, of Mississauga Official Plan, is hereby amended by deleting in the first sentence the reference to “the preparation of local area plans” and replacing it with “through the local area review process”.
27. Section 8.2.3, Transit Network, Multi-Modal Network, of Mississauga Official Plan, is hereby amended by adding the following to the end of the preamble:

Schedule 6: Long Term Transit Network, provides a conceptual overview of the long term transit network for Mississauga.

28. Table 8-1, Road Classification – Arterials, Create a Multi-Modal City, of Mississauga Official Plan, is hereby amended by deleting rows 64 and 65, and deleting and replacing rows 3, 4, 14, 15, 19, 20, and 63 with the following, respectively:

Britannia Rd. W.	Erin Mills Pkwy.	Approximately 280 m west of Queen St.	Peel	40 m
Britannia Rd. W.	Approximately 280 m west of Queen St.	Credit River	Peel	36 m
Cawthra Rd.	Silver Creek Blvd.	QEW	Peel	45 m
Cawthra Rd.	QEW	Lakeshore Rd. E.	Peel	36 m
Derry Rd. W.	Ninth Line	Danton Promenade	Peel	36 m
Derry Rd. W.	Danton Promenade	Hurontario St.	Peel	45 m
Winston Churchill Blvd.	North Sheridan Way	Lakeshore Rd. W.	Peel	36 m

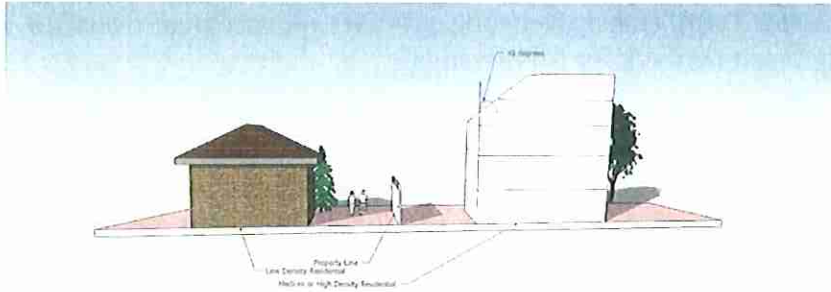
29. Table 8.2: Road Classification – Major Collectors, Create a Multi-Modal City, of Mississauga Official Plan, is hereby amended by deleting row 36 and deleting and replacing row 37 with the following:

Derrycrest Dr.	Vicksburgh Dr.	Derry Rd. W.	Mississauga	30 m
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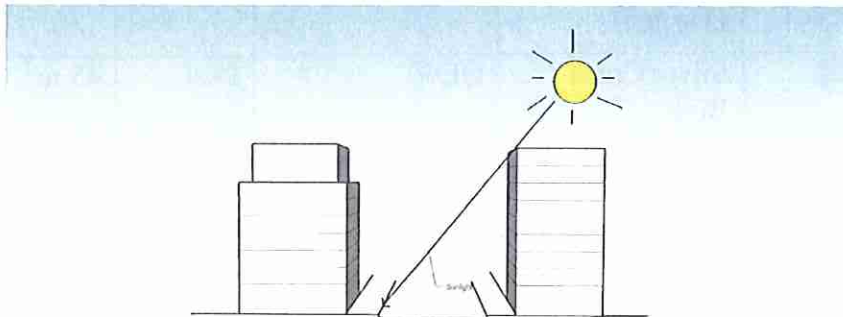
30. Table 8.2: Road Classification – Major Collectors, Create a Multi-Modal City, of Mississauga Official Plan, is hereby amended by adding row 126, as follows:

Vicksburgh Dr.	Derrycrest Dr.	Hurontario St.	Mississauga	30 m
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31. Figure 9-30, Build a Desirable Urban Form, of Mississauga Official Plan, is hereby deleted and replaced with the following:



32. Figure 9-31, Build a Desirable Urban Form, of Mississauga Official Plan, is hereby deleted and replaced with the following:



33. Section 9.5.4.6, Relationship to Public Realm, Site Development and Buildings, of Mississauga Official Plan, is hereby deleted and replaced with the following:

9.5.4.6 Outdoor storage will not be located adjacent to, or be visible from city boundaries, the public realm or sensitive land uses by incorporating the use of appropriate setbacks, screening, landscaping and buffering.

34. Section 10.2.4, Office, Foster a Strong Economy, of Mississauga Official Plan, is hereby amended by deleting the term “Local Area Plans may determine” and replacing it with “Character Area Policies may identify”.

35. Section 10.3, Industry, of Mississauga Official Plan, is hereby amended by deleting the first paragraph and replacing it with the following:

Industrial uses include manufacturing, assembling, processing, fabricating, research and development, warehousing, distributing, and wholesaling, and sales and service accessory to these uses.

36. Section 10.3.7, Industry, Foster a Strong Economy, of Mississauga Official Plan, is hereby deleted.

37. Section 10.4.2 and Section 10.4.3, Retail, Foster a Strong Economy, of Mississauga Official Plan, are hereby amended by deleting “or local area plans” in the second sentence.

38. Section 10.4.5, Retail, Foster a Strong Economy, of Mississauga Official Plan, is hereby amended by deleting the reference to “or local area plans” from the end of the policy.

39. Section 10.6.6, Infrastructure and Utilities, Foster a Strong Economy, of Mississauga Official Plan, is hereby deleted and replaced with the following:

Where possible, existing landforms, native vegetation and drainage patterns should be preserved and enhanced during construction and maintenance of facilities.

40. Section 11.1, Introduction, General Land Use Designations, of Mississauga Official Plan, is hereby amended by adding the following sentence after the second paragraph:

Uses permitted in Chapters 11 to 18 will be permitted provided that all other policies of this Plan are met.

41. Section 11.2.1.1, Uses Permitted in all Designations, General Land Use, of Mississauga Official Plan, is hereby deleted and replaced with the following:

The following uses will be permitted in all land use designations, except Greenbelt and Parkway Belt West unless specifically allowed:

- a. community infrastructure;
- b. community gardening;
- c. conservation;
- d. electric power distribution and transmission facility;
- e. flood control and/or erosion management;
- f. natural gas and oil pipeline;
- g. parkland;
- h. piped services and related facilities for water, wastewater and stormwater;
- i. telecommunication facility;

- j. transit facilities; and
- k. transportation infrastructure.

42. Section 11.2.1, Uses Permitted in all Designations, General Land Use, of Mississauga Official Plan, is hereby amended by adding the following policy:

11.2.1.3 Uses accessory to a community infrastructure use, may be permitted. Accessory uses should generally be limited to a maximum of 20% of the total Gross Floor Area and should be on the same lot and clearly subordinate to the functioning of the permitted use.

43. Section 11.2.3.2.b, Greenbelt, General Land Use, of Mississauga Official Plan, is hereby deleted and replaced with the following:

- b. electric power distribution and transmission facility;

44. Section 11.2.3.2.c, Greenbelt, Uses Permitted in All Designations, is hereby amended by deleting the reference to “i.e.” and replacing it with “e.g”.

45. Section 11.2.3.2.d, Greenbelt, General Land Use, of Mississauga Official Plan, is hereby deleted and replaced with the following:

- d. flood control and/or erosion management;

46. Section 11.2.5.8, Residential, General Land Use, of Mississauga Official Plan, is hereby deleted.

47. Section 11.2.6.1, Mixed Use, General Land Use, of Mississauga Official Plan, is hereby amended by adding the following:

- motor vehicle sales

48. Section 11.2.11.1, Business Employment, General Land Use, of Mississauga Official Plan, is hereby amended by adding the following:

- Motor Vehicle Commercial

49. Section 11.2.13.1, Parkway Belt West, General Land Use, of Mississauga Official Plan, is hereby deleted and replaced with the following:

11.2.13.1 Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan.

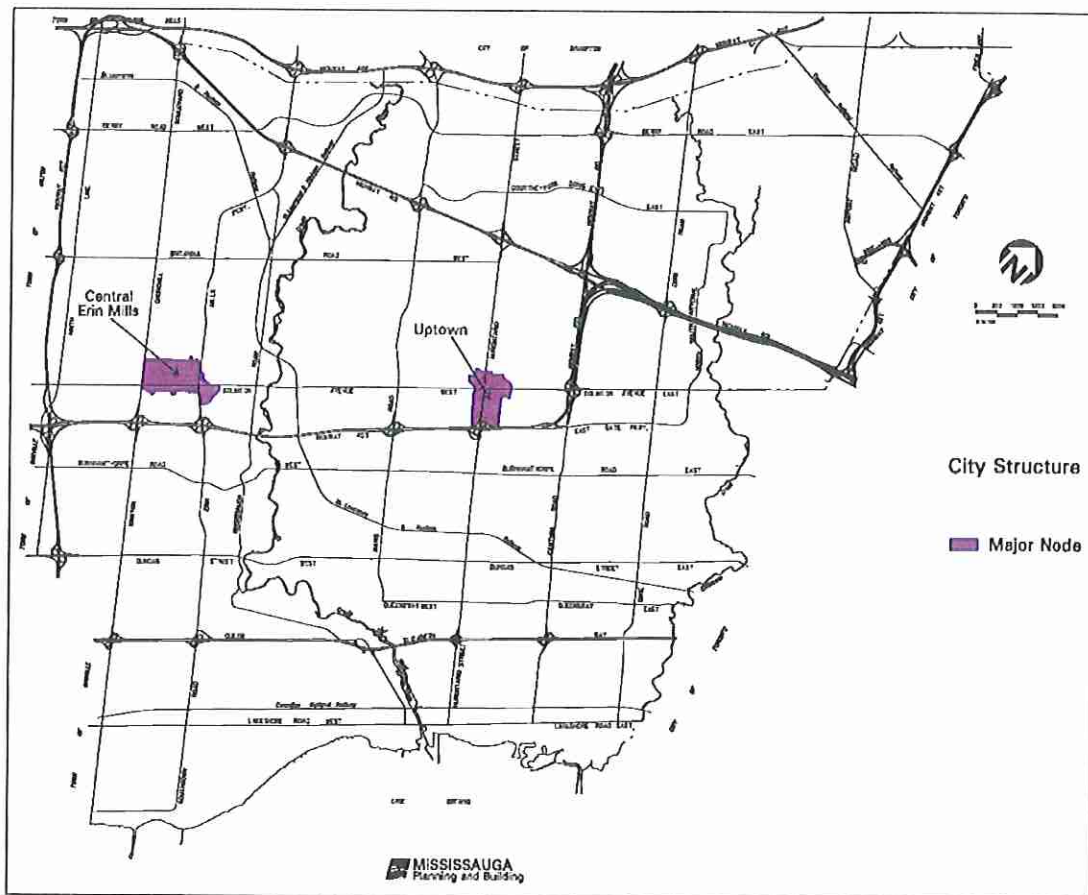
11.2.13.2 Notwithstanding the provisions of the Parkway Belt West Plan, the following uses will not be permitted:

- a. *major power generation facility*; and
- b. *waste processing stations or waste transfer stations* and composting facilities.

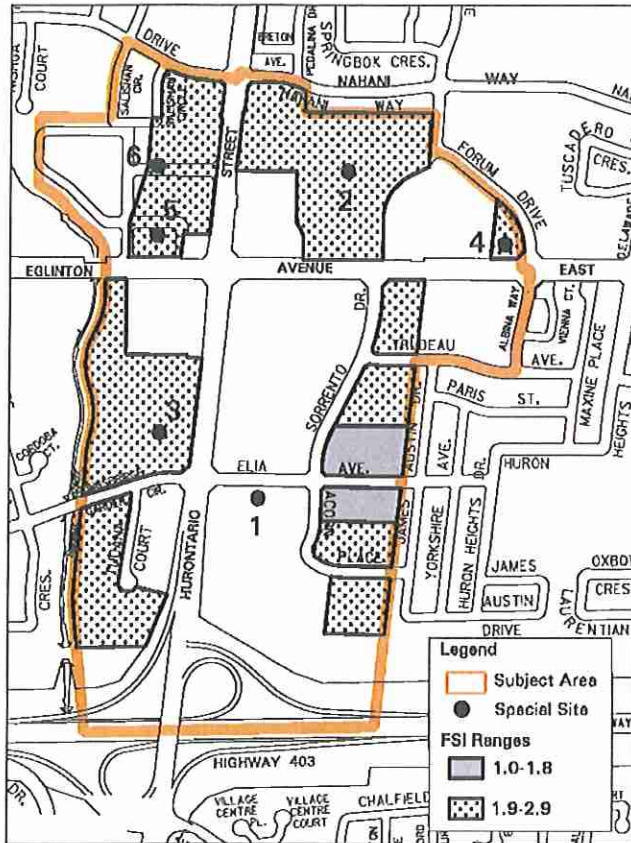
50. Section 13.1, Introduction, Major Nodes, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

There are two Major Node Character Areas in Mississauga:

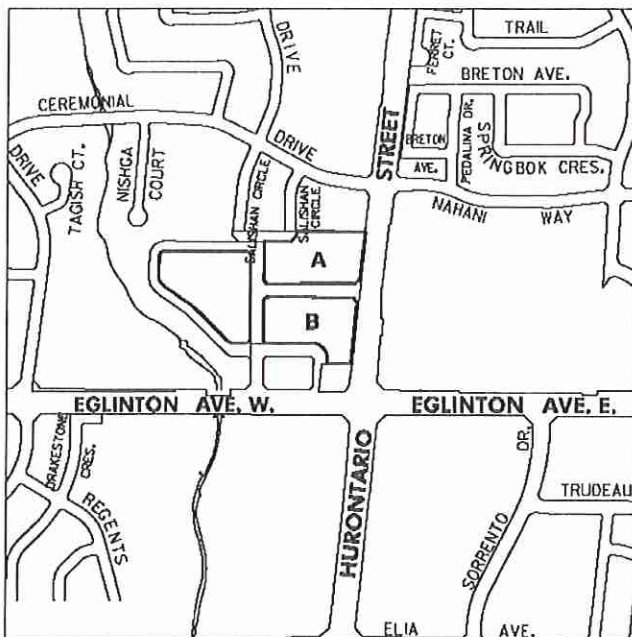
51. Section 13, Major Nodes, of Mississauga Official Plan, is hereby amended by deleting “Map 13-1: City Structure – Major Nodes” and replacing it with the following:



52. Section 13.3, Uptown, Major Nodes, of Mississauga Official Plan, is hereby amended by deleting “Map 13-3: Uptown Major Node Character Area” and replacing it with the following:



53. Section 13.3.4.6 Site 6, Special Site Policies, Uptown, of Mississauga Official Plan, is hereby amended by deleting the Site 6 map and replacing it with the following:



54. Section 14.1, Introduction, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

There are ten Community Node Character Areas in Mississauga:

55. Section 14.1.2.3, Residential, Community Nodes, of Mississauga Official Plan, is hereby deleted and replaced with the following:

Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate the following:

- that the site in its entirety meets site plan and landscaping requirements;
- compliance with the property standards by-law; and
- compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed).

56. Section 14.1.5, Business Employment, Community Nodes, of Mississauga Official Plan, is hereby amended by adding the following:

14.1.5.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

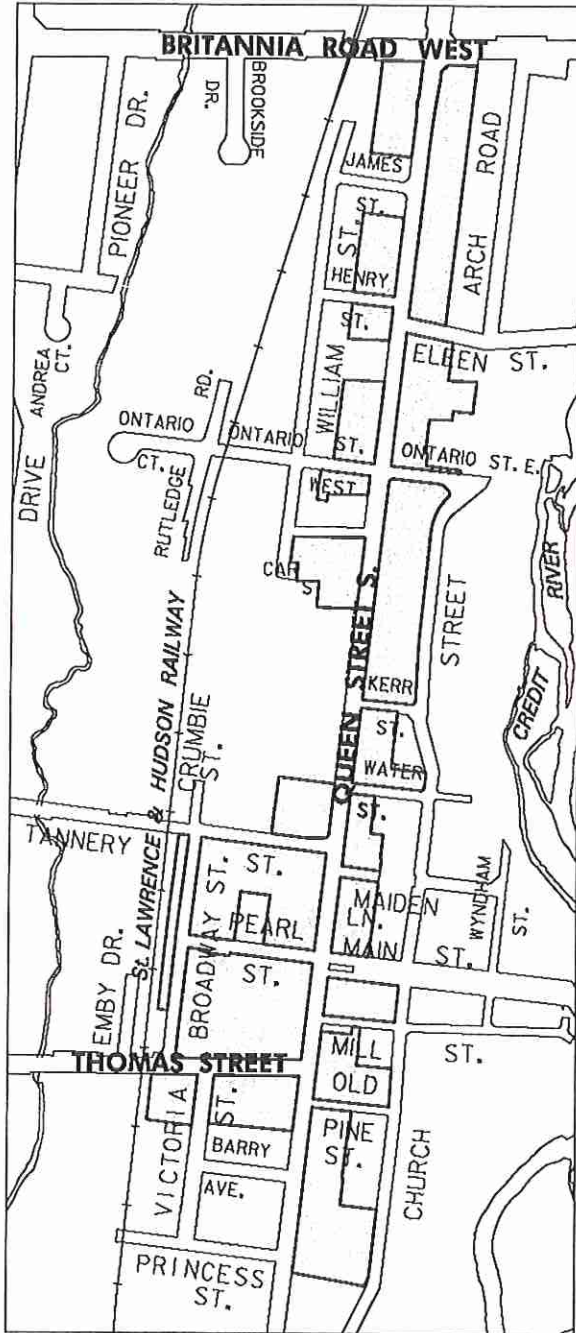
- a. adult entertainment establishment;
- b. animal boarding establishment;
- c. body rub establishment;
- d. cardlock fuel dispensing;
- e. composting facilities;
- f. motor vehicle body repair facility;
- g. Motor Vehicle Commercial;
- h. outdoor storage and display areas related to a permitted manufacturing use;
- i. transportation facilities;
- j. trucking terminals;
- k. self storage facilities; and
- l. *waste processing stations* or *waste transfer stations*.

57. Section 14.11, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting “Map 14-11: Streetsville Community Node Character Area” and replacing it with the following:

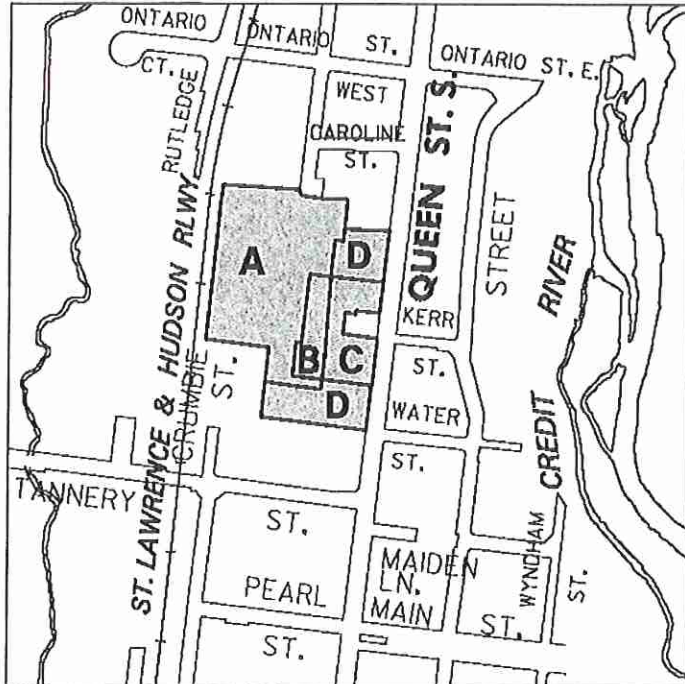


58. Section 14.11.6.2.2.c, Site 2, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby deleted.

59. Section 14.11.6.5 Site 5, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting the Site 5 map and replacing it with the following:



60. Section 14.11.6.6 Site 6, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting the Site 6 map and replacing it with the following:



61. Section 14.11.6.6.2 Site 6, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting the reference to “Area A” and replacing it with “Area B and Area C”.

62. Section 14.11.6.6 Site 6, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by adding the following policy after 14.11.6.6.2:

Notwithstanding the provisions of the Mixed Use designation, drive-through facilities will not be permitted for lands identified as Area C and Area D.

63. Section 14.11.6.6.3 Site 6, Special Site Policies, Streetsville, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting the reference to “Area B” in the first sentence and replacing it with “Area A and Area D”.

64. Section 15.1, Introduction, Corporate Centres, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

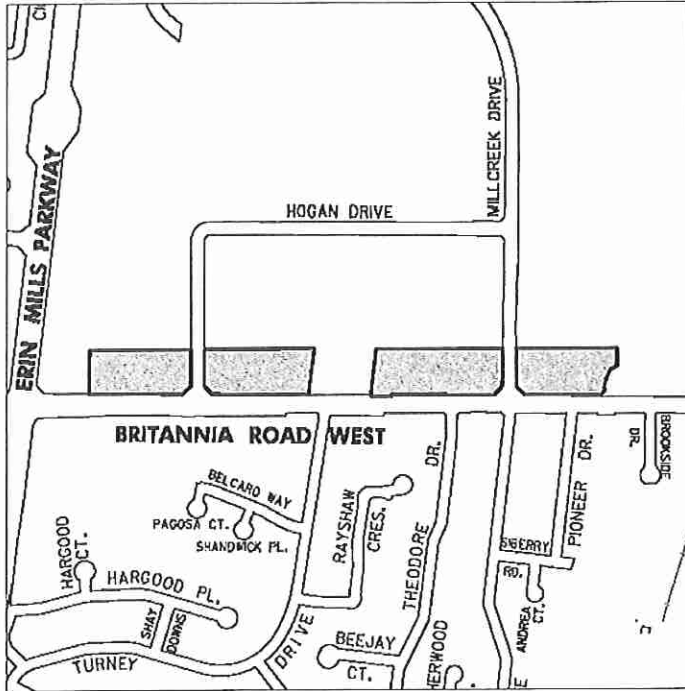
There are four Corporate Centre Character Areas in Mississauga:

65. Section 15.1.6.1, Convenience Commercial, Corporate Centres, of Mississauga Official Plan, is hereby deleted and replaced with the following:

15.1.6.1 The Convenience Commercial designation will not be permitted.

66. Section 15.1.6.2, Convenience Commercial, Corporate Centres, of Mississauga Official Plan, is hereby deleted.
67. Section 15.1.8.2, Business Employment, Corporate Centres, of Mississauga Official Plan, is hereby amended by adding the following:
 - Motor Vehicle Commercial
68. Figure 15-4.1: Meadowvale Business Park Restricted Areas, Meadowvale Business Park, Corporate Centres, of Mississauga Official Plan, is hereby amended by deleting the reference to “Figure” in the title and replacing it with “Map”.
69. Section 15.4.2.1, Land Use, Meadowvale Business Park, Corporate Centres, of Mississauga Official Plan, is hereby amended by deleting the reference to “Figure” and replacing it with “Map”.
70. Section 15.4.3.7, Site 7, Exempt Sites, Meadowvale Business Park, Corporate Centres, is hereby amended by adding the following:

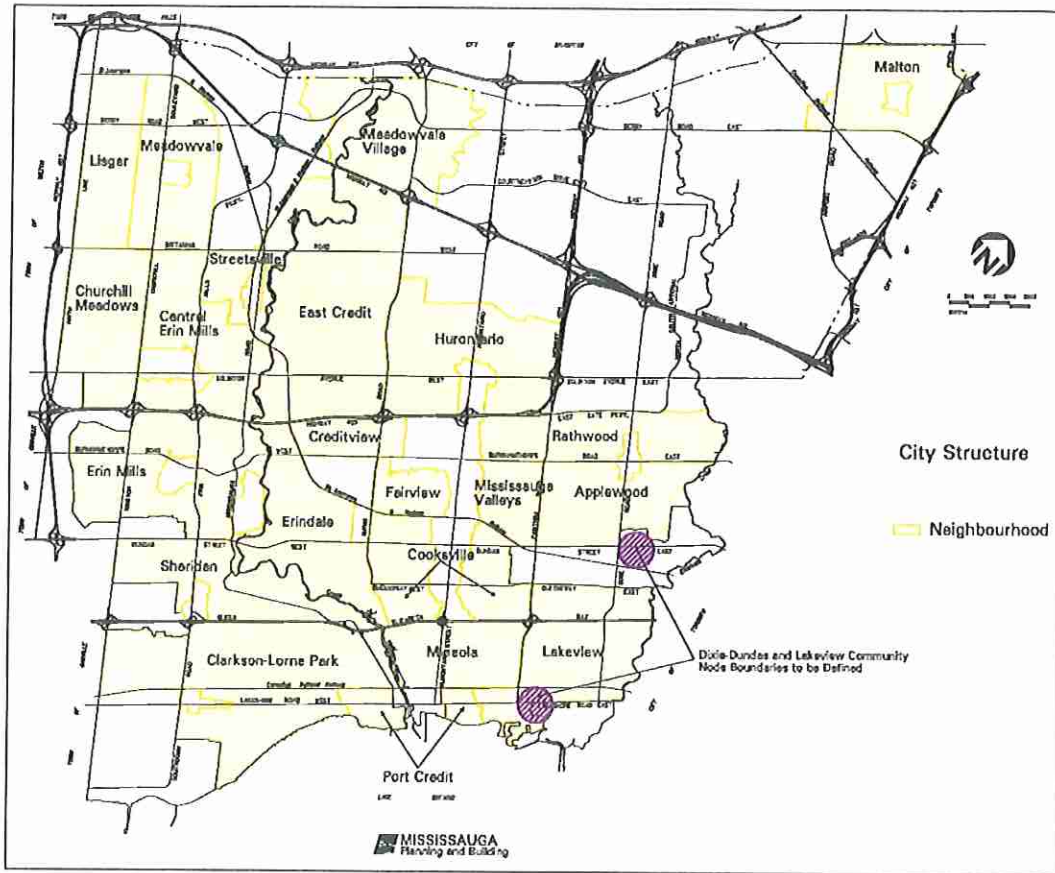
15.4.3.7.3 Notwithstanding the policies of this Plan, one storey buildings will be permitted.
71. Section 15.4.3.11, Site 11, Exempt Sites, Meadowvale Business Park, Corporate Centres, of Mississauga Official Plan, is hereby amended by deleting the Site 11 map and replacing it with the following:



72. Section 16.1, Introduction, Neighbourhoods, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

There are 22 Neighbourhood Character Areas in Mississauga:

73. Section 16, Neighbourhoods, of Mississauga Official Plan, is hereby amended by deleting “Map 16-1: City Structure – Neighbourhoods” and replacing it with the following:



74. Section 16.1.2.1, Residential, Neighbourhoods, of Mississauga Official Plan, is hereby deleted and replaced with the following:

16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of:

- a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m will be considered;

or

- b. the requirements of the Zoning By-law.

75. Section 16.1.2.5.b, Residential, Neighbourhoods, of Mississauga Official Plan, is hereby deleted and replaced with the following:

- b. as a condition of development, demonstrate the following:

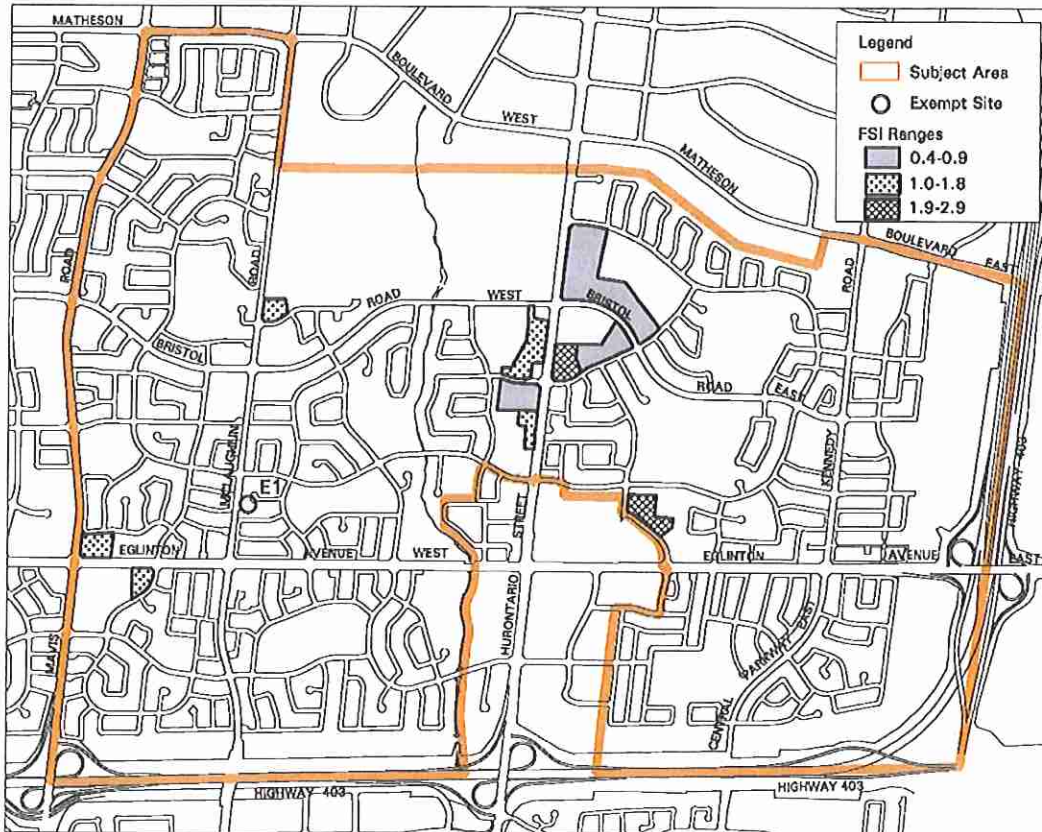
- that the site in its entirety meets site plan and landscaping requirements;
- compliance with the property standards by-law; and
- compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed).

76. Section 16.1.5, Business Employment, Neighbourhoods, of Mississauga Official Plan, is hereby amended by adding the following:

16.1.5.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. adult entertainment establishments;
- b. animal boarding establishment;
- c. bodyrub establishment;
- d. cardlock fuel dispensing;
- e. motor vehicle body repair facility;
- f. Motor Vehicle Commercial;
- g. outdoor storage and display areas related to a permitted manufacturing use;
- h. transportation facilities;
- i. trucking terminals;
- j. self storage facilities; and
- k. *waste processing stations* or *waste transfer stations* and composting facilities.

77. Section 16.12, Hurontario, Neighbourhoods, of Mississauga Official Plan, is hereby amended by deleting “Map 16-12: Hurontario Neighbourhood Character Area” and replacing it with the following:



78. Section 17.1, Introduction, Employment Areas, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

There are nine Employment Area Character Areas in Mississauga:

79. Section 17.1.1.1, General, Employment Areas, of Mississauga Official Plan, is hereby amended by deleting “Local area plans or planning studies” from the second sentence and replacing it with “Character Area policies”.

80. Section 17.1.4.1, Mixed Use, Employment Areas, of Mississauga Official Plan, is hereby amended by deleting “c. motor vehicle sales”.

81. Section 18.1, Introduction, Special Purpose Areas, of Mississauga Official Plan, is hereby amended by deleting the first sentence and replacing it with the following:

There are two Special Purpose Area Character Areas in Mississauga:

82. Section 19.4.5, Development Applications, Implementation, of Mississauga Official Plan, is hereby amended by deleting the 30th, 31st and 35th bullet points, respectively, and replacing them with the following:
- *Heritage Impact Assessment*
 - Heritage Conservation Management Plan
 - Restrictions on Title (including where the creation of parcels of land tied to a common element road condominium precedes the registration of the condominium road)
83. Section 19.4.5, Development Applications, Implementation, of Mississauga Official Plan, is hereby amended by adding the following:
- Condominium Declaration
 - Fire Code Compliance Letter (for existing buildings on a redevelopment site)
 - Property Evaluation Report
 - Property Standards Compliance Letter (for existing buildings on a redevelopment site)
84. Section 20, Glossary, of Mississauga Official Plan, is hereby amended by deleting the term “COMMUNITY FACILITIES”.
85. Section 20, Glossary, of Mississauga Official Plan, is hereby amended by deleting the term title “HERITAGE IMPACT STATEMENT” and replacing it with “HERITAGE IMPACT ASSESSMENT”.
86. The Appendix of Mississauga Official Plan is hereby amended by removing Appendix C and inserting it into the Other Information section.
87. Figure 1: The Lakeview Local Area is located in the southeast corner of Mississauga and includes areas identified in the City Structure as Community Node, Neighbourhood and Employment Area, How to Read the Lakeview Local Area Plan; and, Figure 2: Location of Special Sites within the Lakeview Local Area, Special Site Policies, of the Lakeview Local Area Plan, of Mississauga Official Plan, are hereby amended by deleting the title reference to “Figure” and replacing it with “Map”.
88. Section 1.0, How to Read the Lakeview Local Area Plan, of the Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the reference to “Figure” in the first paragraph and replacing it with “Map”.

89. Section 4.0, Special Site Policies, of the Lakeview Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the reference to “Figure” and replacing it with “Map”.
90. Figure 1: The Southdown Character Area is located in the southwest corner of Mississauga and is identified in the City Structure as an Employment Area, How to Read the Southdown Local Area Plan; and, Figure 29: Location of Special Sites within the Southdown Local Area, Special Site Policies, of the Southdown Local Area Plan, of Mississauga Official Plan, are hereby amended by deleting the title reference to “Figure” and replacing it with “Map”.
91. Section 1.0, How to Read the Southdown Local Area Plan, of the Southdown Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the reference to “Figure” in the first paragraph and replacing it with “Map”.
92. Section 12.0, Special Site Policies, of the Southdown Local Area Plan, of Mississauga Official Plan, is hereby amended by deleting the first paragraph and replacing it with the following:
- There are sites within Southdown, as shown in Map 29, that merit special attention and are subject to the following policies.
93. Figure 15: Development at major intersections should have substantial built form, with landscape treatments and landmark quality architecture, Urban Design Policies, of the Southdown Local Area Plan, of Mississauga Official Plan, is hereby deleted and replaced with the following and moved to follow Section 9.1.d, Community Pattern:

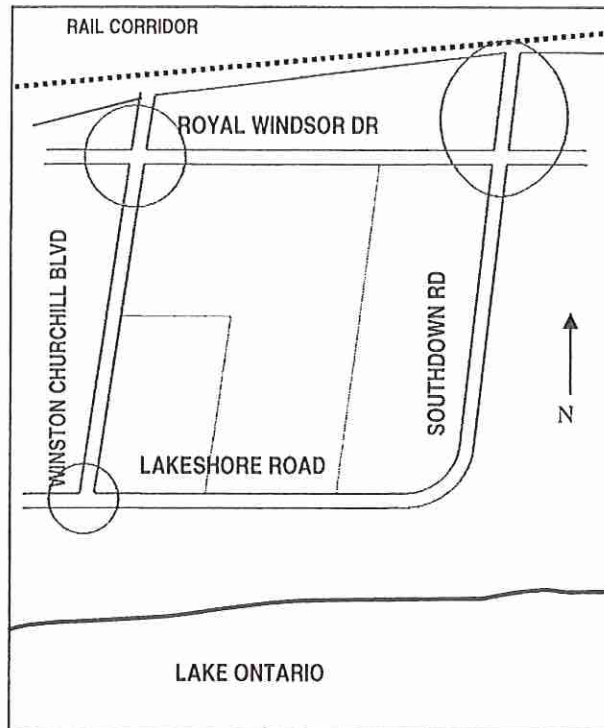


Figure 15: Major intersections are considered Gateway locations and should have substantial built form with landscape treatments and landmark quality architecture.

94. Section 9.1.d, Community Pattern, Urban Design Policies, of the Southdown Local Area Plan, of the Mississauga Official Plan, is hereby amended by deleting the reference to “(see key plan: Gateway Locations)”.
95. Schedule 1 - Urban System, of Mississauga Official Plan, is hereby amended as shown on Map “A” of this Amendment, as follows:
 - a. extend a portion of the westerly boundary of the Uptown Major Node Character Area;
 - b. extend the boundary of the “Green System” in the subject area west of the Uptown Major Node;
 - c. delete from the Streetsville Community Node, the subject “Green System” lands located west of Queen Street, and add to the “Green System” the subject lands located east of Queen Street; and
 - d. add the subject lands to the Green System (subject “Residential Low Density I” lands shown on Map “AA”).

96. Schedule 1 - Urban System, of Mississauga Official Plan, is hereby amended as shown on Map "B" of this Amendment, as follows:
 - a. add the subject "Natural Areas" lands to the "Green System"; and
 - b. modify the subject "Natural Areas" boundaries.

97. Schedule 1a - Green System, of Mississauga Official Plan, is hereby amended as shown on Map "C" of this Amendment, as follows:
 - a. extend the boundary of the "Green System" in the subject area west of the Uptown Major Node;
 - b. delete from the Streetsville Community Node, the subject "Green System" lands located west of Queen Street, and add to the "Green System" the subject lands located east of Queen Street; and
 - c. add the subject lands to the Green System (subject "Residential Low Density I" lands shown on Map "AA").

98. Schedule 1a - Green System, of Mississauga Official Plan, is hereby amended as shown on Map "D" of this Amendment, as follows:
 - a. add the subject "Natural Areas" lands to the "Green System"; and
 - b. modify the subject "Natural Areas" boundaries.

99. Schedule 1b - Urban System – City Structure, of Mississauga Official Plan, is hereby amended by extending a portion of the westerly boundary of the Uptown Major Node Character Area, as shown on Map "E" of this Amendment.

100. Schedule 2 - Intensification Areas, of Mississauga Official Plan, is hereby amended by extending a portion of the westerly boundary of the Uptown Major Node Character Area, as shown on Map "F" of this Amendment.

101. Schedule 3 - Natural System, of Mississauga Official Plan, is hereby amended as shown on Map "G" of this Amendment, as follows:
 - a. add the subject "Natural Areas" lands;
 - b. modify the subject "Natural Areas" boundaries; and
 - c. reduce the "Natural Hazards" Limit of the subject lands located southeast of Dundas Street West and Mississauga Road (2935 and 2955 Mississauga Road).

102. Schedule 4 - Parks and Open Spaces, of Mississauga Official Plan, is hereby amended as shown on Map "H" of this Amendment, as follows:

- a. extend the "Public and Private Open Spaces" boundary in the subject area west of the Uptown Major Node;
- b. delete from the Streetsville Community Node, the subject "Public and Private Open Spaces" lands located west of Queen Street, and add to the "Public and Private Open Spaces" the subject lands located east of Queen Street;
- c. redesignate the subject Plum Tree Park lands from "Public and Private Open Spaces" to "Educational Facilities" and the subject Utility Gas lands from "Utilities" to "Public and Private Open Spaces"; and
- d. add the subject lands to the Public and Private Open Spaces (subject lands shown on Maps "P", "Q", "R", "S", "U", "W", "Z", "AA", "DD", and "FF").

103. Schedule 8 - Designated Right-of-Way Widths, of Mississauga Official Plan, is hereby amended as shown on Map "T" of this Amendment, as follows:

- a. reduce or increase, as specified, the right-of-way widths in three areas: 1) Cawthra Road (generally between Dundas Street East and Queen Elizabeth Way); 2) Derry Road West (generally between Winston Churchill Boulevard and Millcreek Drive); and 3) Winston Churchill Boulevard (south); and
- b. delete and replace Note 6 with the following:
 6. Base map information (e.g. railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

104. Schedule 9 - Character Areas, of Mississauga Official Plan, is hereby amended by extending a portion of the westerly boundary of the Uptown Major Node Character Area, as shown on Map "J" of this Amendment.

105. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by removing the "Greenbelt" designation from the road right-of-way area located immediately west of Cooksville Creek, and extending a portion of the westerly boundary of the Uptown Major Node Character Area, as shown on Map "K" of this Amendment.

106. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating in the Streetsville Community Node, the subject lands located west of Queen Street from "Public Open Space" to

“Residential High Density”, and the subject lands located east of Queen Street from “Residential Low Density I” to “Public Open Space”, as shown in Map “L” of this Amendment.

107. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject Plum Tree Park lands from “Public Open Space” to “Residential Low Density II” and the subject Utility Gas lands from “Utility” to “Public Open Space”, as shown in Map “M” of this Amendment.
108. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by reducing the “Natural Hazards” limit of the subject lands located southeast of Dundas Street West and Mississauga Road (2935 and 2955 Mississauga Road), as shown on Map “N” of this Amendment.
109. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Business Employment” to “Greenbelt”, as shown in Map “O” of this Amendment.
110. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” and “Public Open Space” to “Greenbelt”, as shown in Map “P” of this Amendment.
111. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” and “Public Open Space” to “Greenbelt”, as shown in Map “Q” of this Amendment.
112. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” to “Greenbelt”, as shown in Map “R” of this Amendment.
113. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” to “Greenbelt”, as shown in Map “S” of this Amendment.
114. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, as shown in Map “T” of this Amendment.
115. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” and

“Public Open Space” to “Greenbelt”, as shown in Map “U” of this Amendment.

116. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, as shown in Map “V” of this Amendment.

117. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt” and adding the “Greenbelt” designation at the end of the road right-of-ways for Elmwood Avenue South and Oakwood Avenue South, as shown in Map “W” of this Amendment.

118. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, as shown in Map “X” of this Amendment.

119. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, as shown in Map “Y” of this Amendment.

120. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” to “Greenbelt”, as shown in Map “Z” of this Amendment.

121. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” and “Residential Low Density I” and “Business Employment” to “Greenbelt”, as shown in Map “AA” of this Amendment.

122. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, as shown in Map “BB” of this Amendment.

123. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Utility” and “Public Open Space” to “Greenbelt”, as shown in Maps “CC” and “DD” of this Amendment.

124. Schedule 10 - Land Use Designations, of Mississauga Official Plan, is hereby amended by redesignating the subject lands from “Public Open Space” to “Greenbelt”, and adding the “Greenbelt” designation at the end of the road right-of-ways for Elmwood Avenue South and Oakwood Avenue South, as shown in Maps “EE” and “FF” of this Amendment.

IMPLEMENTATION

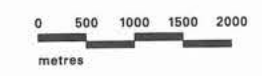
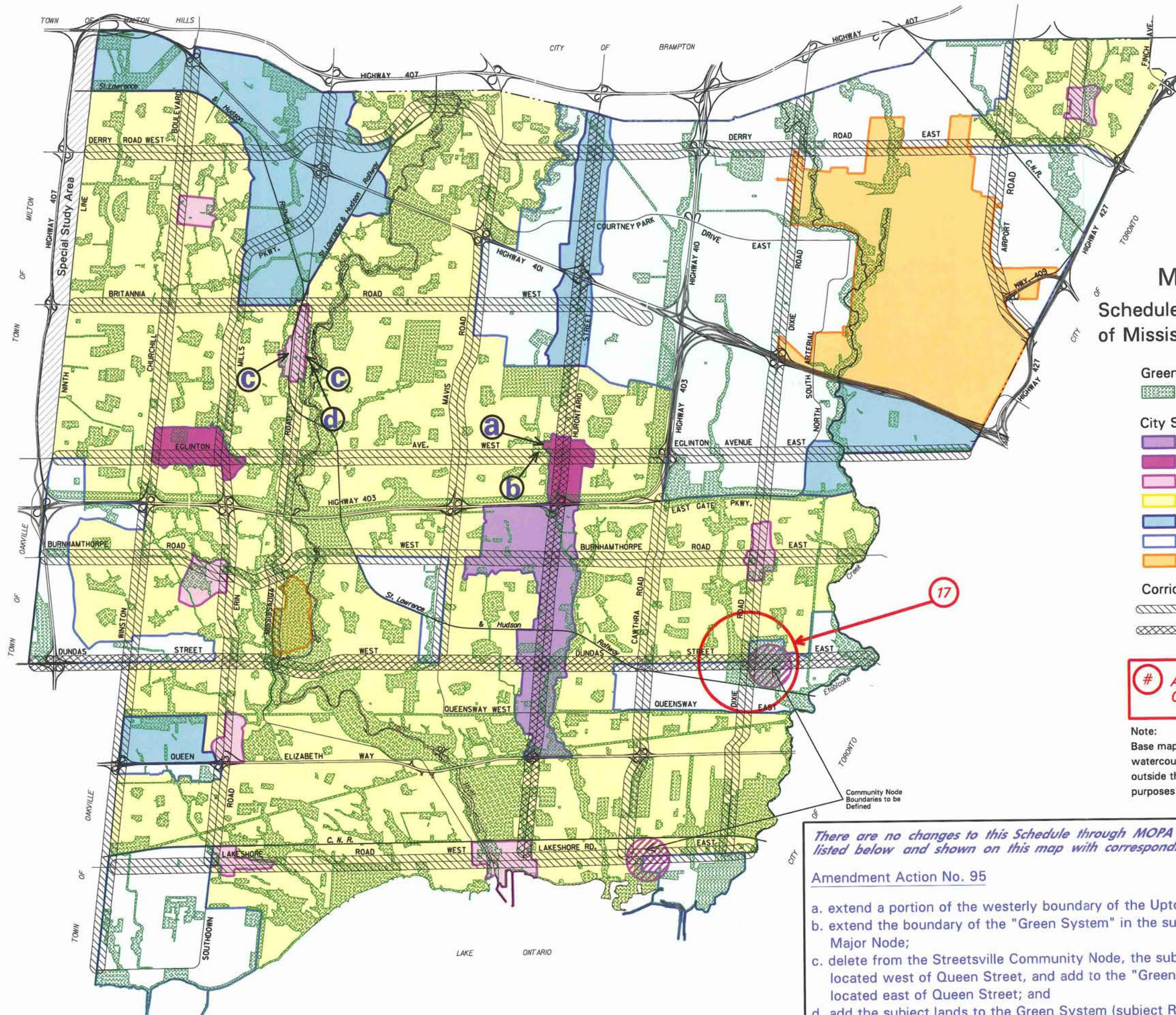
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

This Amendment has been prepared based on the office consolidation of Mississauga Official Plan dated May 21, 2014.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



MAP 'A'

Schedule 1 - Urban System of Mississauga Official Plan

- Green System**
 - Green System
- City Structure**
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Corridors**
 - Corridor
 - Intensification Corridor

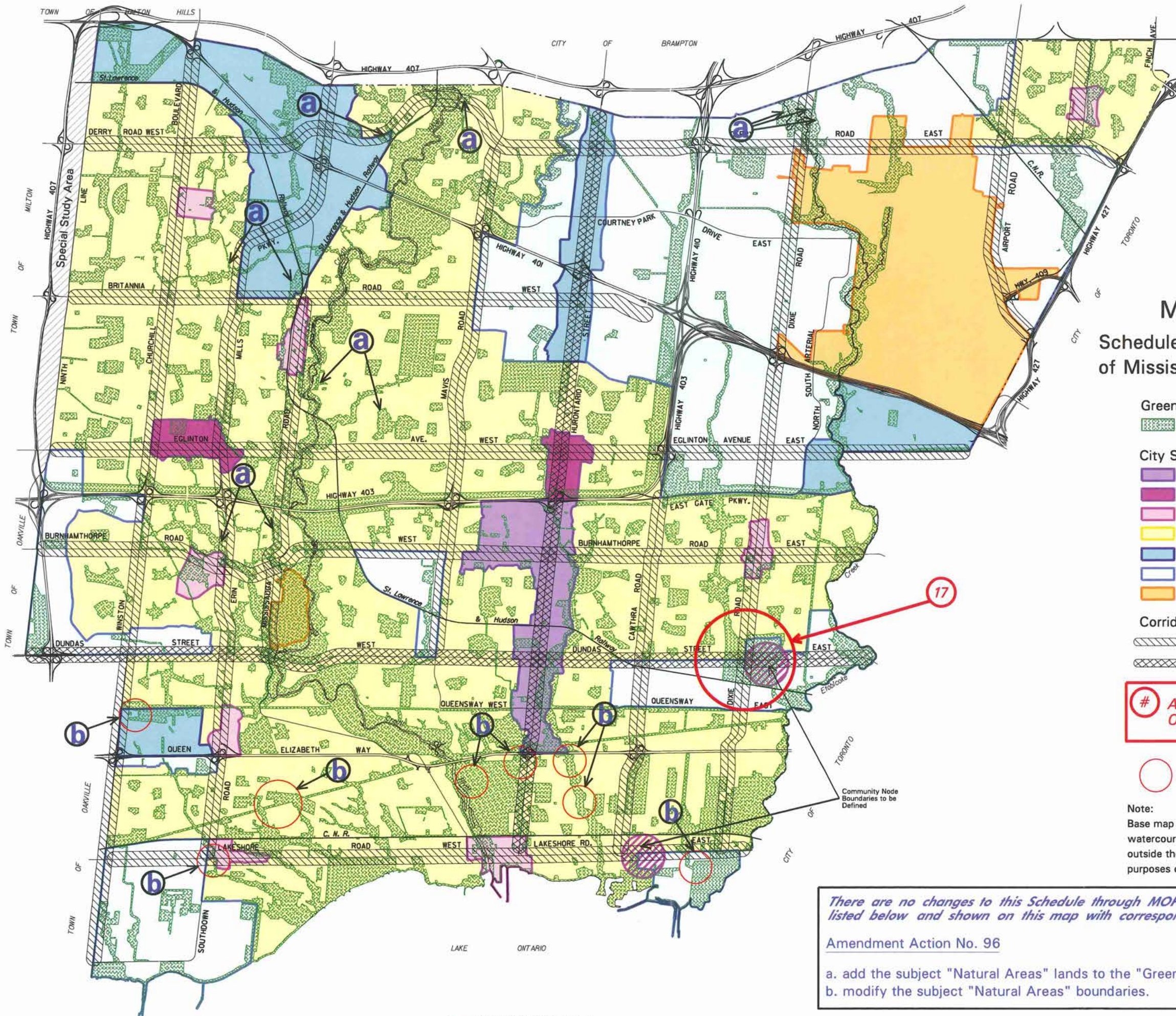
Appealed to the Ontario Municipal Board

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 95

- extend a portion of the westerly boundary of the Uptown Major Node Character Area;
- extend the boundary of the "Green System" in the subject area west of the Uptown Major Node;
- delete from the Streetsville Community Node, the subject "Green System" lands located west of Queen Street, and add to the "Green System" the subject lands located east of Queen Street; and
- add the subject lands to the Green System (subject Residential Low Density I lands shown on Map "AA").



MAP 'B'

Schedule 1 - Urban System of Mississauga Official Plan

- Green System**
 - Green System
- City Structure**
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Corridors**
 - Corridor
 - Intensification Corridor

Appealed to the Ontario Municipal Board

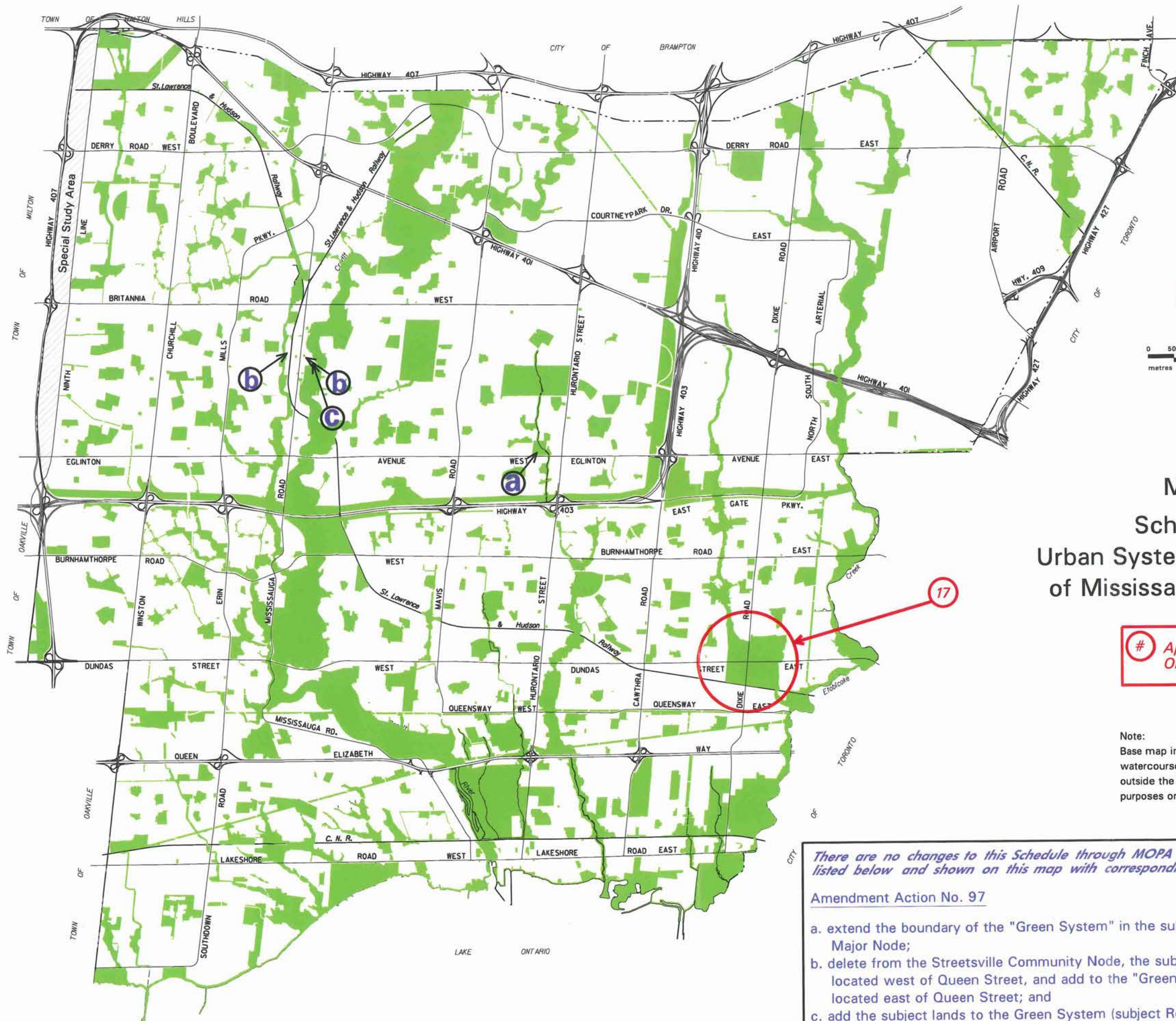
Areas with modified "Natural Areas" boundaries

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 96

- a. add the subject "Natural Areas" lands to the "Green System"; and
- b. modify the subject "Natural Areas" boundaries.



0 500 1000 1500 2000
metres

MAP 'C'
Schedule 1a
Urban System - Green System
of Mississauga Official Plan

Appealed to the
 Ontario Municipal Board

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

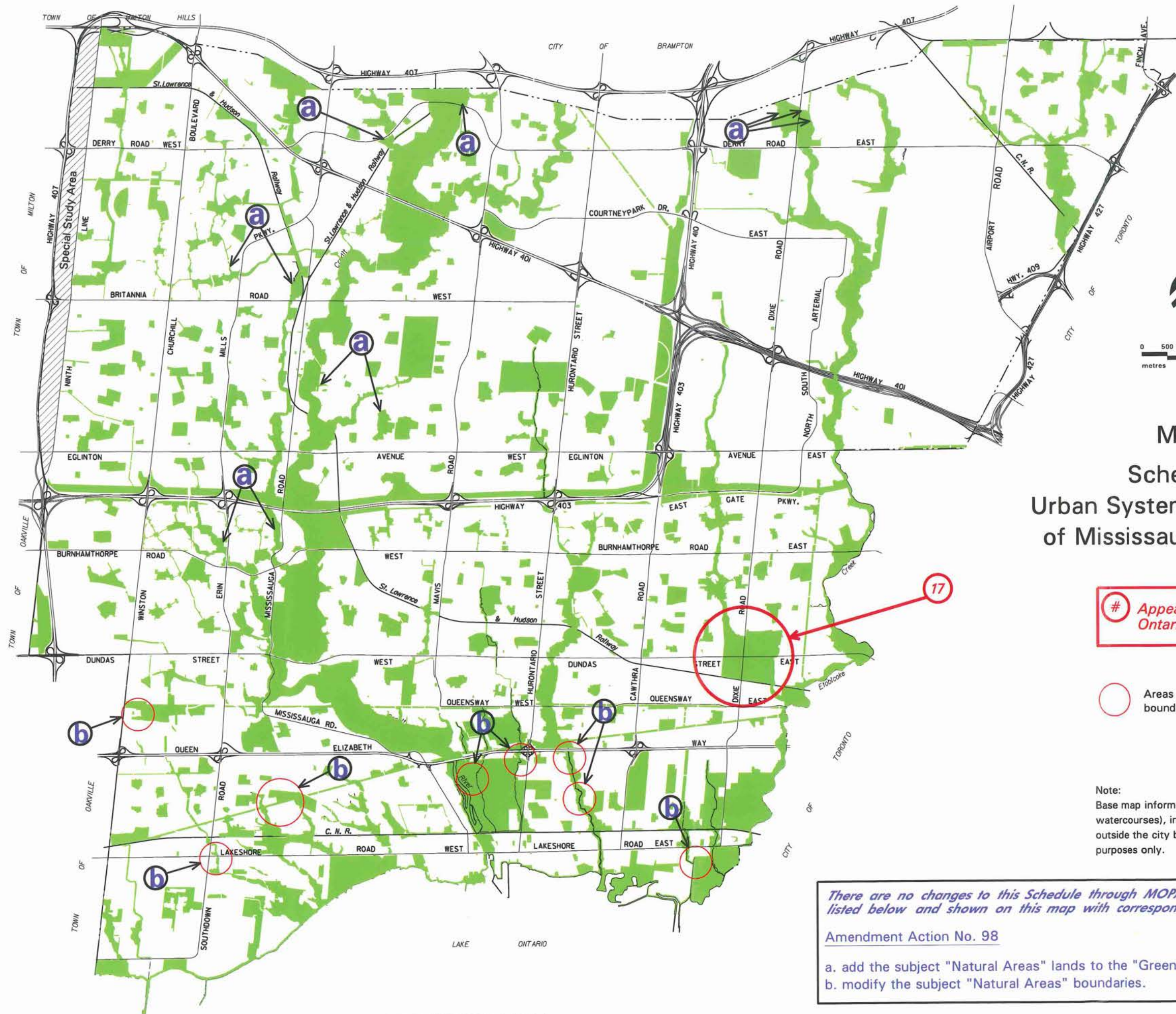
There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 97

a. extend the boundary of the "Green System" in the subject area west of the Uptown Major Node;

b. delete from the Streetsville Community Node, the subject "Green System" lands located west of Queen Street, and add to the "Green System" the subject lands located east of Queen Street; and

c. add the subject lands to the Green System (subject Residential Low Density I lands shown on Map "AA").



0 500 1000 1500 2000
metres

MAP 'D'
Schedule 1a
Urban System - Green System
of Mississauga Official Plan

Appealed to the Ontario Municipal Board

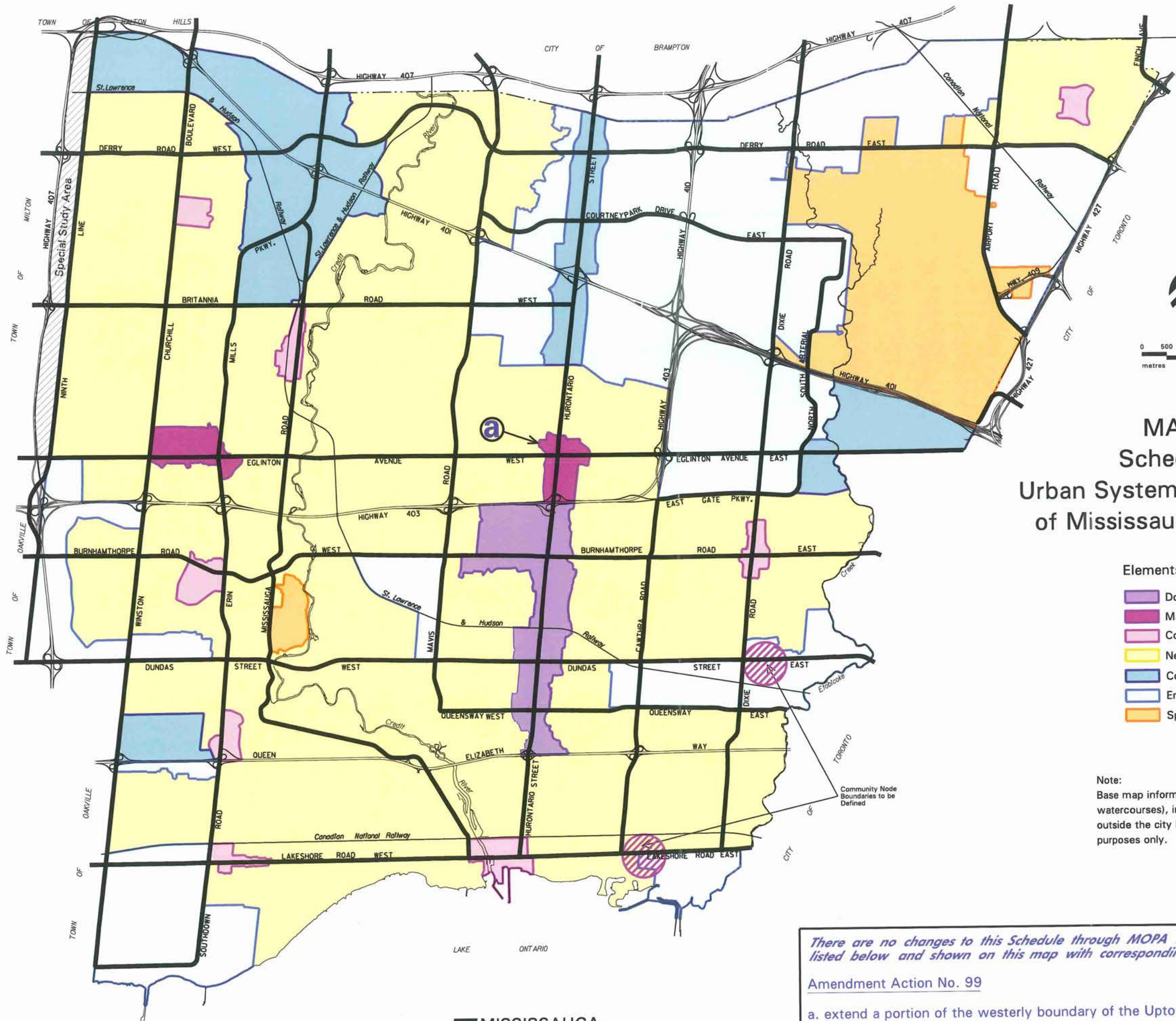
○ Areas with modified "Natural Areas" boundaries

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 98

- a. add the subject "Natural Areas" lands to the "Green System"; and
- b. modify the subject "Natural Areas" boundaries.



MAP 'E'
Schedule 1b
Urban System - City Structure
of Mississauga Official Plan

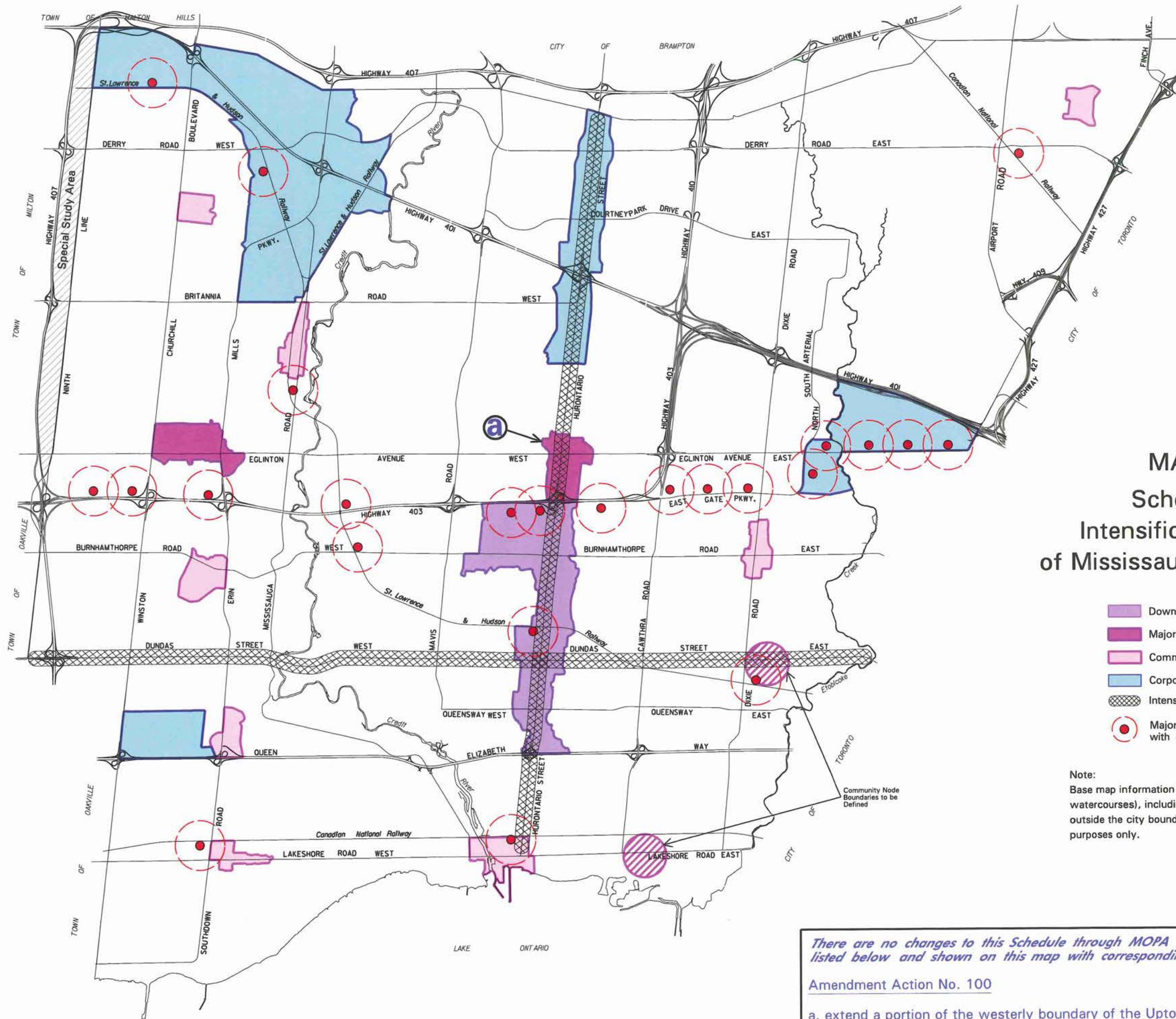
- Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 99

a. extend a portion of the westerly boundary of the Uptown Major Node Character Area.



MAP 'F'
Schedule 2
Intensification Areas
of Mississauga Official Plan

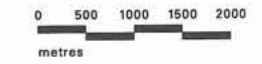
- Downtown
- Major Node
- Community Node
- Corporate Centre
- Intensification Corridor
- Major Transit Station Area with 500m radius circle

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 100

a. extend a portion of the westerly boundary of the Uptown Major Node Character Area.



MAP 'G'

Schedule 3

Natural System

of Mississauga Official Plan

Natural Areas System:

- Natural Areas
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest - Provincial Significance
- Areas of Natural and Scientific Interest - Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

Appealed to the Ontario Municipal Board

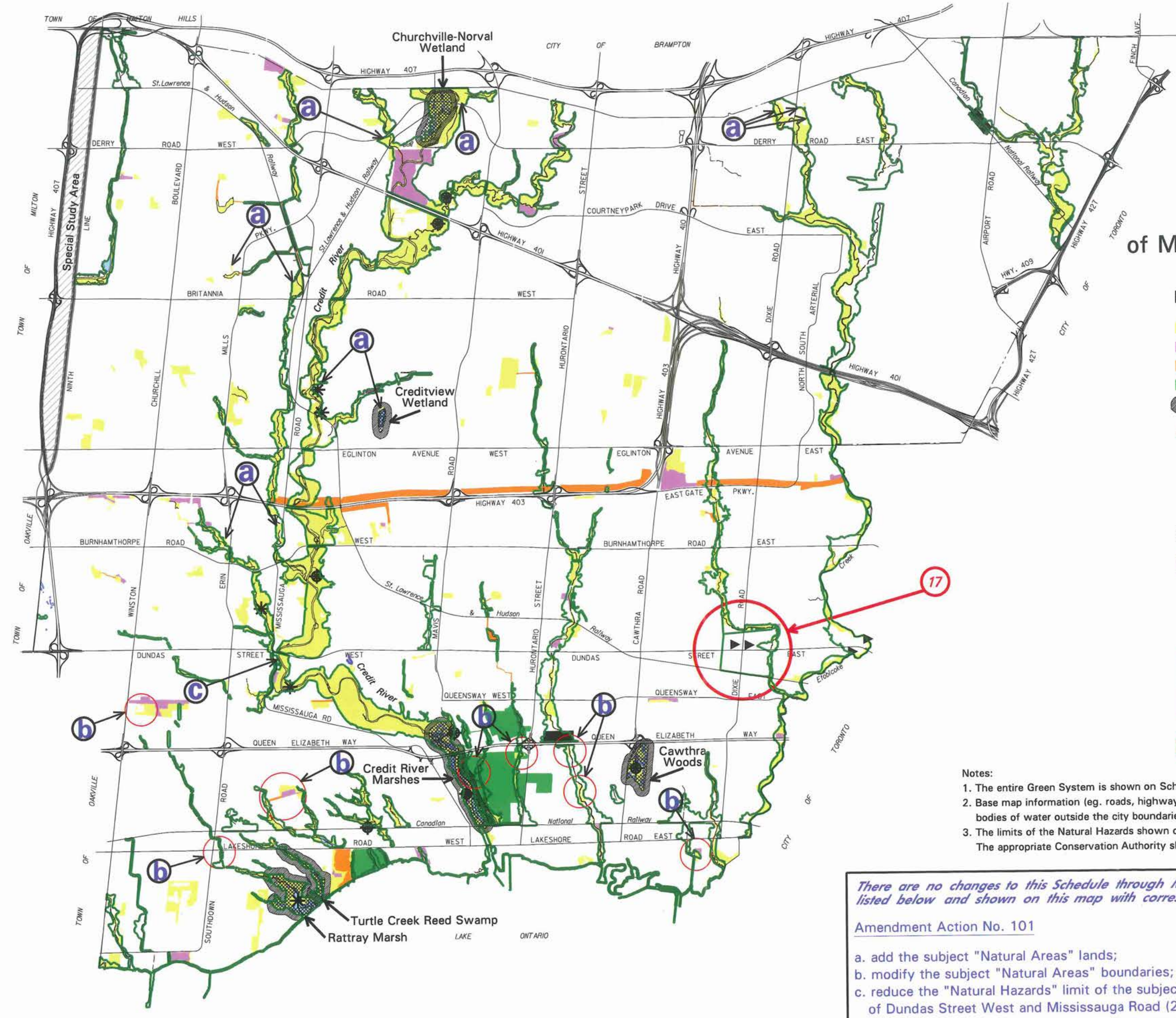
○ Areas with modified "Natural Areas" boundaries

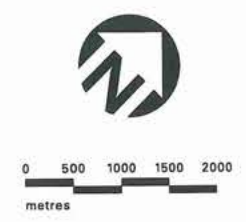
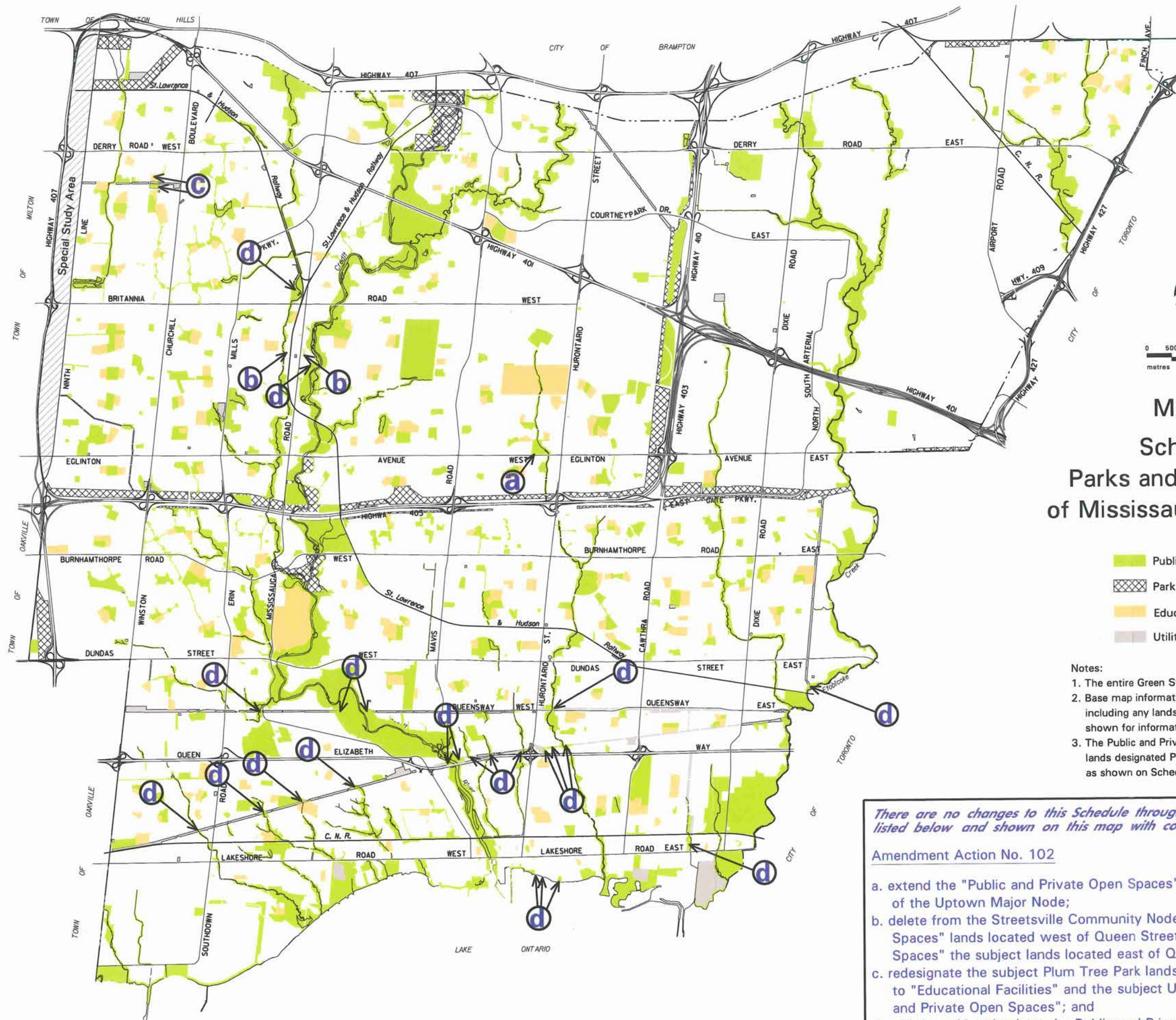
- Notes:**
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 101

- a. add the subject "Natural Areas" lands;
- b. modify the subject "Natural Areas" boundaries; and
- c. reduce the "Natural Hazards" limit of the subject lands located southeast of Dundas Street West and Mississauga Road (2935 and 2955 Mississauga Road).





MAP 'H'
Schedule 4
Parks and Open Spaces
of Mississauga Official Plan

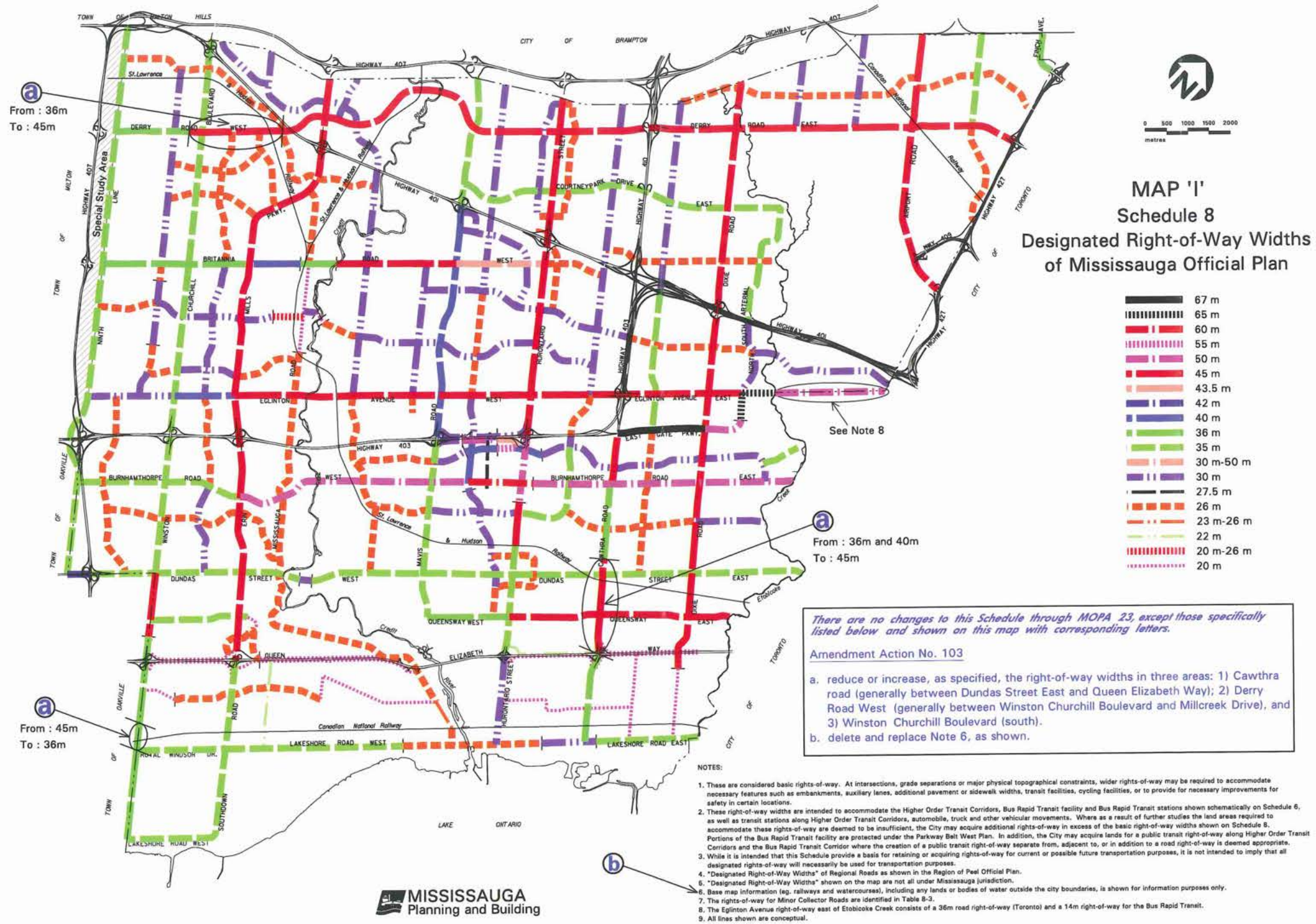
- Public and Private Open Spaces
- Parkway Belt West
- Educational Facilities
- Utilities

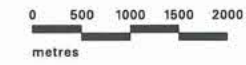
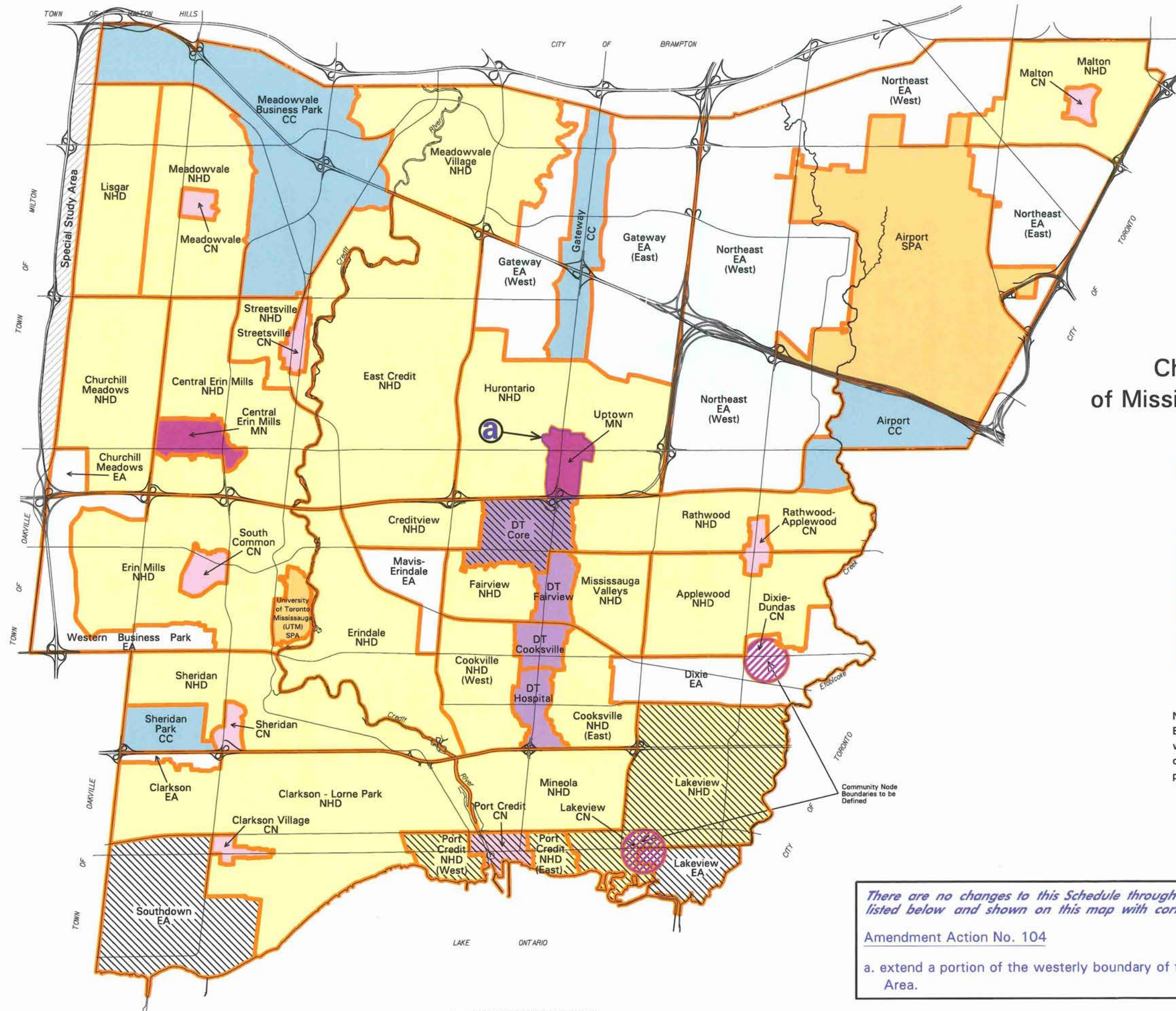
- Notes:
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 102

- a. extend the "Public and Private Open Spaces" boundary in the subject area west of the Uptown Major Node;
- b. delete from the Streetsville Community Node, the subject "Public and Private Open Spaces" lands located west of Queen Street, and add to the "Public and Private Open Spaces" the subject lands located east of Queen Street;
- c. redesignate the subject Plum Tree Park lands from "Public and Private Open Spaces" to "Educational Facilities" and the subject Utility Gas lands from "Utilities" to "Public and Private Open Spaces"; and
- d. add the subject lands to the Public and Private Open Spaces (subject lands shown on Maps "P", "Q", "R", "S", "U", "W", "Z", "AA", "DD", and "FF").





MAP 'J' Schedule 9 Character Areas of Mississauga Official Plan

- Character Area
- City Structure**
- Downtown (DT)
- Major Node (MN)
- Community Node (CN)
- Neighbourhood (NHD)
- Corporate Centre (CC)
- Employment Area (EA)
- Special Purpose Area (SPA)
- Character Area Subject to Local Area Plan

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

There are no changes to this Schedule through MOPA 23, except those specifically listed below and shown on this map with corresponding letters.

Amendment Action No. 104

a. extend a portion of the westerly boundary of the uptown Major Node Character Area.



LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined
Natural Hazards	

- UPTOWN NODE CHARACTER AREA BOUNDARY**
- Amended Area - Node Boundary
 - Amended Area - Greenbelt

Notes:

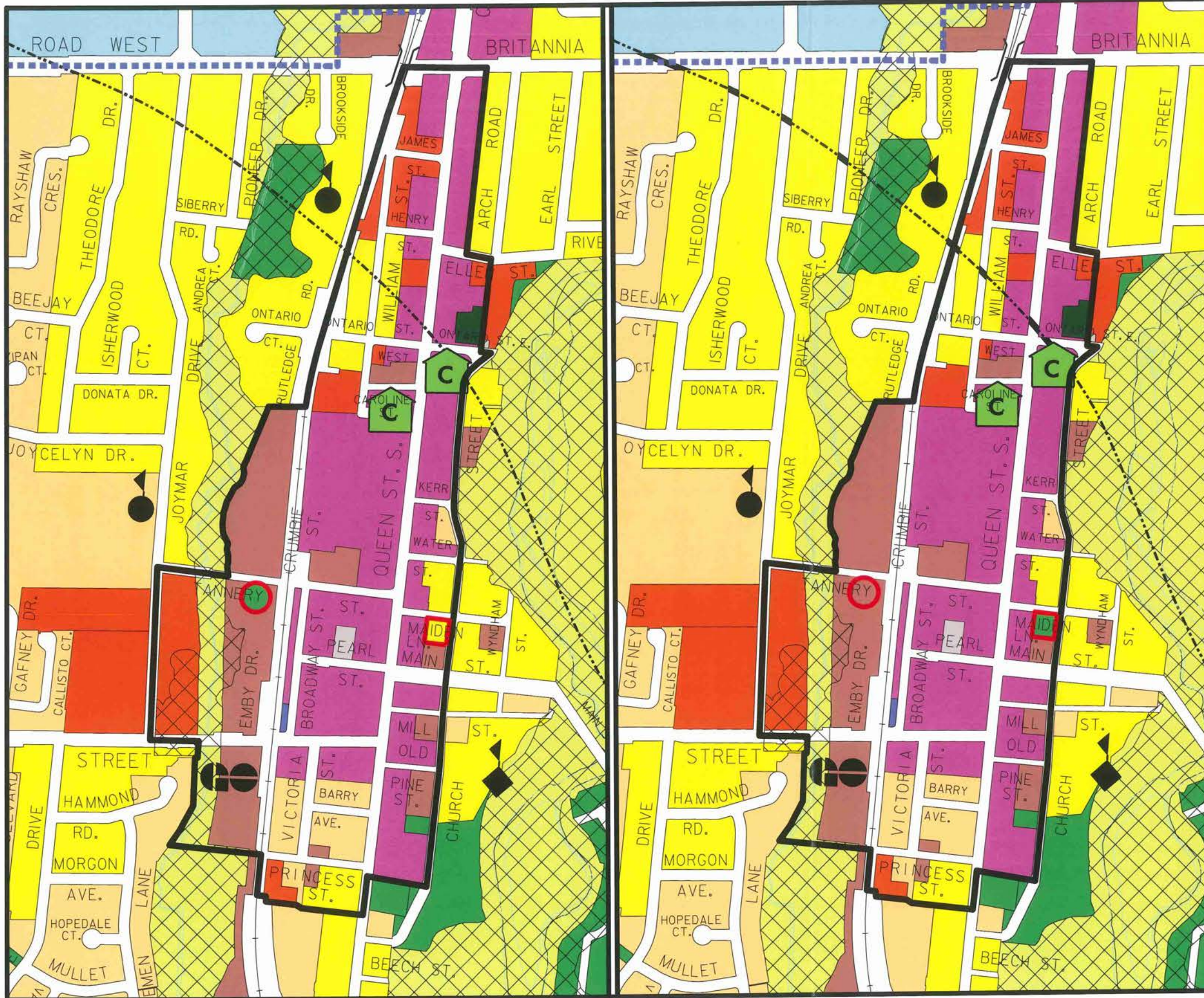
- The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
- Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 5, Long Term Road Network.



MAP 'K'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS



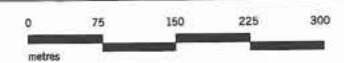
EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
- LAND USE LEGEND**
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |
- CITY STRUCTURE**
- Elements
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

- AREA OF AMENDMENT**
- FROM:
- RESIDENTIAL LOW DENSITY I
- TO:
- PUBLIC OPEN SPACE

- AREA OF AMENDMENT**
- FROM:
- PUBLIC OPEN SPACE
- TO:
- RESIDENTIAL HIGH DENSITY



MAP 'L'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

City of Mississauga



EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
- LAND USE LEGEND**
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

AMENDED AREA

AREA A – PLUM TREE PARK

FROM:

PUBLIC OPEN SPACE

TO:

RESIDENTIAL LOW DENSITY II

AREA B – UTILITY GAS LANDS

FROM:

UTILITY

TO:

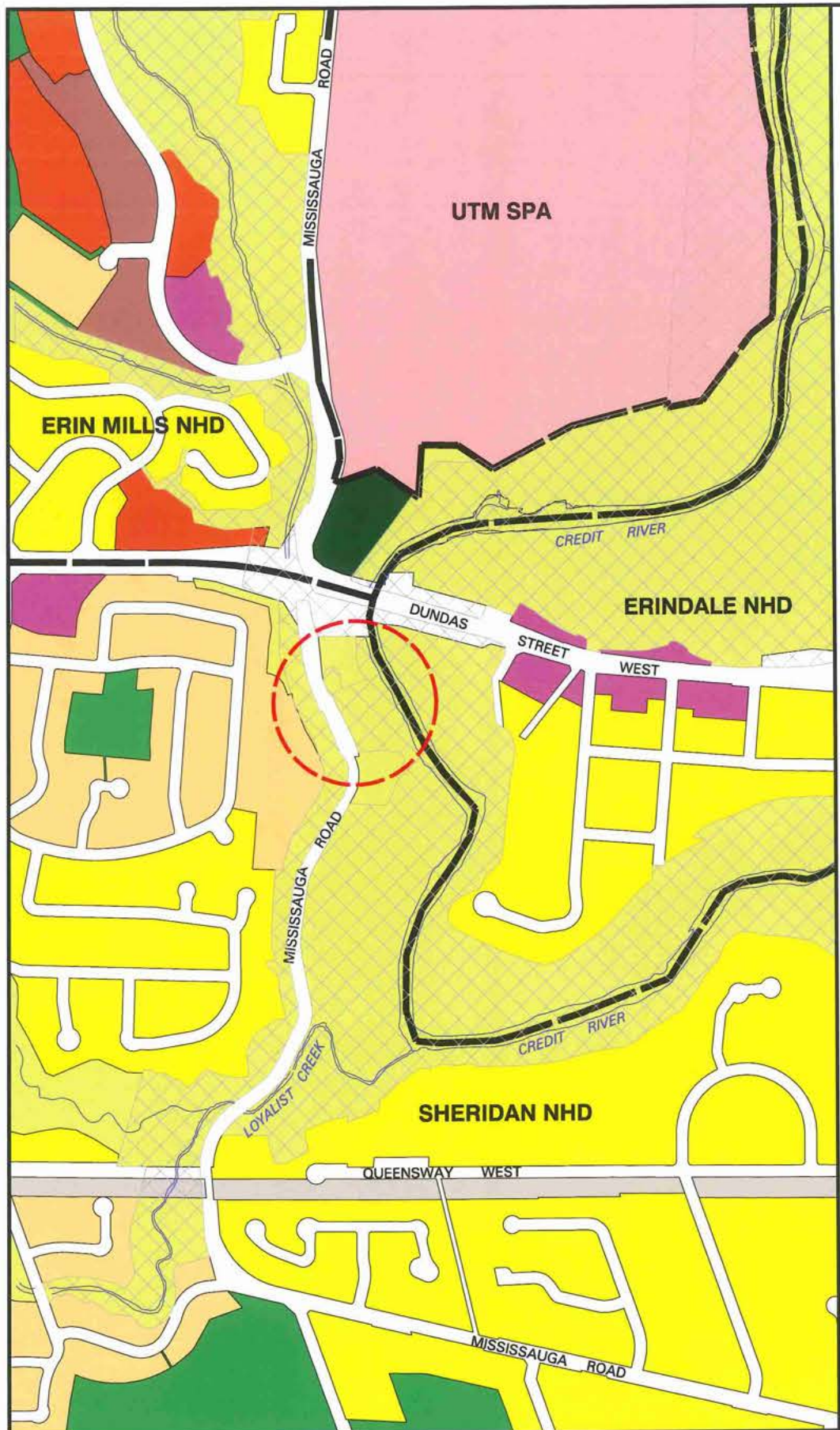
PUBLIC OPEN SPACE

Notes:

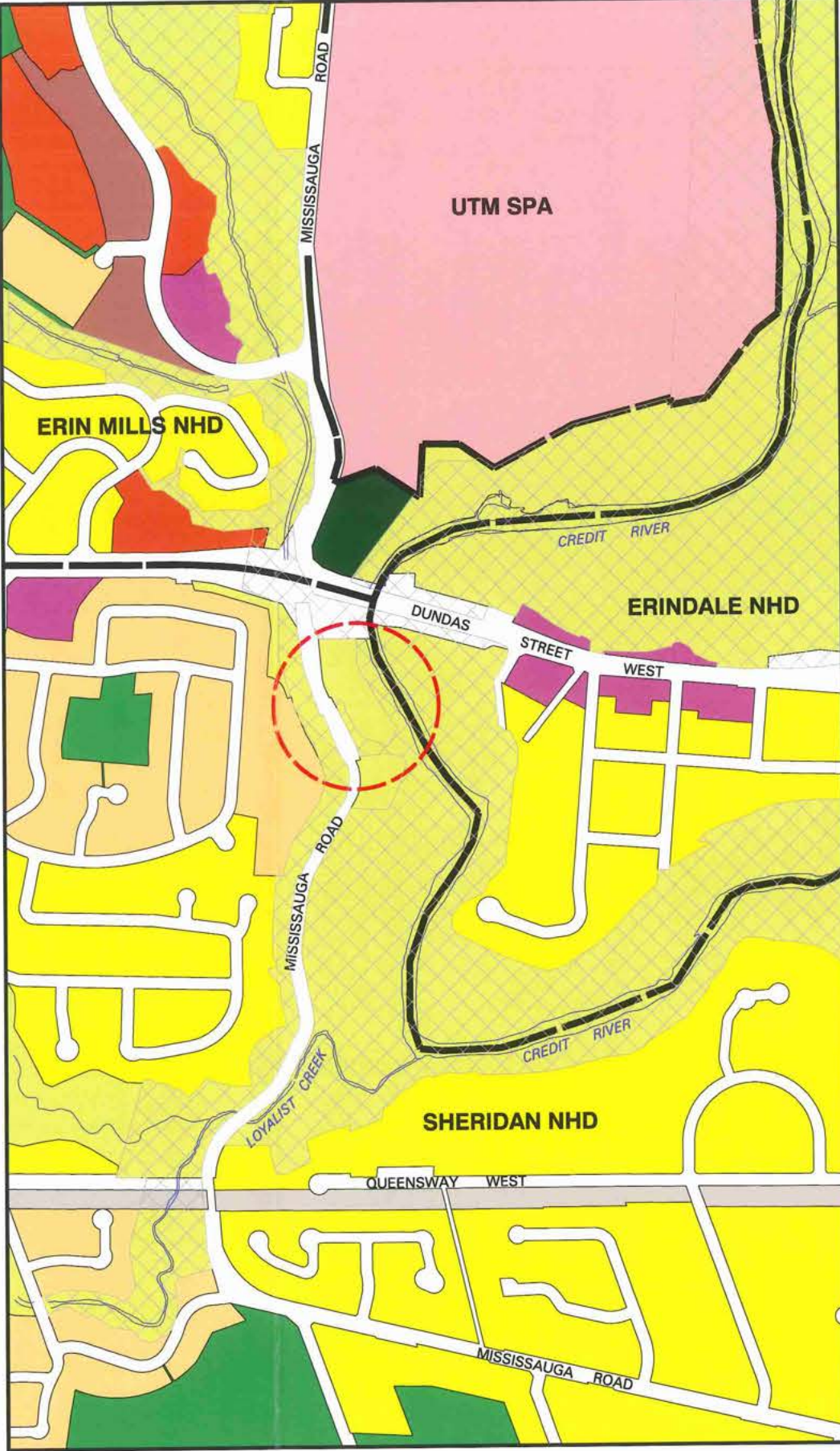
- The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
- Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 5, Long Term Road Network.



MAP 'M'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATIONS



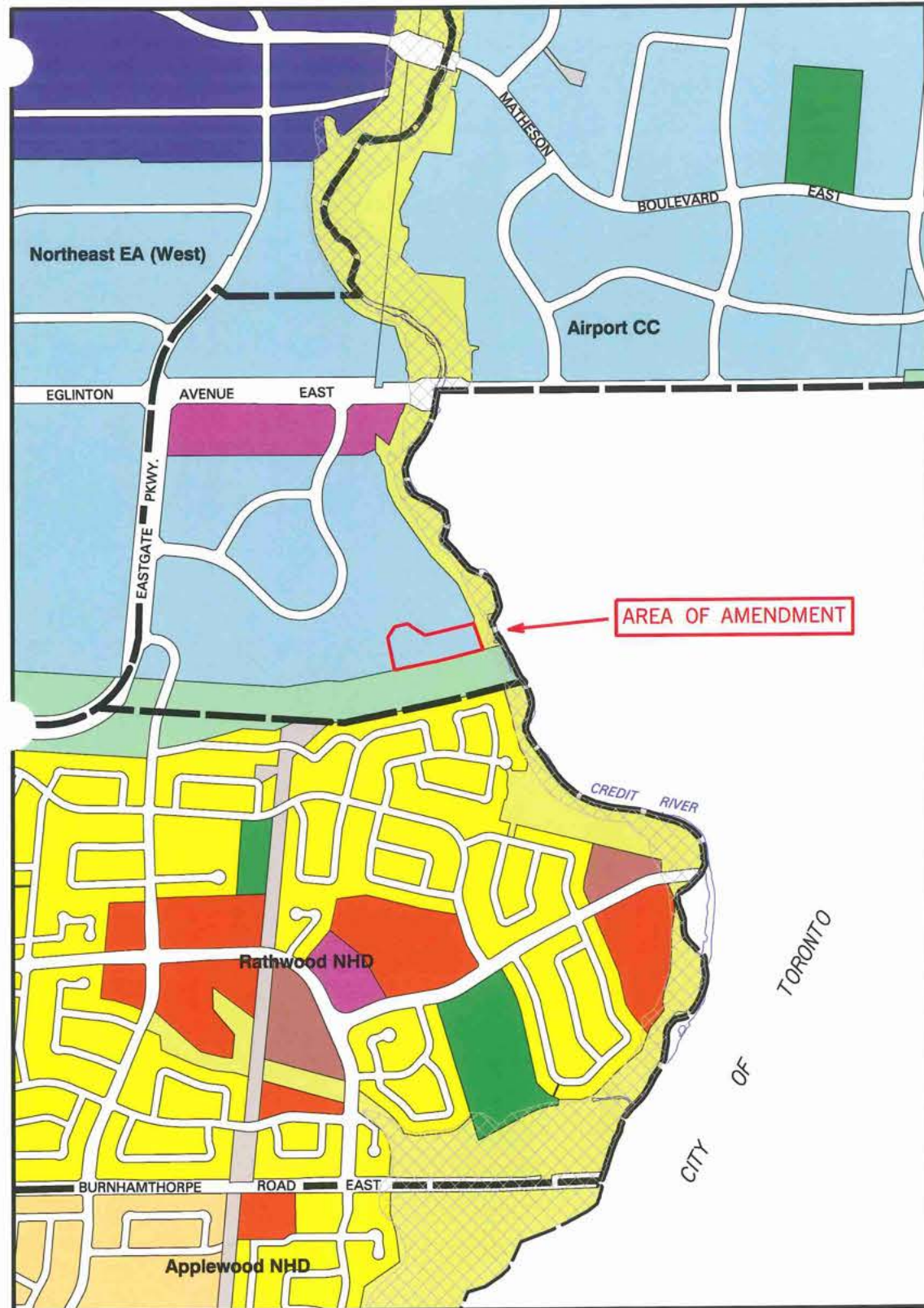
AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |
| Area of Amendment | |

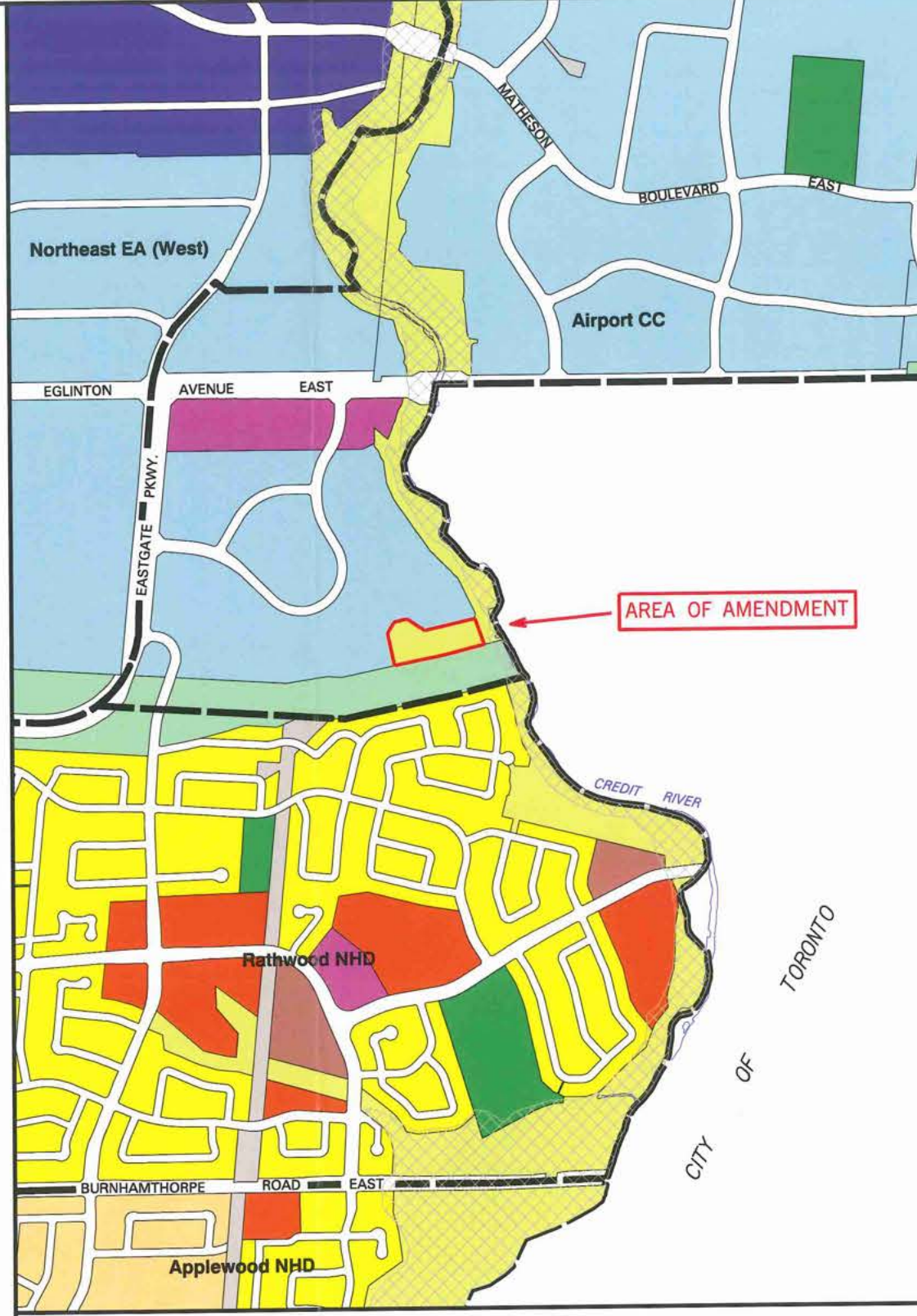
MAP "N"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



City of Mississauga



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

FROM
 Business Employment

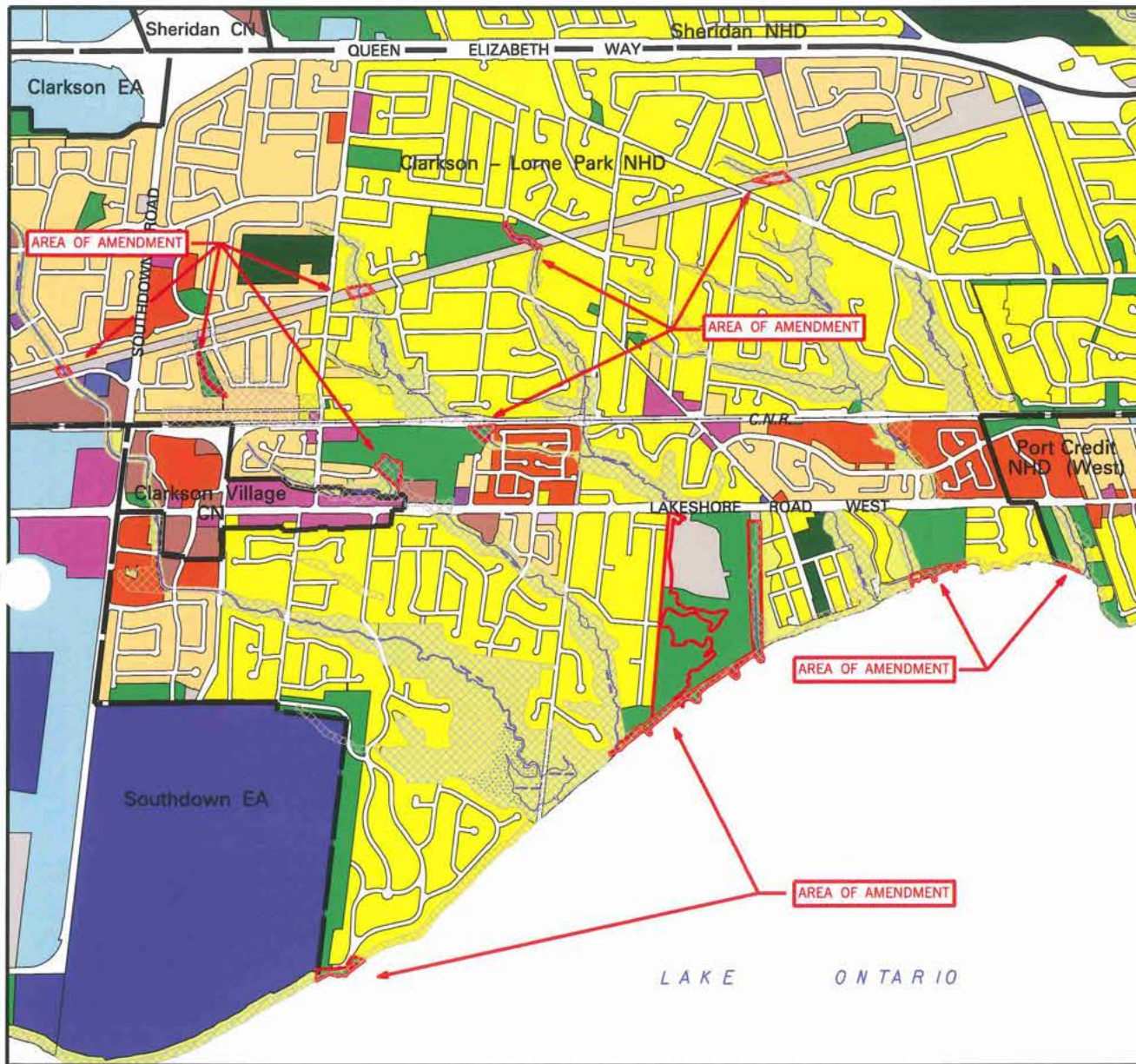
TO
 Greenbelt

Map "O"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

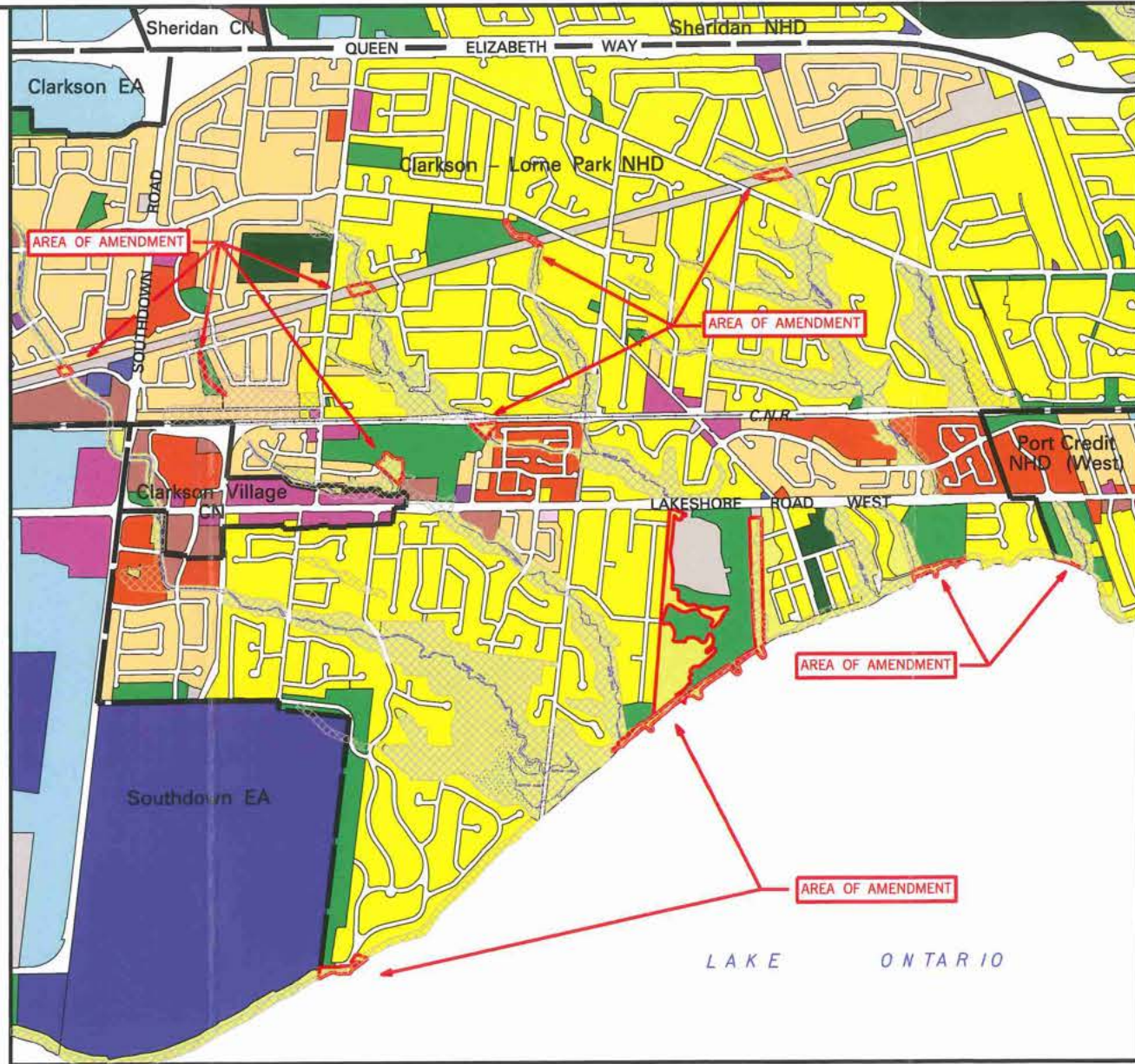


City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

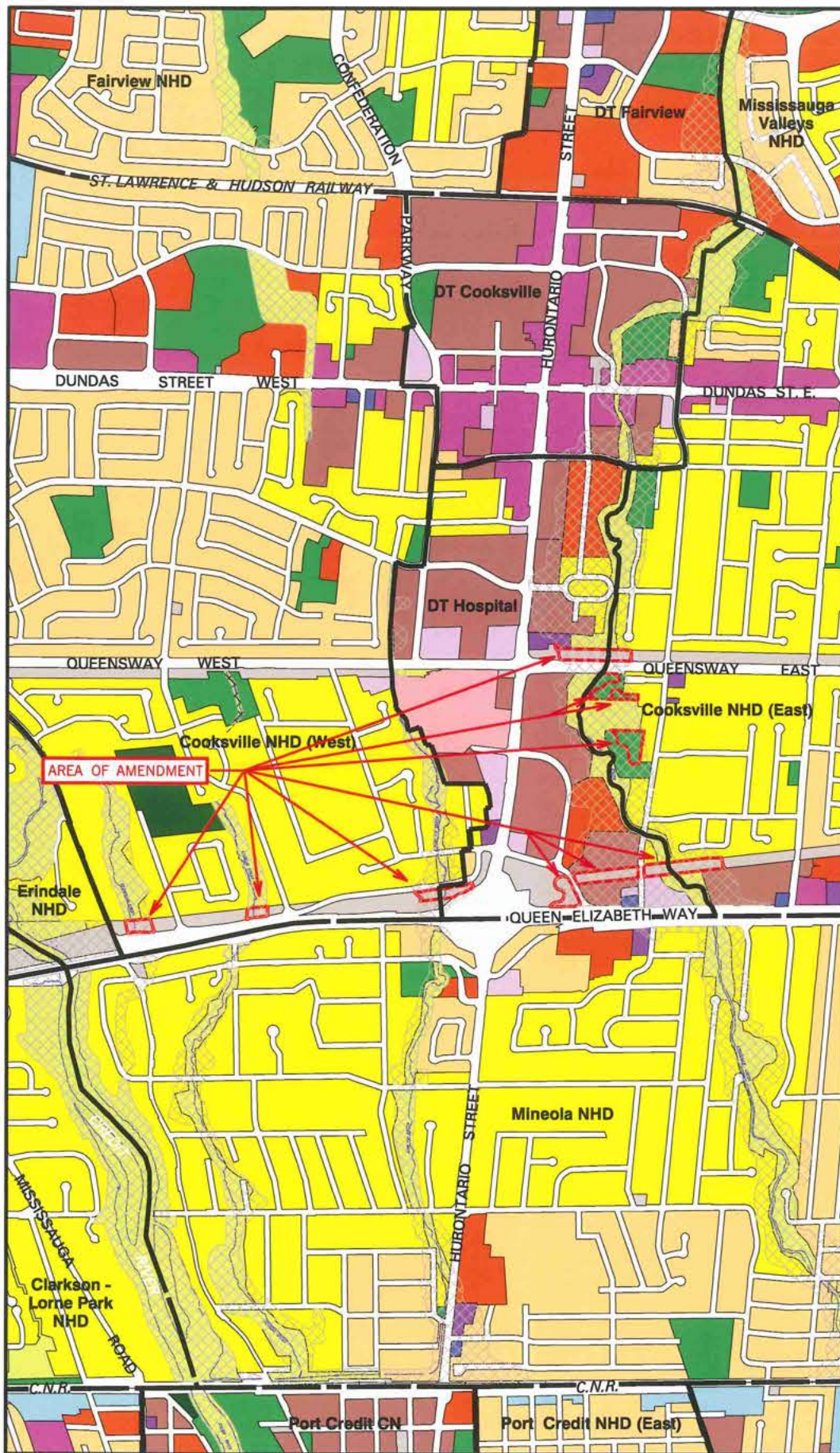
FROM
 Utility
 AND
 Public Open Space
 TO
 Greenbelt

MAP "P"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

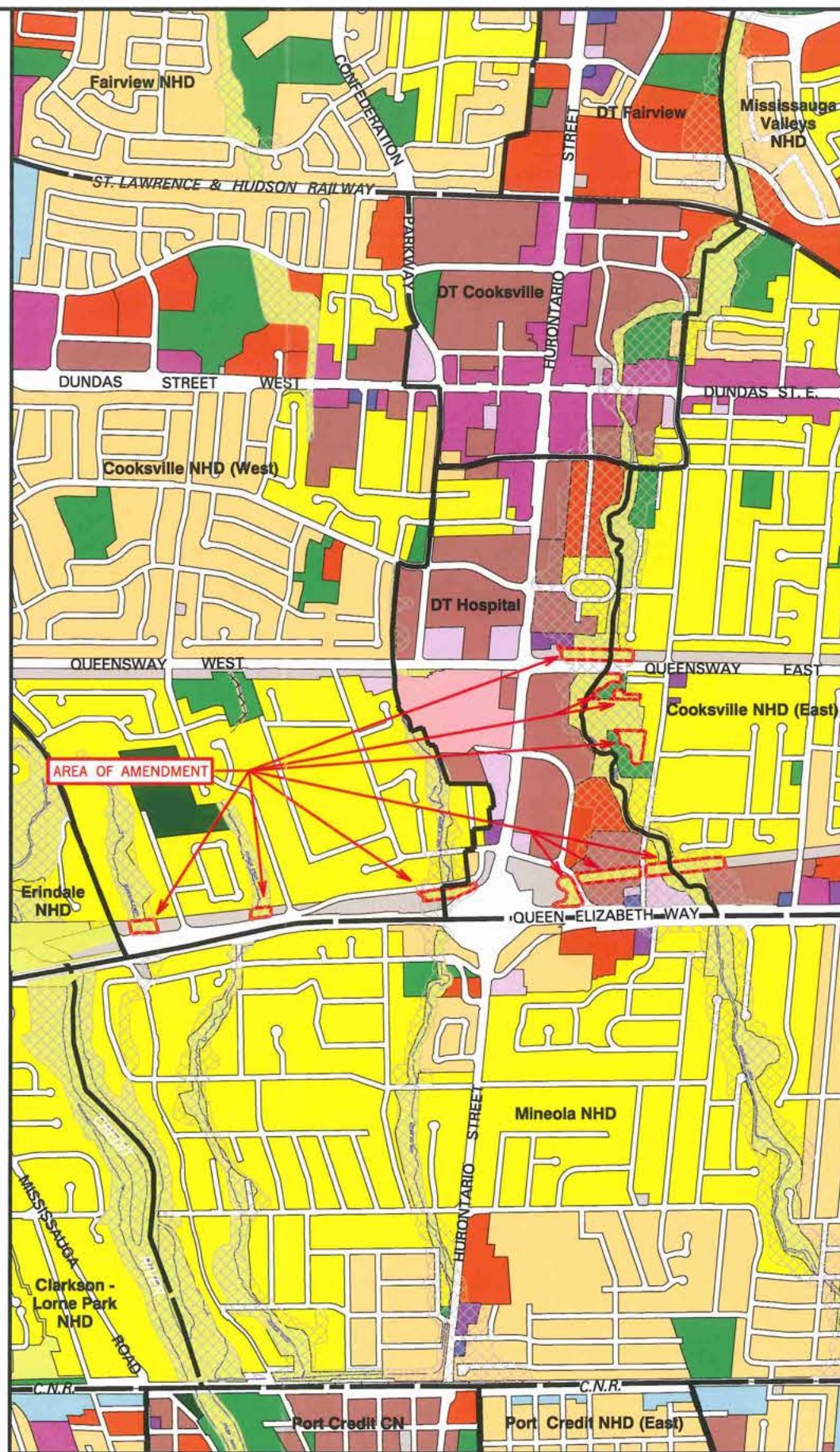
City of Mississauga



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EXISTING LAND USE DESIGNATIONS



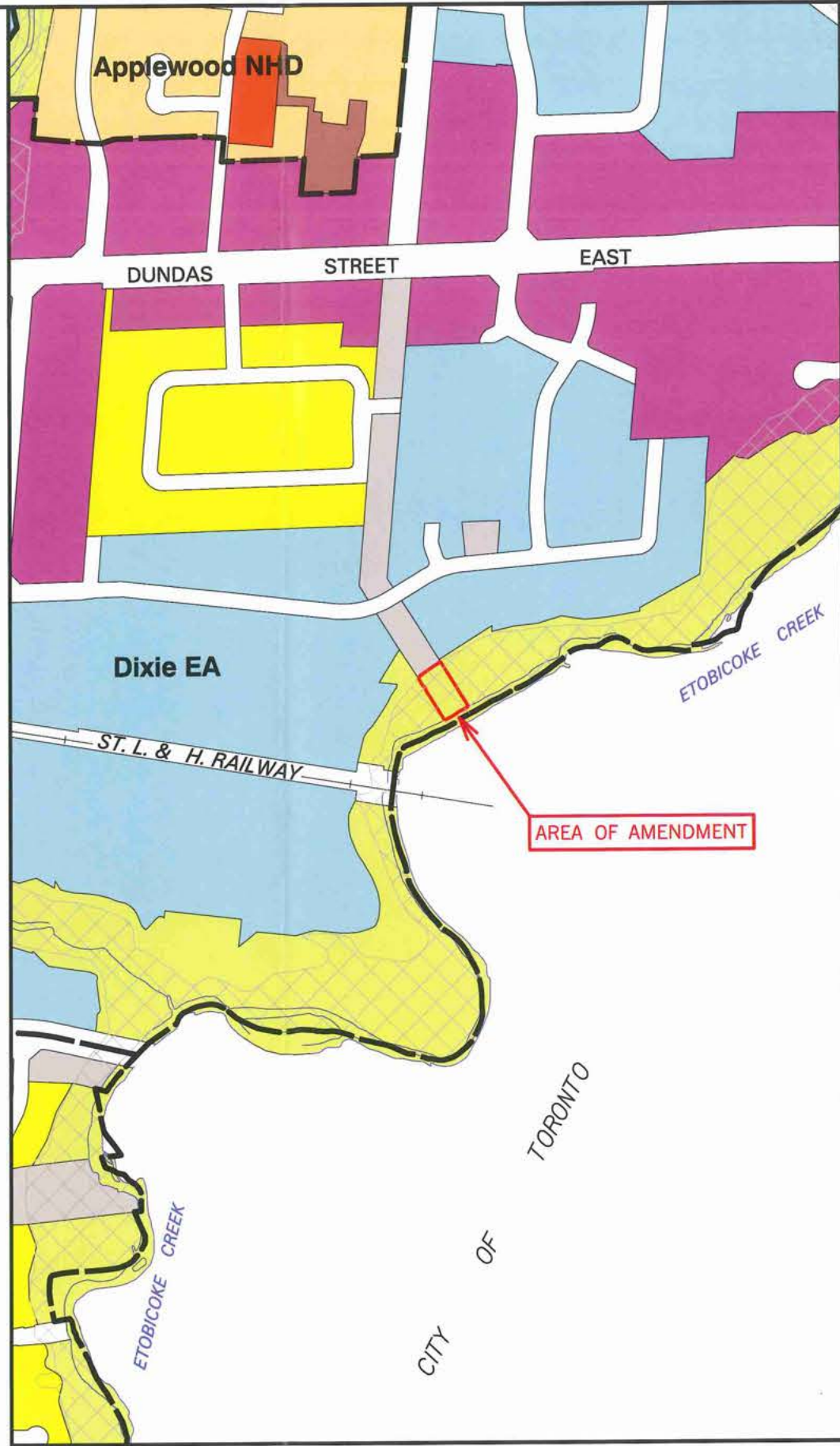
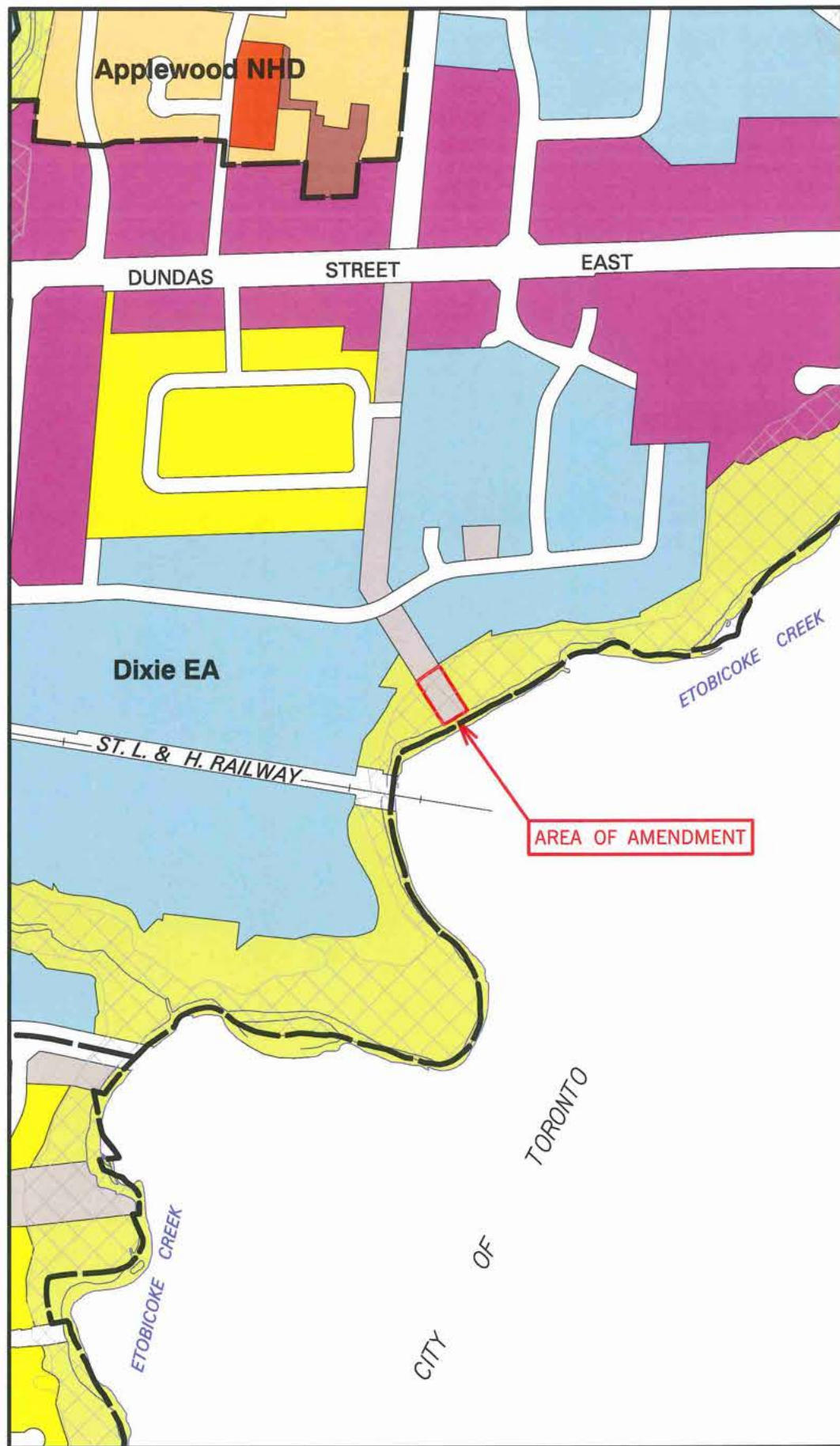
AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |
-
- AREA OF AMENDMENT
- FROM**
- Public Open Space
- AND**
- Utility
- TO**
- Greenbelt

MAP "Q"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

City of Mississauga





- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

FROM
 Utility

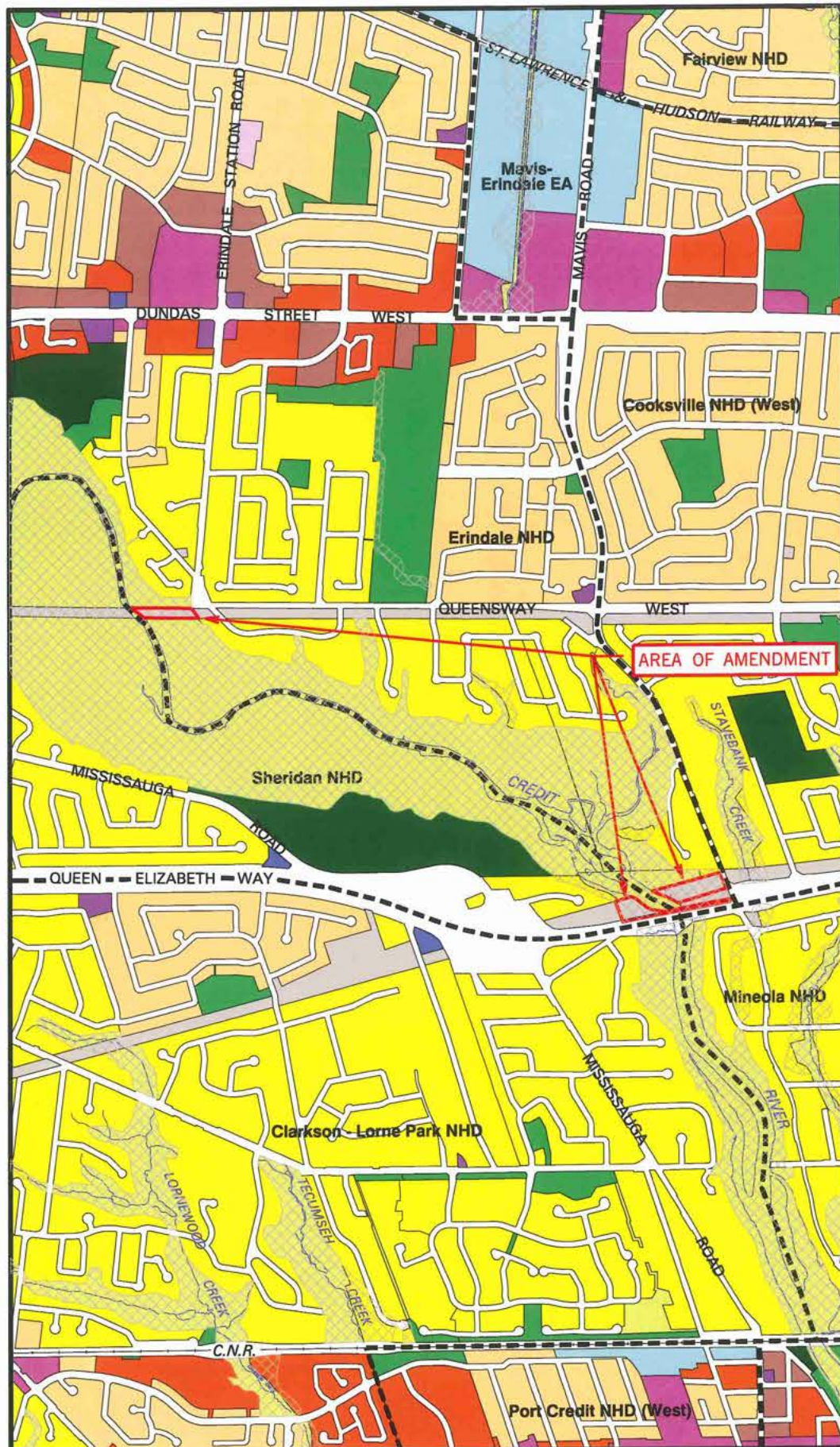
TO
 Greenbelt

MAP "R"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

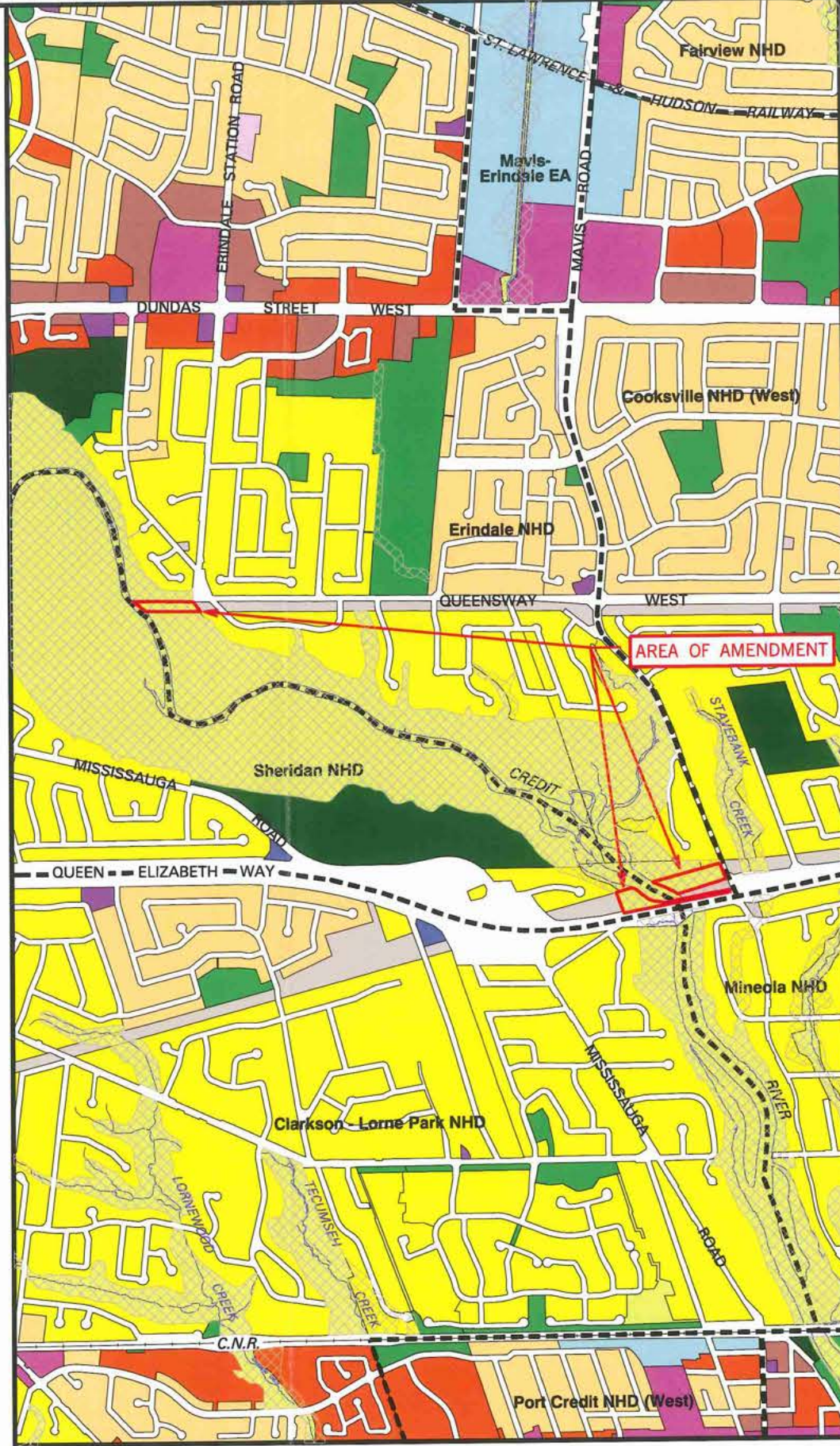
EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

FROM
 Utility

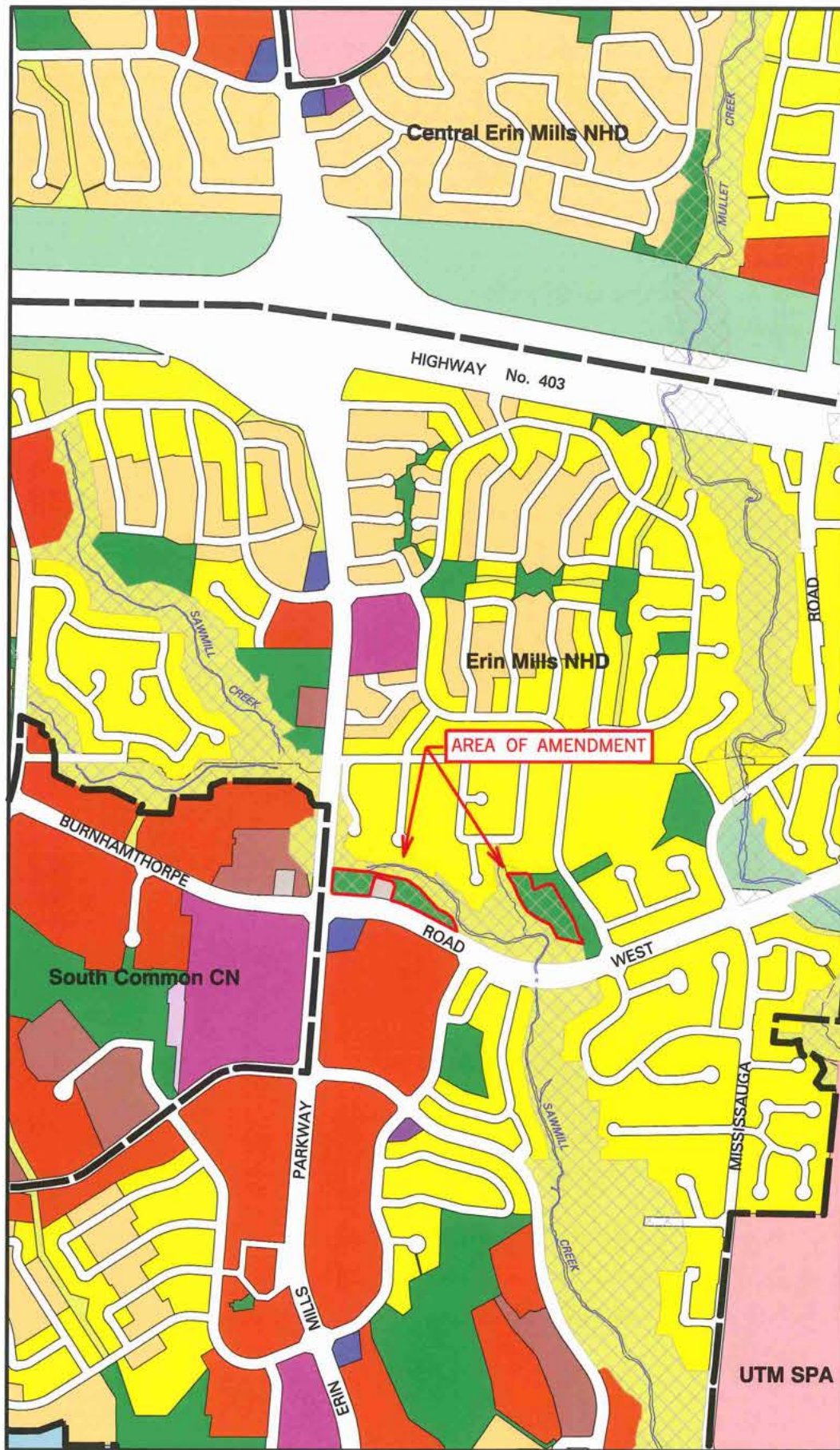
TO
 Greenbelt

MAP "S"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

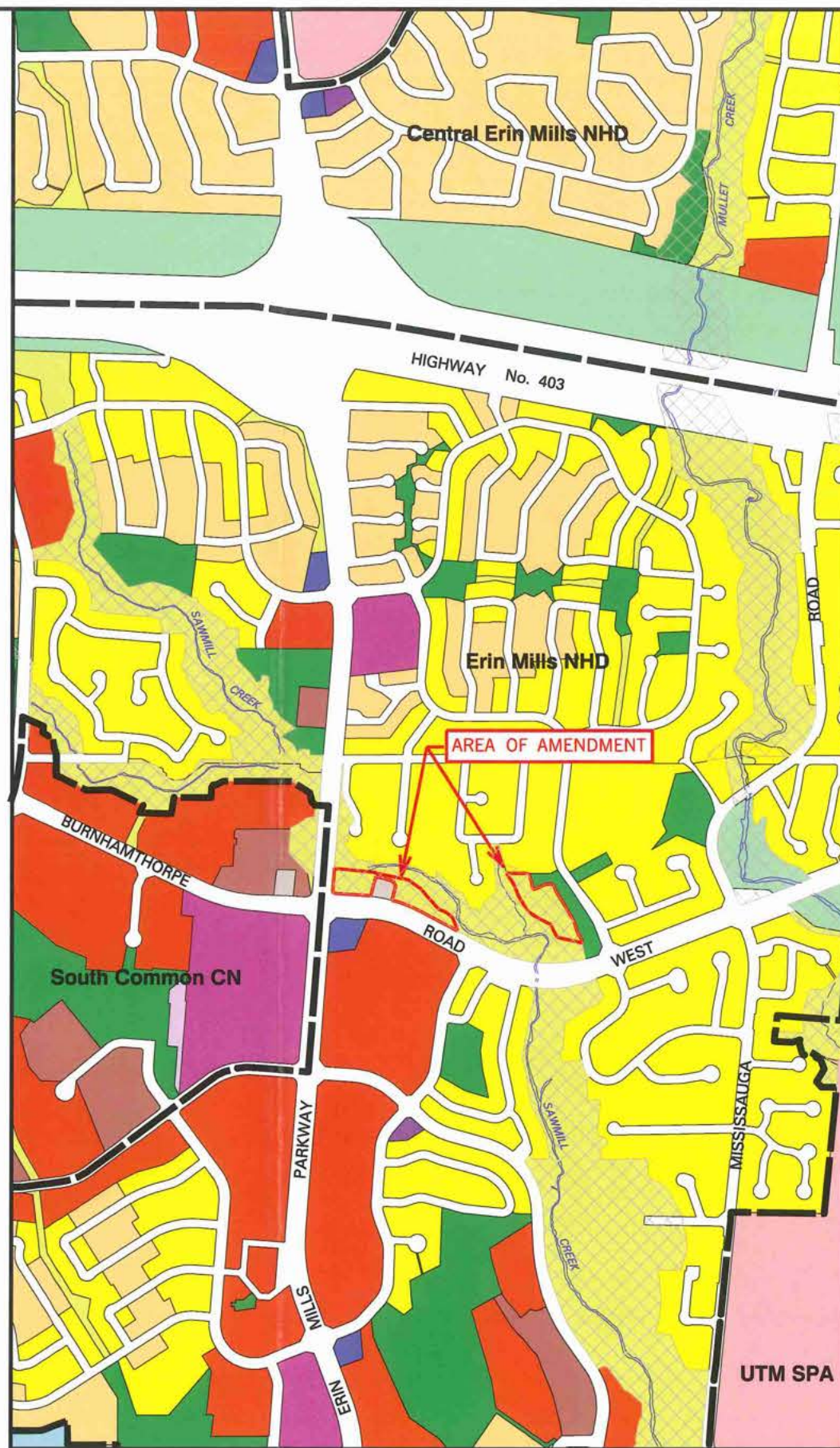


City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

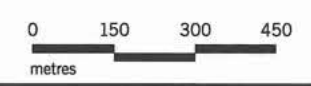
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

FROM
 Public Open Space

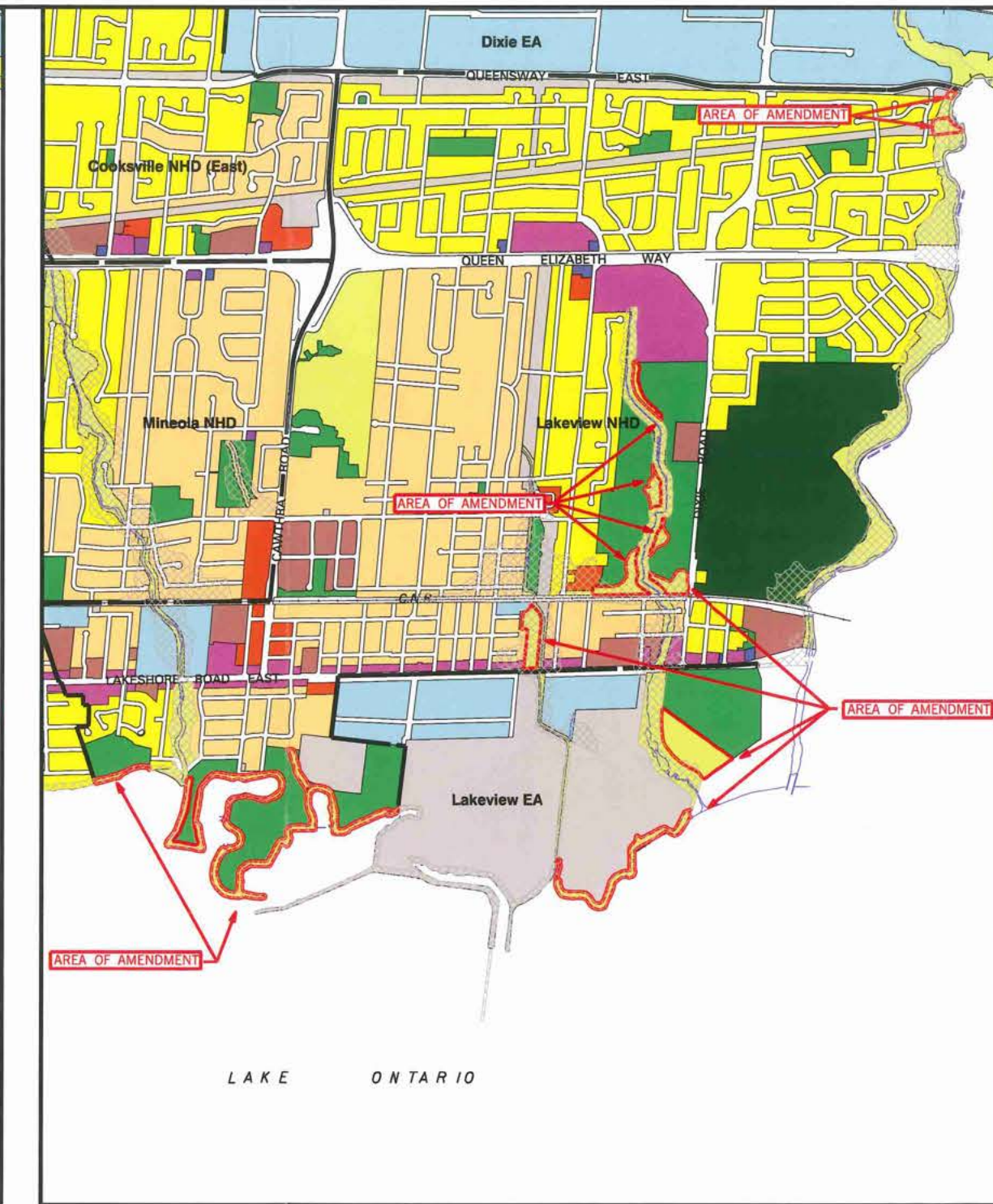
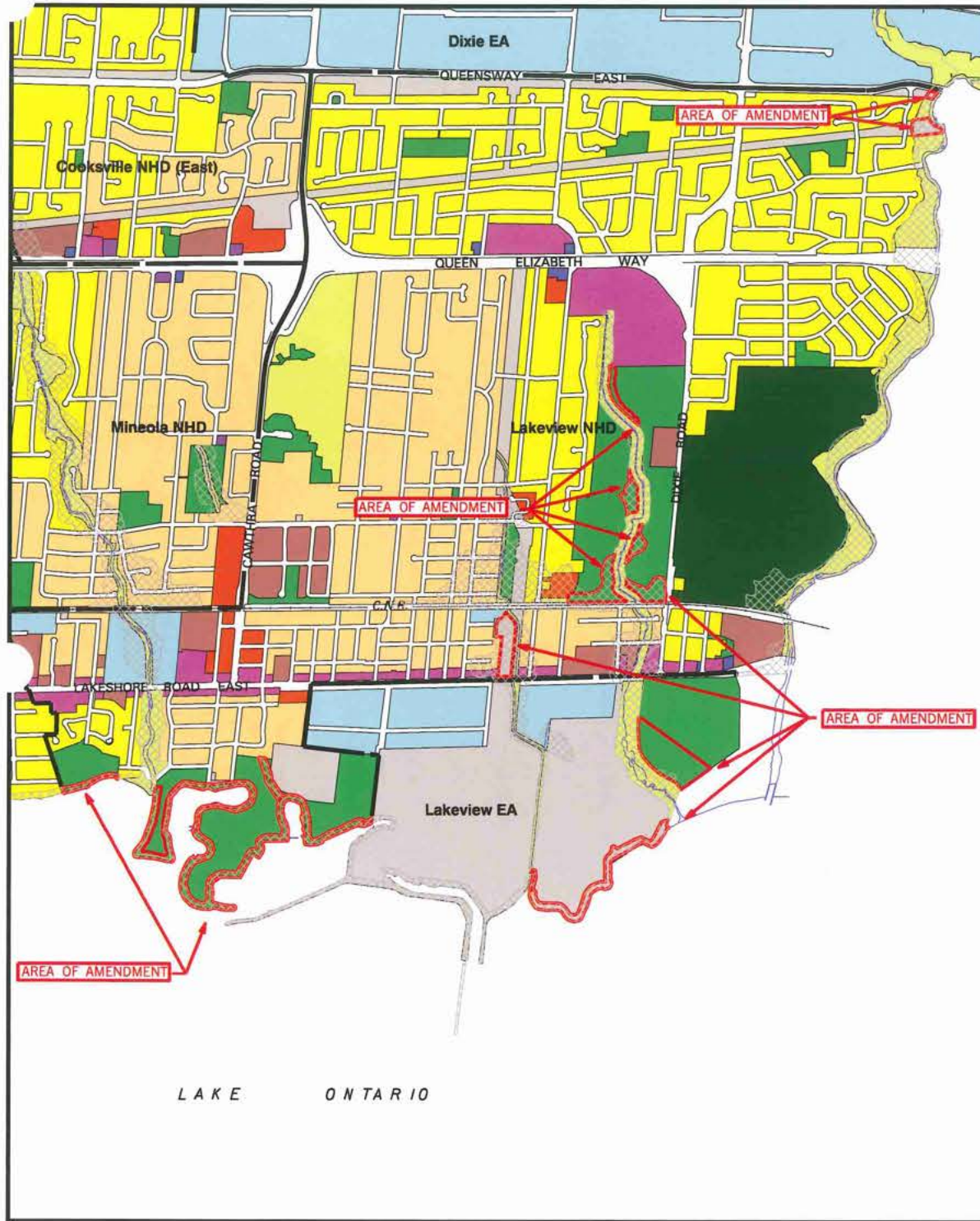
TO
 Greenbelt

MAP "T"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



City of Mississauga





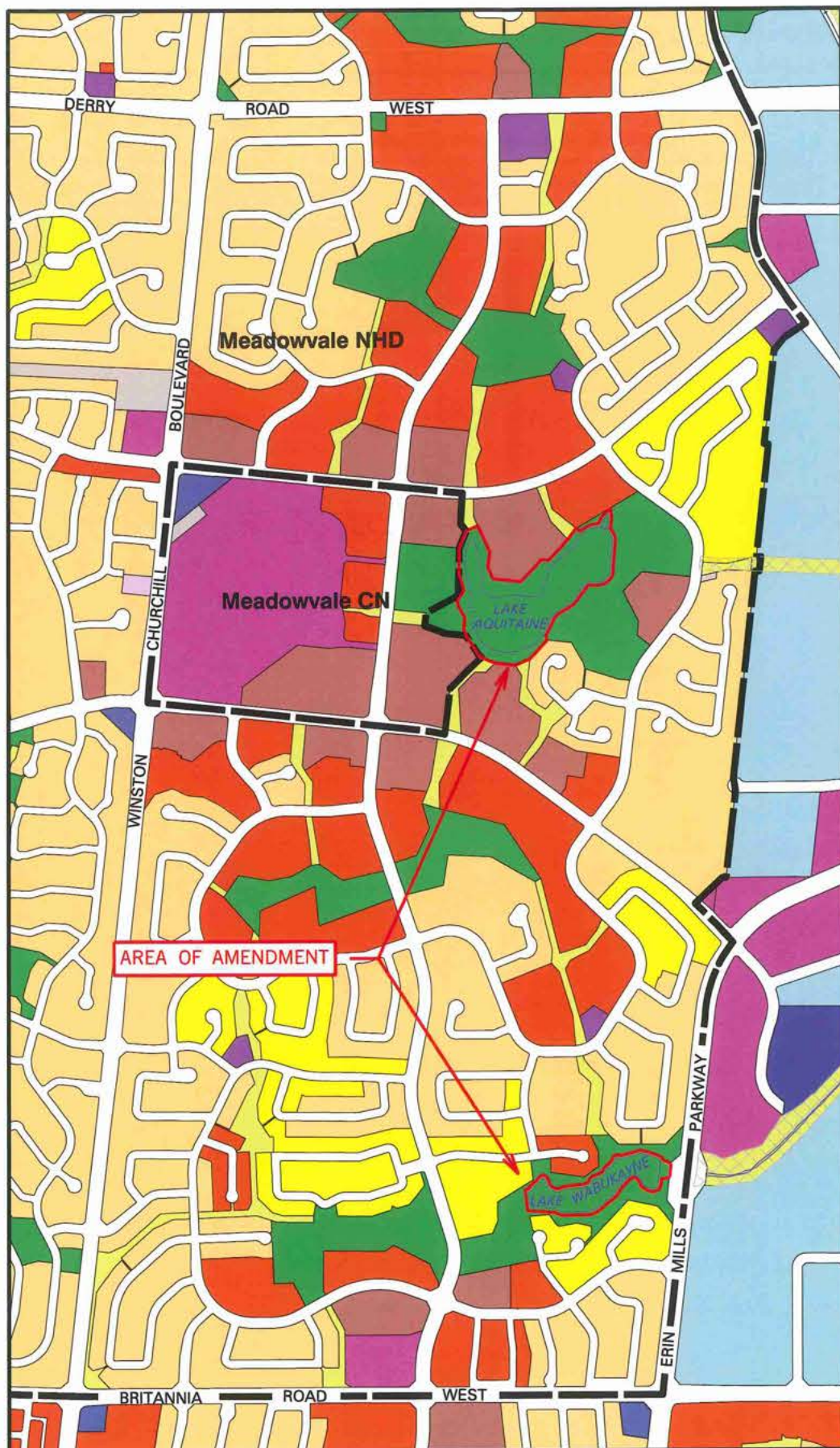
- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

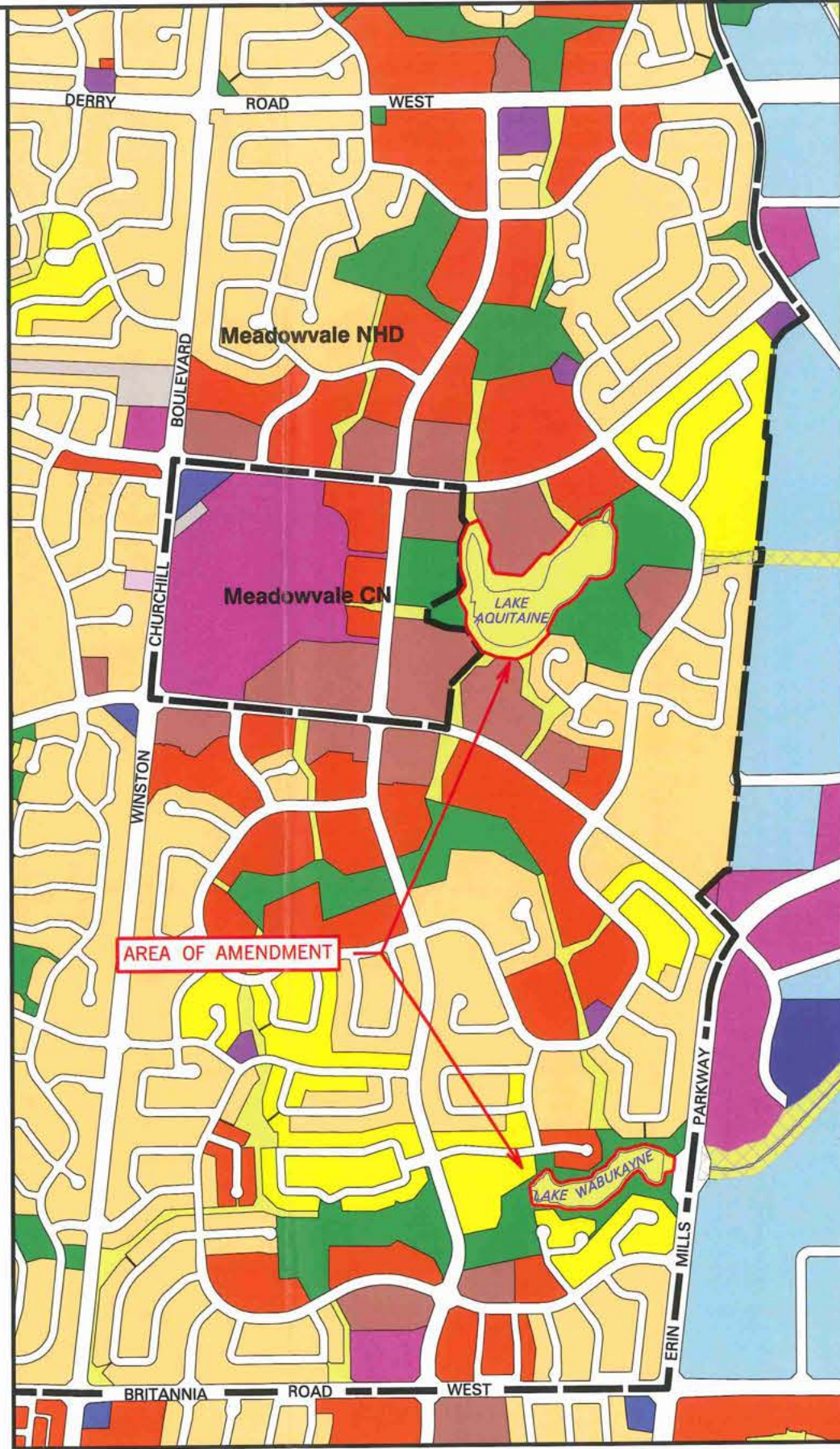
FROM
 Public Open Space
 AND
 Utility
 TO
 Greenbelt

MAP "U"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

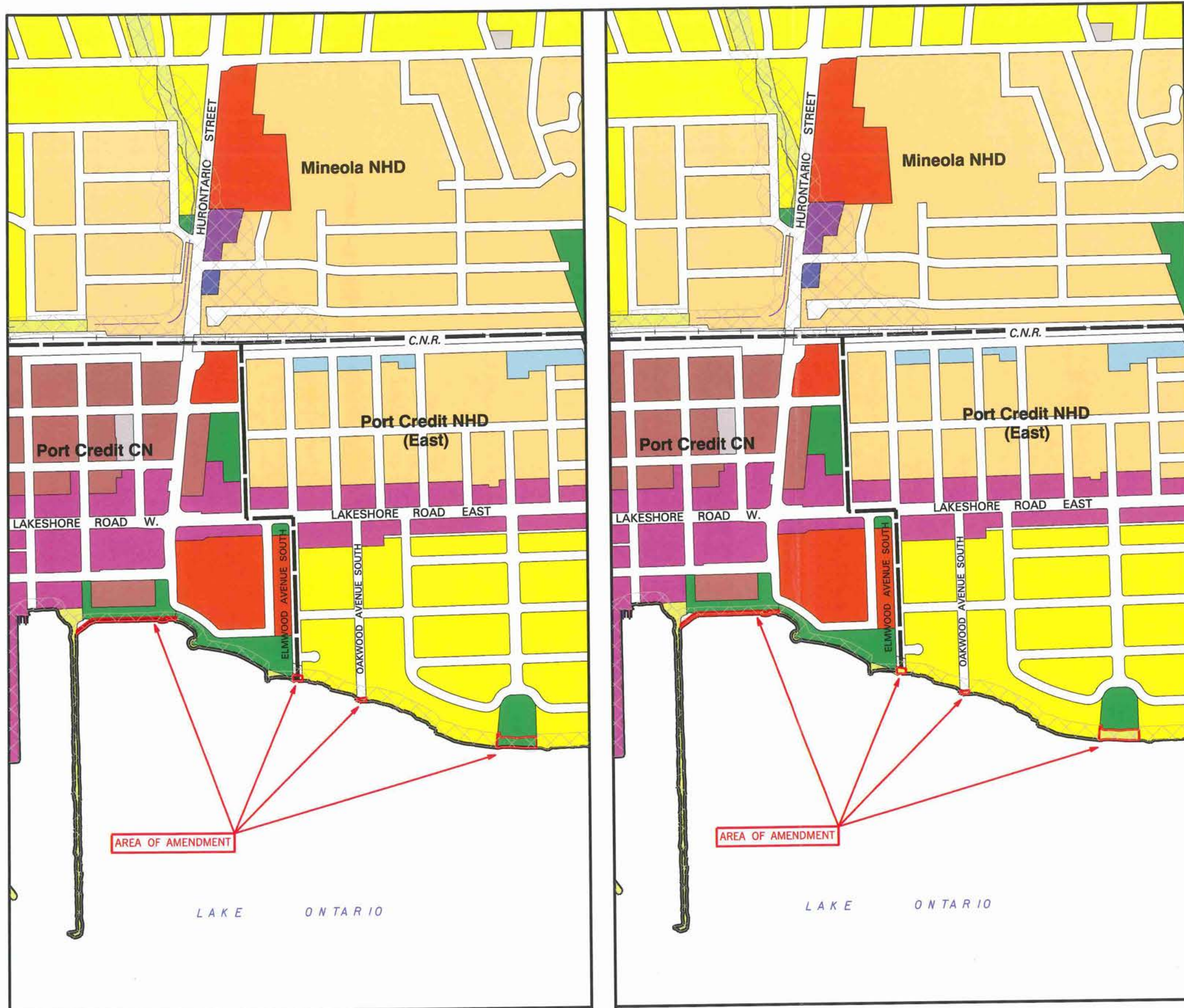
AREA OF AMENDMENT

FROM
 Public Open Space

TO
 Greenbelt

MAP "V"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan





- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

FROM
 Public Open Space
 Road Right-Of-Way

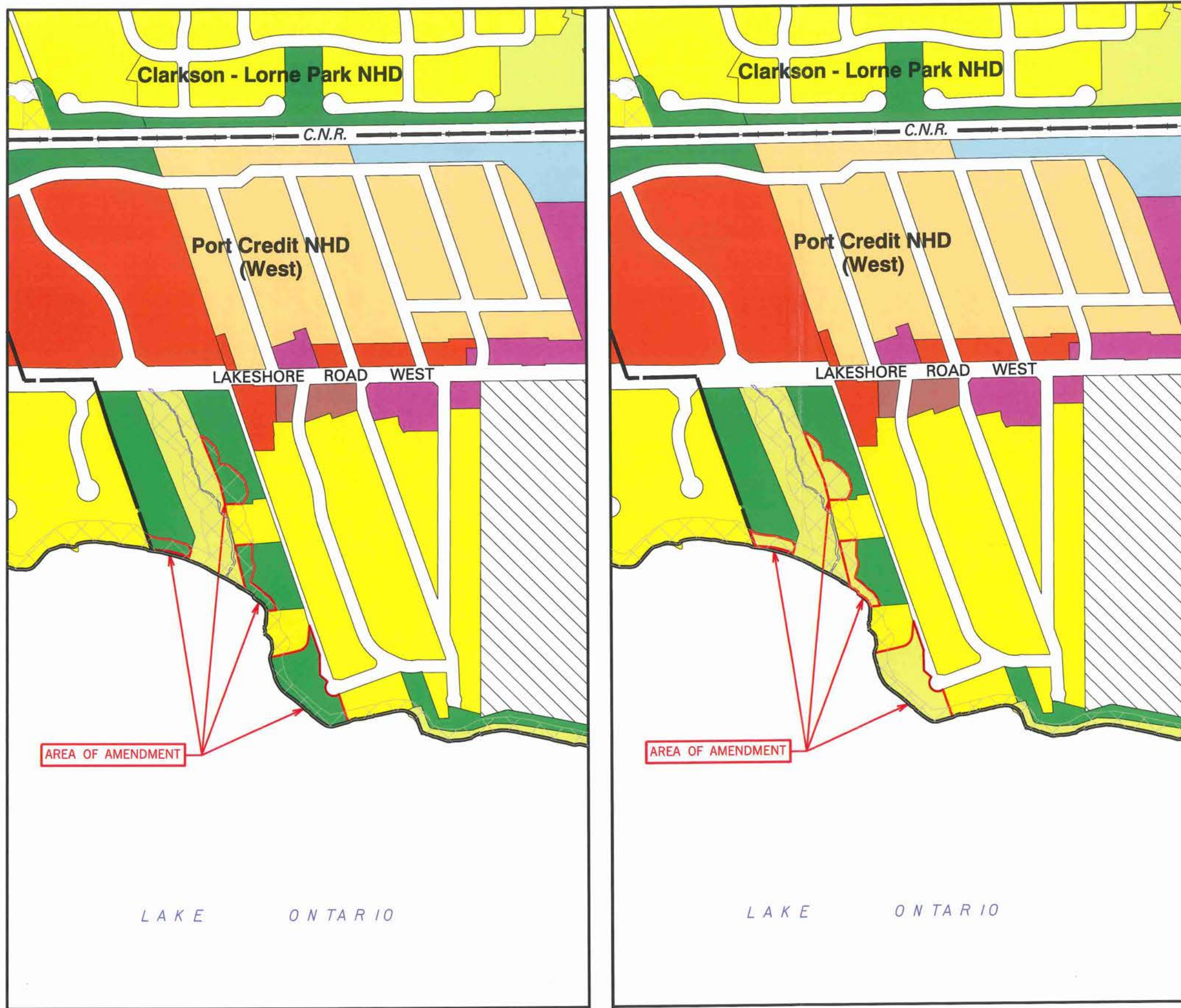
TO
 Greenbelt

MAP "W"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

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LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined
Natural Hazards	
Character Area Boundary	

AREA OF AMENDMENT

FROM

Public Open Space

TO

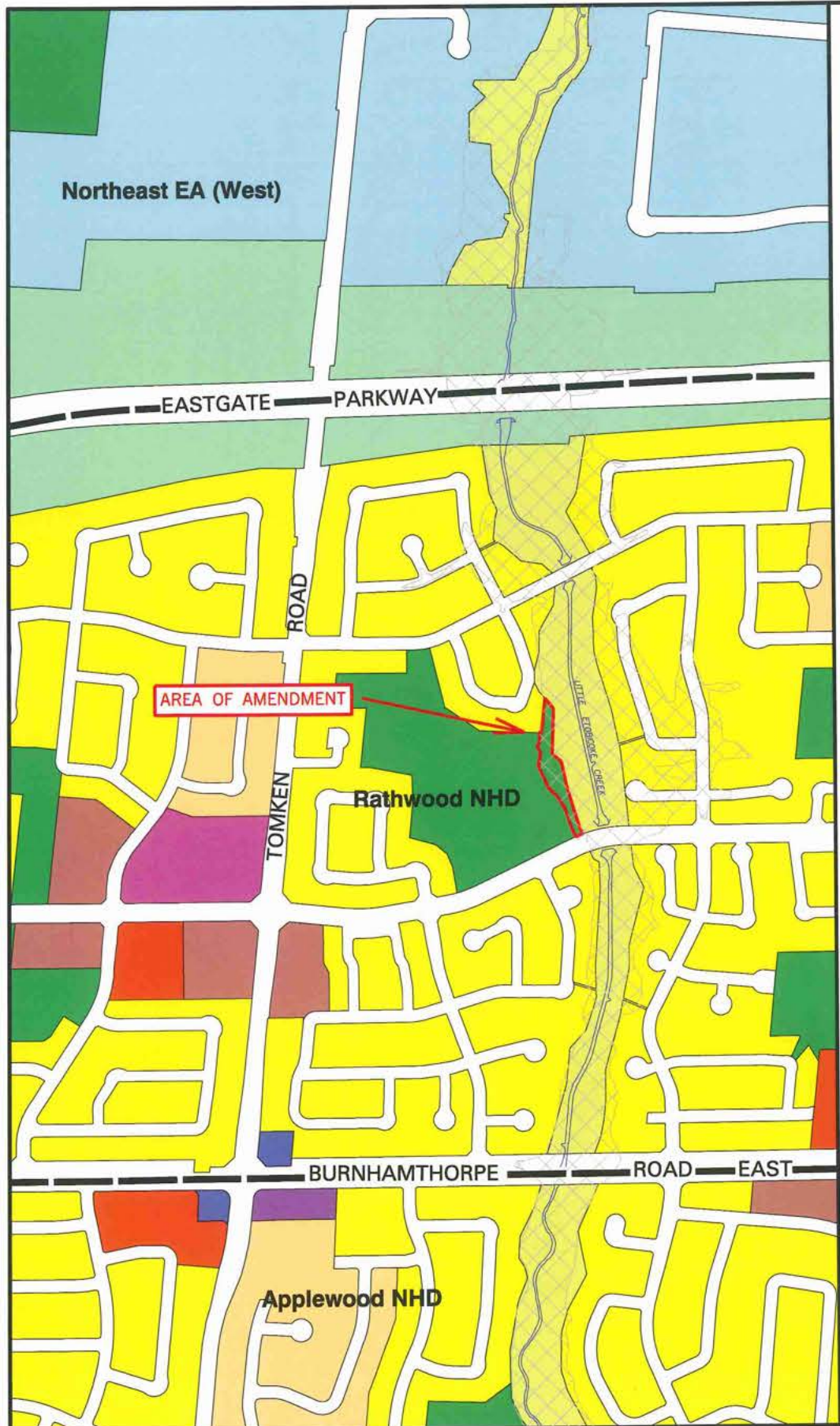
Greenbelt

MAP "X"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Natural Hazards
 - Character Area Boundary
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To Be Determined

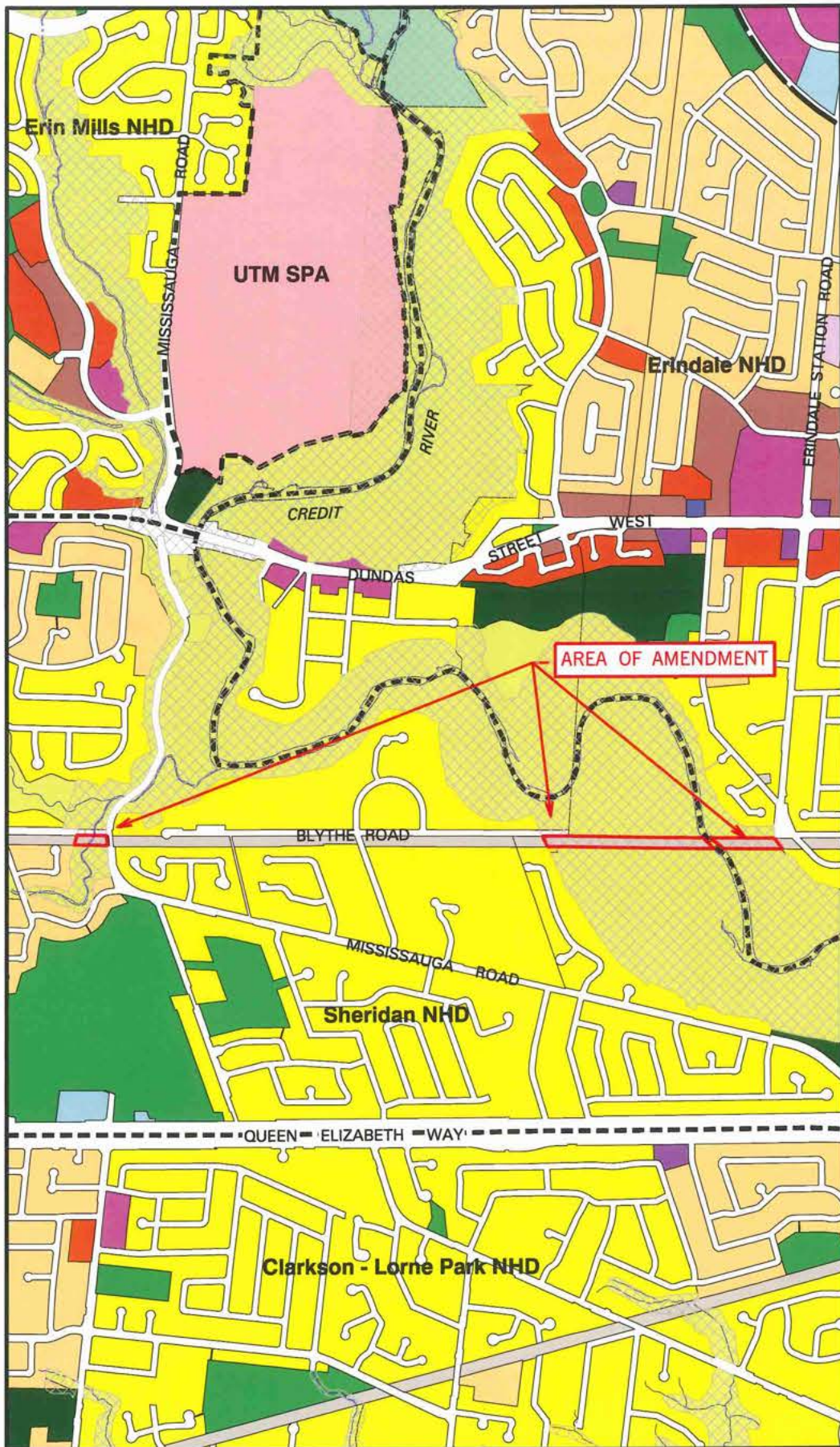
AREA OF AMENDMENT

FROM
 Public Open Space

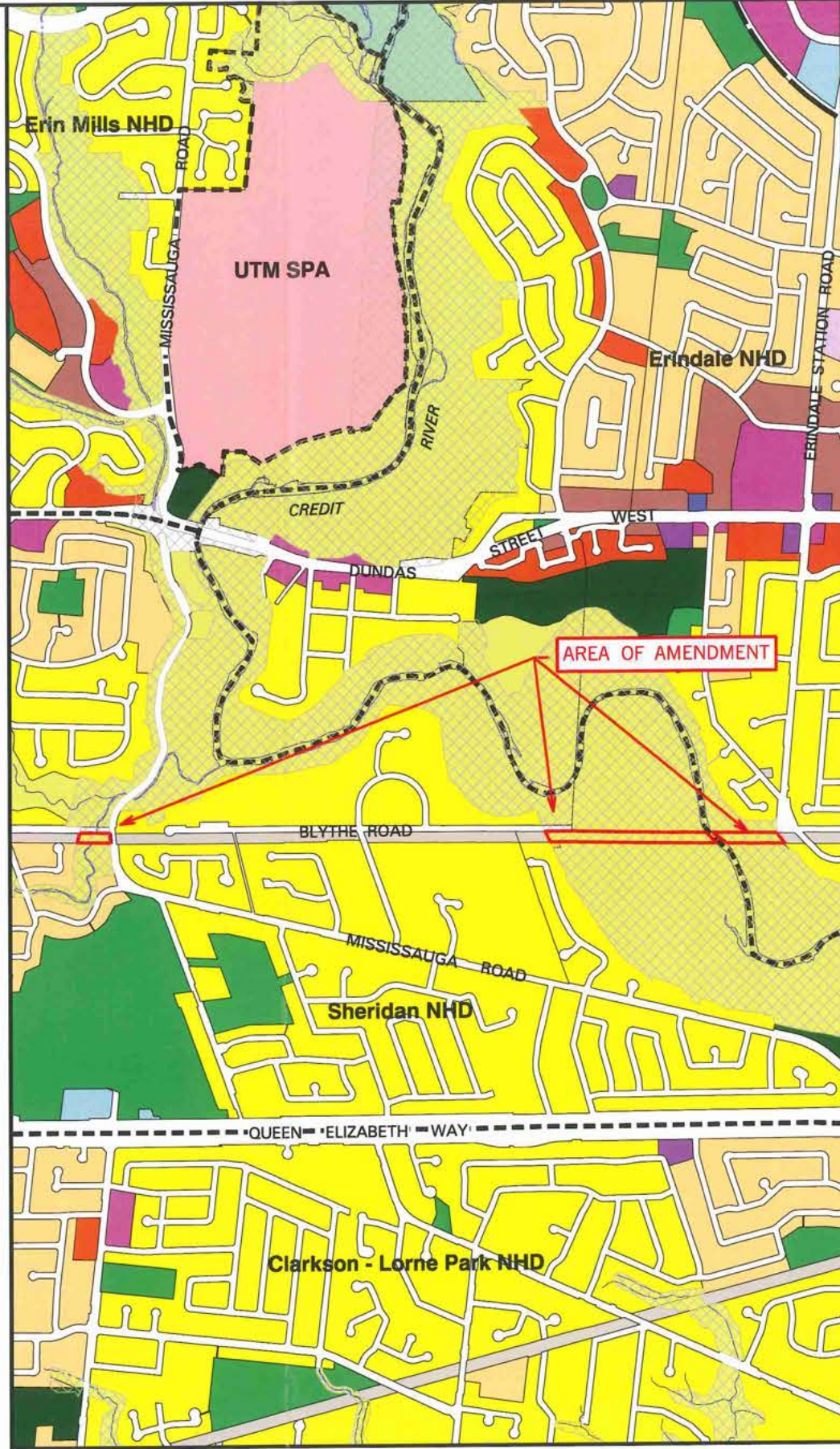
TO
 Greenbelt

MAP "Y"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

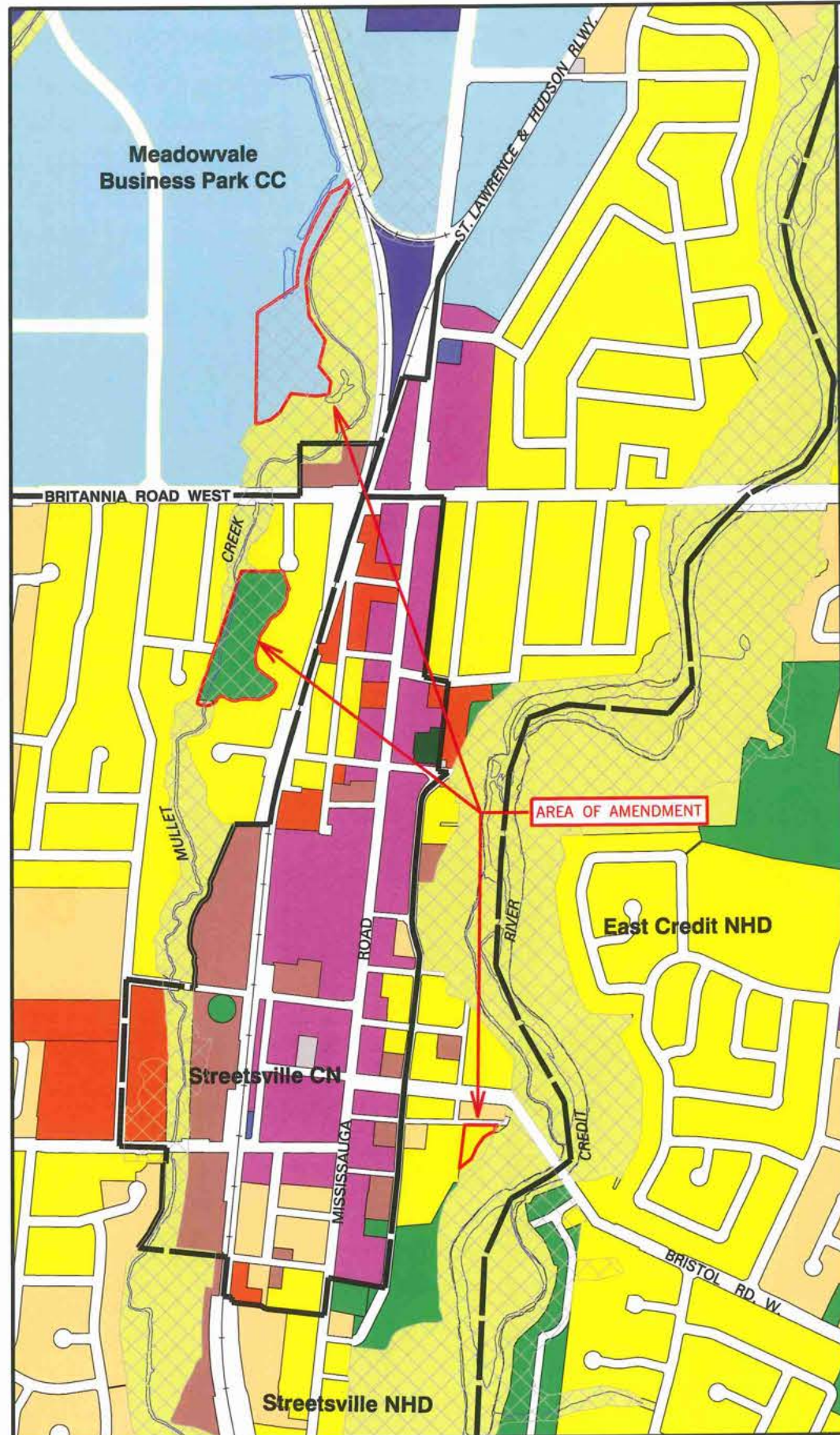
FROM
 Utility

TO
 Greenbelt

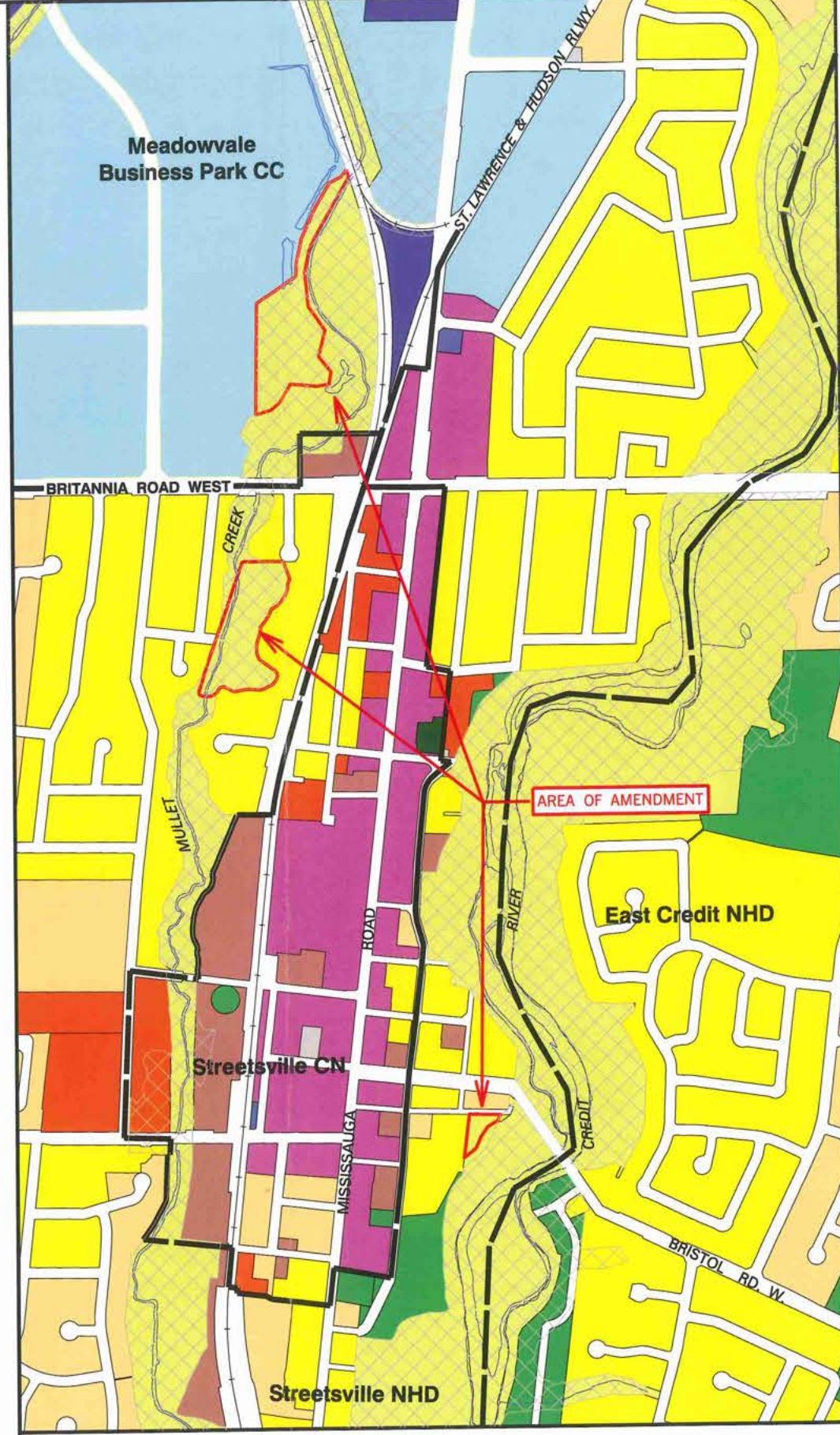
MAP "Z"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

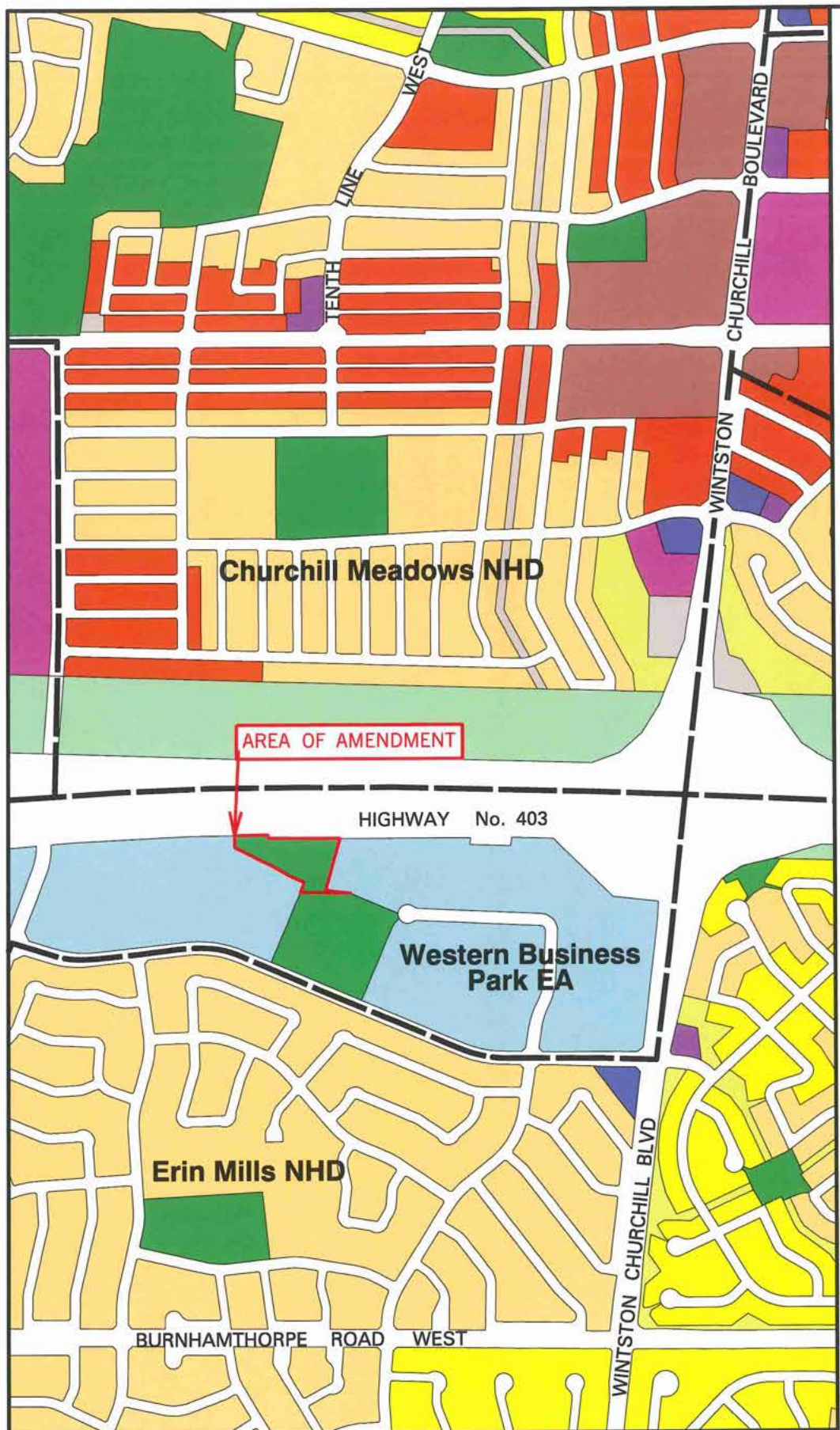
- LAND USE DESIGNATIONS**
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

AREA OF AMENDMENT

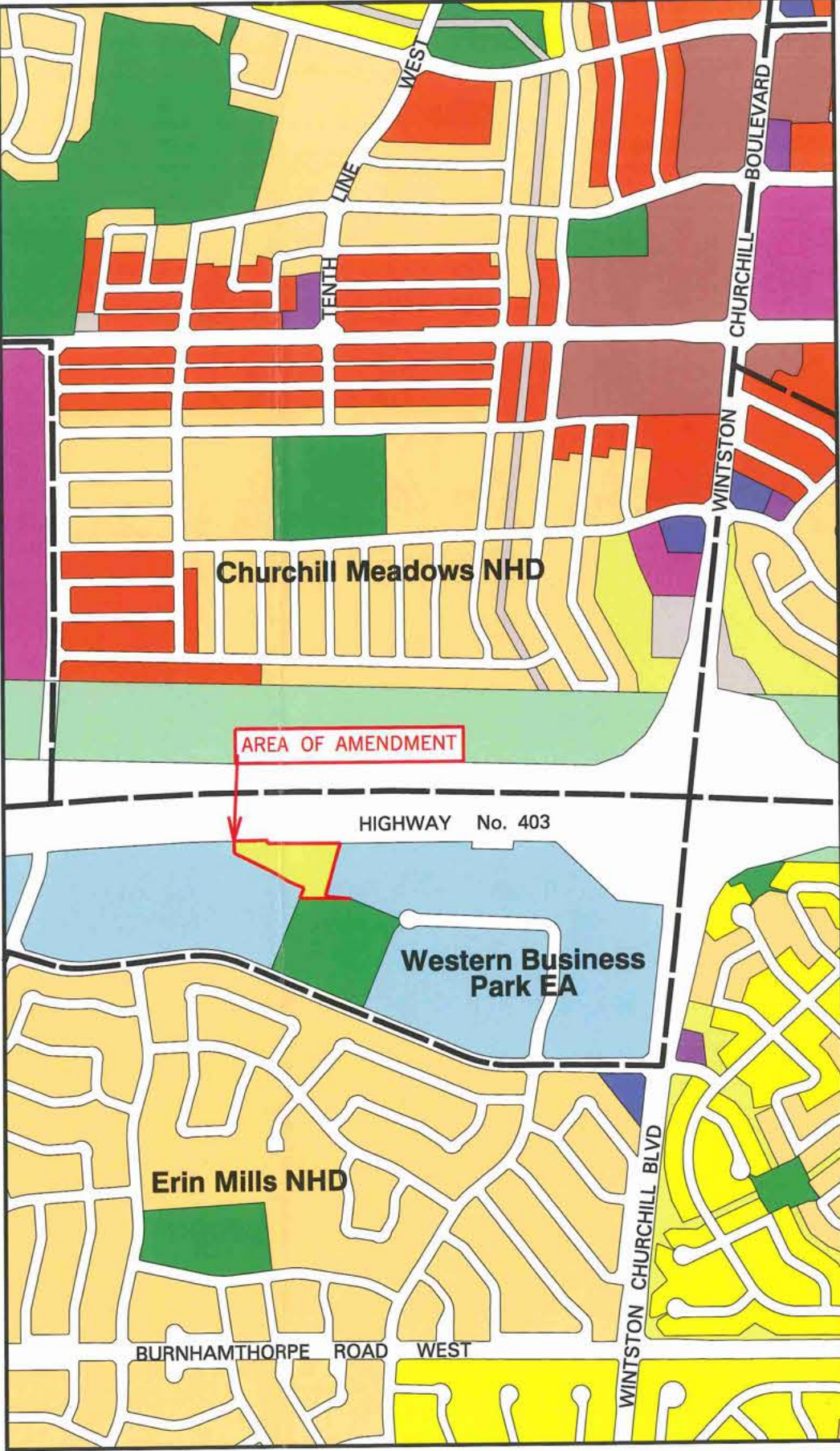
- FROM**
- Public Open Space
- AND**
- Residential Low Density I
- AND**
- Business Employment
- TO**
- Greenbelt

MAP "AA"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Downtown Mixed Use | Public Open Space |
| Downtown Core Commercial | Private Open Space |
| Mixed Use | Greenbelt |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | To Be Determined |
| Natural Hazards | |
| Character Area Boundary | |

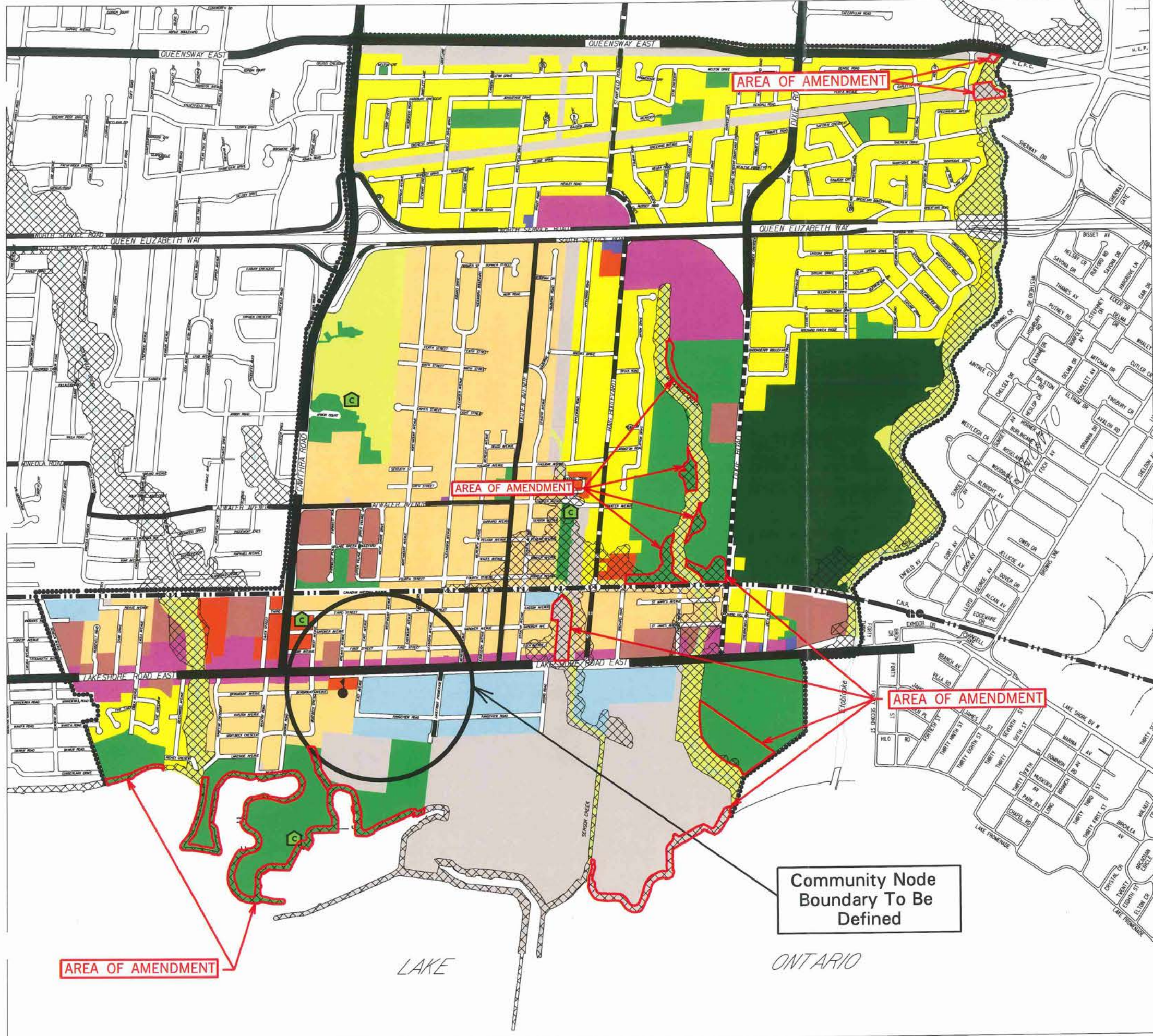
- AREA OF AMENDMENT
- FROM
- Public Open Space
- TO
- Greenbelt

MAP "BB"
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



City of Mississauga





LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

LAND USE LEGEND

- Natural Hazards
- Public School
- Catholic School
- C Community Facilities
- Local Area Plan Boundary

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO GO Transit Station

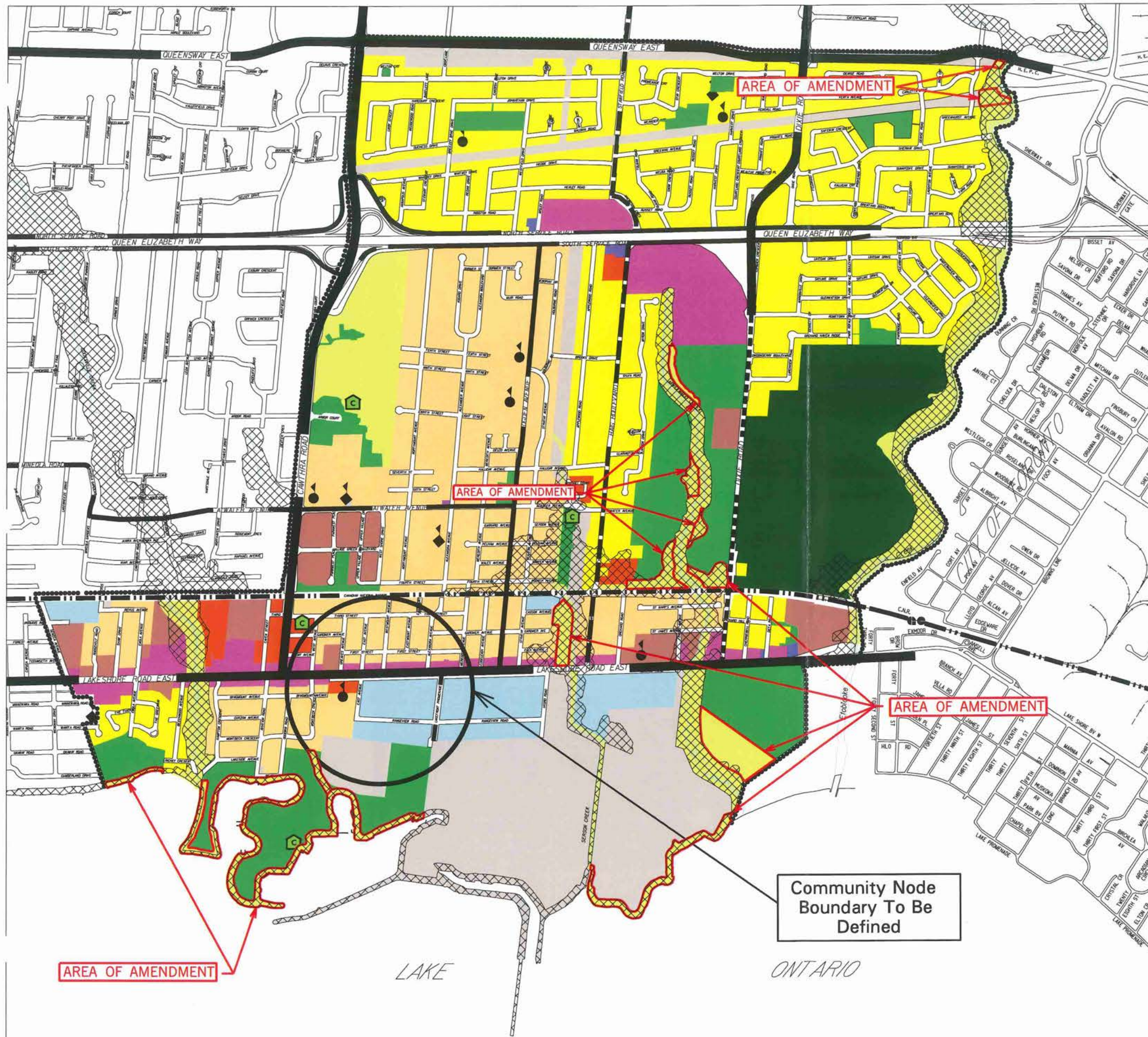
- Notes:
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
 2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

AREA OF AMENDMENT

FROM:

- PUBLIC OPEN SPACE
- UTILITY

MAP 'CC'
EXISTING LAND USE DESIGNATIONS
 Part of Schedule 10
 of Mississauga Official Plan



LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

LAND USE LEGEND

- Natural Hazards
- Public School
- Catholic School
- Community Facilities
- Local Area Plan Boundary

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

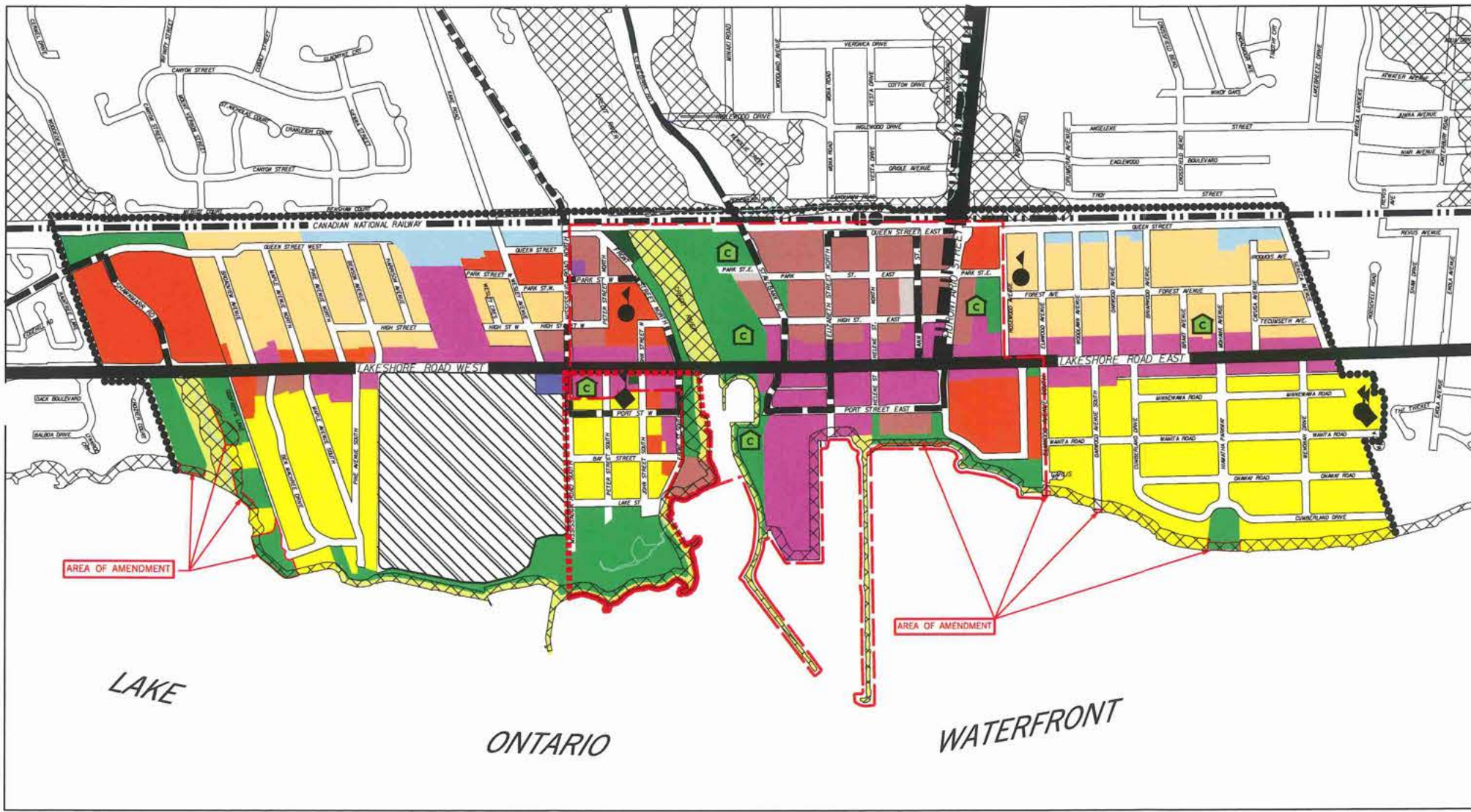
- Notes:**
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
 2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

AREA OF AMENDMENT

TO:

GREENBELT

MAP 'DD'
AMENDED LAND USE DESIGNATIONS
 Part of Schedule 10
 of Mississauga Official Plan



- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Utility
 - To Be Determined

- TRANSPORTATION LEGEND**
- Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Higher Order Transit Corridor

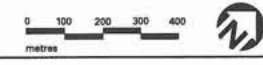
- LAND USE LEGEND**
- Community Node Boundary
 - Heritage Conservation District
 - Natural Hazards
 - Public School
 - Catholic School
 - Community Facilities
 - Local Area Plan Boundary

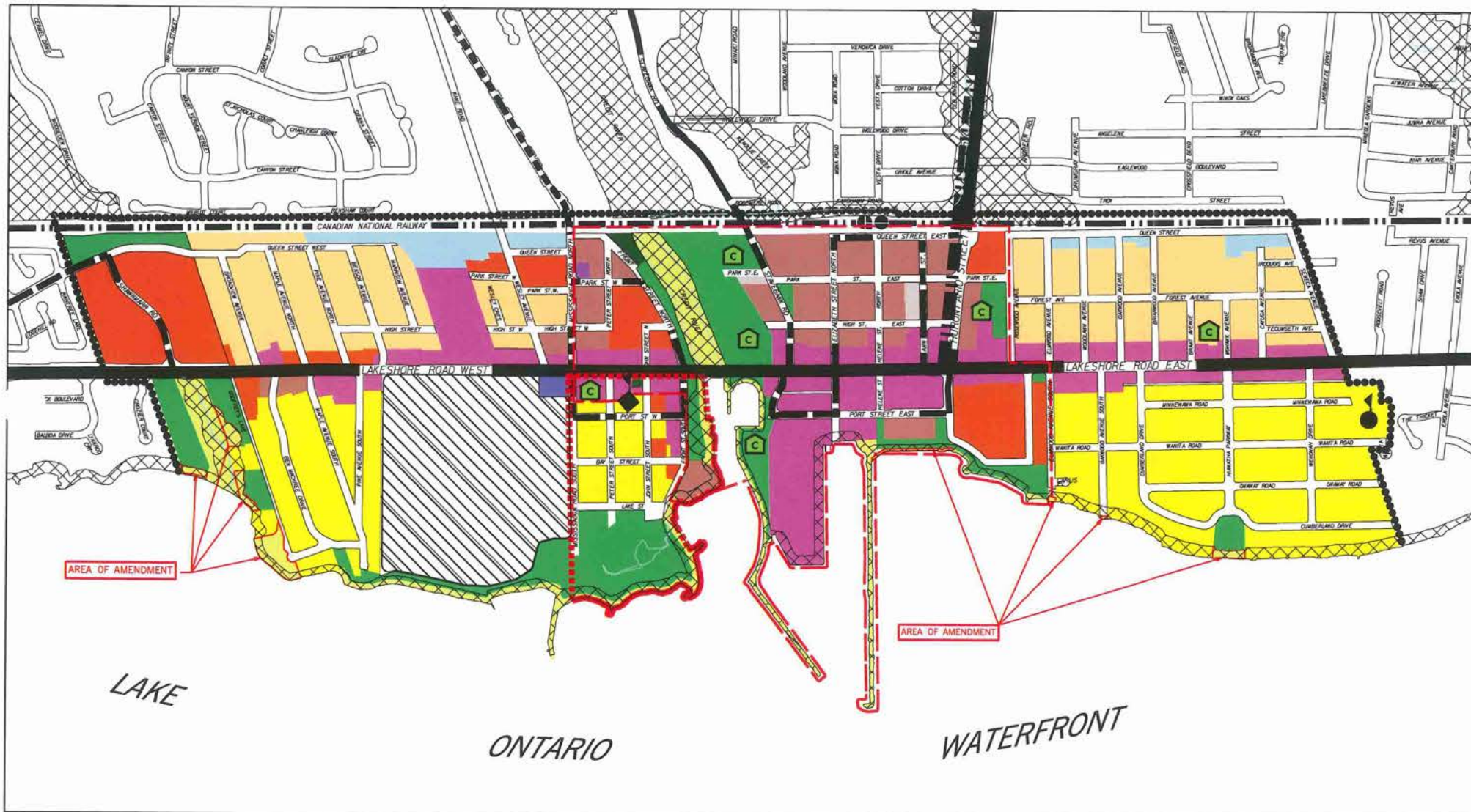
- Notes:**
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
 2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

- AREA OF AMENDMENT
- FROM:**
- PUBLIC OPEN SPACE
- ROAD RIGHT-OF-WAY

MAP 'EE'
EXISTING LAND USE DESIGNATIONS
 Part of Schedule 10
 of Mississauga Official Plan

City of Mississauga





- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Utility
 - To Be Determined

- TRANSPORTATION LEGEND**
- Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Higher Order Transit Corridor

- LAND USE LEGEND**
- Community Node Boundary
 - Heritage Conservation District
 - Natural Hazards
 - Public School
 - Catholic School
 - Community Facilities
 - Local Area Plan Boundary

- Notes:**
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
 2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

- AREA OF AMENDMENT
- TO:
- GREENBELT

MAP 'FF'
AMENDED LAND USE DESIGNATIONS
 Part of Schedule 10
 of Mississauga Official Plan

City of Mississauga



APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on January 13, 2014 in connection with this proposed Amendment.

Two written comments were received prior to the date of the Public Meeting and were addressed in the Planning and Building department report dated April 15, 2014, pertaining to this Amendment. Copies of the written comments are located in Appendices III and IV. There were no comments raised at the Public Meeting. Subsequent to the public meeting, no further correspondence was received.



Corporate Report

Clerk's Files

Originator's
Files

CD-02.MIS

DATE: October 22, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 11, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Mississauga Official Plan – General Amendment

RECOMMENDATION: That a public meeting be held to consider amendments to Mississauga Official Plan as recommended in the report titled "Mississauga Official Plan – General Amendment" dated October 22, 2013, from the Commissioner of Planning and Building.

**REPORT
HIGHLIGHTS:**

Recommended amendments include:

- Addition of City-owned sites to the Natural Areas System, resulting from Natural Areas Survey Updates completed in 2010, 2011 and 2012;
- Revision to the Natural Hazard limit at one site;
- Updates to the "Greenbelt" land use designation to include additional lands identified in watercourse corridors and along the Lake Ontario shoreline, that are subject to natural hazards;
- Revision of "Parkway Belt West" policies to prohibit power generation and waste management facilities;
- Boundary extension and land use amendments for two Character Areas: the Uptown Major Node and Streetsville Community Node, respectively;

- Terminology amendments in Chapters 11 through to 18 to replace “will” with “may”;
- Prohibition of Motor Vehicle Commercial uses in Corporate Centres and the addition of use prohibitions in Community Nodes and Neighbourhoods under the “Business Employment” designation;
- Discouraging the conversion of multi-unit buildings (e.g. retail, industrial) in Intensification Areas and along Corridors to condominium units; and
- A number of amendments to correct minor errors, update terminology, provide policy clarification, and provide additional direction to guide development.

BACKGROUND:

Mississauga Official Plan (MOP) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. Subsequently, there were 19 appeals to MOP.

MOP came into partial effect on November 14, 2012, when the Ontario Municipal Board (OMB) approved MOP with some modifications, with exception of those policies still under appeal. Subsequent OMB hearings and meetings with appellants have resulted in further MOP appeal resolutions and withdrawals, eliminating the majority of the city-wide appealed policies throughout MOP. As a result, MOP is now in force with the exception of a few remaining city-wide appeals from appellant Orlando Corporation, and the following three site specific appeals:

1. Derry-Ten Limited, registered owner of 70 acres at the southwest quadrant of Derry Road and Hurontario Street. The appeal was scoped in 2012 to apply to a 27 acres site and the appeals are to be consolidated and set off on a separate hearing track;
2. Latiq Qureshi, registered owner of 2625 Hammond Road, at the southwest corner of Dundas Street West and King Forest Drive (Part of Lot 2, Range 1, S.D.S.); and

3. White Elm Investments Ltd. (White Elm), 1450 to 1458 Dundas Street East, approximately 2.80 hectares, located at the south west quadrant of Dixie Road and Dundas Street East.

Now that MOP is largely in effect, it is appropriate to bring forward this report which proposes amendments to MOP to keep the plan current by addressing ongoing policy issues and housekeeping matters. Proposed amendments are intended to clarify policy wording or intent, make minor policy additions and word corrections, and implement the recommendations of studies, e.g. Natural Areas Survey.

The recommendations do not include editorial changes, minor matters of style or organization, changes to the arrangement of text, tables, schedules and figures, or minor rewording that does not alter the intent or meaning of the proposed policies. The proposed changes are summarised in Appendix 1 in the order in which the policies appear in MOP. Deletions are shown as ~~strikeouts~~ and additions are in *italics and underlined*.

Key requested changes to MOP are as follows.

COMMENTS:

Natural Areas System Update

As a result of the Natural Areas Survey Updates completed in 2010 and 2011, a total of 15 City-owned sites were recommended for addition to the Natural Areas System, at the General Committee meetings held on May 4, 2011 and June 27, 2012. The recommendations adopted by City Council (GC-0236-2011 and GC-0496-2012) directed staff to hold a public meeting at the Planning and Development Committee to consider amendment of Schedule 1: Urban System, Schedule 1a: Urban System-Green System and Schedule 3: Natural System of MOP, to include additional lands in the Natural Areas System. The sites recommended for addition to the Natural Areas System are shown on Appendix 2a: Natural Areas Survey 2010 & 2011 Updates.

The Natural Areas Survey 2012 Update identified minor revisions to natural area boundaries, totalling 9.96 hectares (24.61 ac). These lands were recommended for inclusion in the Natural Areas System, at the Planning and Development Committee meeting held on April 15, 2013. The recommendation adopted by City Council (PDC-0062-2013) directed staff to hold a public meeting at the Planning and Development Committee to consider amendment of Schedule 1: Urban System, Schedule 1a: Urban System-Green System and Schedule 3: Natural System of MOP, to include revised boundaries of lands in the Natural Areas System. The minor revisions to the natural area boundaries are shown on the map labelled Appendix 2b. Note that the map illustrates the main areas where boundaries have been updated and that due to the scale of mapping and minor nature of the boundary revisions, some small areas are not visible on the map and have not been shown.

Natural Hazards Limit Revision

At the request of a property owner, the Natural Hazards mapping shown on Schedule 3: Natural System, was reviewed at 2935 and 2955 Mississauga Road, in consultation with staff of Credit Valley Conservation. The review determined that the extent of the Natural Hazards line could be reduced at this location to reflect the current boundary of the "G2" Greenbelt zone delineated on Map 17, Schedule "B" to By-law No. 0225-2007 (Mississauga Zoning By-law).

The revision to the Natural Hazards limit does not alter the requirement to obtain approval from the Credit Valley Conservation for any proposed future development of the property, as the Natural Hazards mapping is provided for illustrative purposes. The change to the Natural Hazard limit will require amendments to Schedule 3: Natural System and Schedule 10: Land Use Designations, as shown on the maps in Appendix 2a, and in Appendix 3, Map 12, "Part of Sheridan Neighbourhood Character Area".

Land Use Designation Changes to Greenbelt

In view of updated information on the limits of natural hazards provided by the conservation authorities during the preparation of

Schedule 3: Natural System in MOP, a comprehensive review of lands in the “Greenbelt” land use designation was undertaken to:

- determine the need to include additional lands subject to natural hazards in the “Greenbelt” land use designation to ensure official plan conformity with Provincial and Regional policies; and
- facilitate the implementation of the Natural Hazard and Greenbelt official plan policies consistently across the City.

The review, which was completed in consultation with staff from the conservation authorities, Region of Peel, Infrastructure Ontario, and City departments, concluded that the “Greenbelt” land use designation needed to be updated to include approximately 60 areas located in watercourse corridors and along the Lake Ontario shoreline. These areas include City-owned lands and lands in public ownership that are:

- zoned Greenbelt (G1) and proposed for redesignation to “Greenbelt” in MOP to ensure that the land use designation is consistent with the uses permitted by the zoning; and
- proposed to be redesignated from “Open Space” and “Utility” to “Greenbelt” in MOP.

These areas proposed to be redesignated to “Greenbelt” are shown in the Schedule 10 excerpt maps, by Character Area, in Appendix 3.

The current Greenbelt official plan policies permit the zoning of lands to “Greenbelt” in any land use designation, which facilitates the development approval process where an official plan amendment is not required. Through detailed studies prepared at the time of a development application, a surveyed limit for the natural hazards and natural features is established which provides the basis for the greenbelt zoning area. As a result, there are lands which already are in a Greenbelt zoning category to recognize the presence of natural hazards (G1) but which do not have a corresponding “Greenbelt” land use designation in the official plan.

The change in land use designation mainly from “Open Space” and “Utility” to “Greenbelt” confirms appropriate uses in these areas in order to protect people and property from natural hazards. Although

the majority of these areas are not developed, any existing uses will continue to be permitted, whereas any new electricity transmission and distribution facilities would be subject to the policies of the “Greenbelt” land use designation (Policy 11.2.3.7).

In addition to the areas shown on the Appendix 3, Character Area maps, there are a number of areas subject to natural hazards, particularly in the Lakeview and Port Credit neighbourhoods, where site specific master plan studies are currently in progress. Once completed, these studies will provide recommendations on future land uses and additional areas for designation to “Greenbelt”. In the meantime, the current Local Area Plan Land Use Maps for Lakeview and Port Credit will be amended to reflect the areas of amendment to “Greenbelt” on Maps 16 and 18 of Appendix 3 (existing Local Area Plan “Open Space” and “Utility” designations are shown on Maps 15 and 17).

Consistent with current practise, lands in private ownership which are within the limits of natural hazards, but not currently designated “Greenbelt”, will continue to be identified on Schedule 10: Land Use Designations with an overlay of the Natural Hazards mapping. The portion of these lands subject to natural hazards will be considered for designation to “Greenbelt” following the completion of detailed technical studies, required at the time of a development application.

Parkway Belt West Designation

On August 30, 2010 the Ministry of Municipal Affairs and Housing approved Amendment 199 to the Parkway Belt West Plan (PBWP). Among other matters, Amendment 199 introduced new definitions to the PBWP, in particular “Linear Facility”, “Public Uses” and “Utility”. These new definitions would permit power generation and waste management systems and associated facilities within the City’s “Parkway Belt West” land use designation.

After a review of the “Parkway Belt West” designation, staff have determined that power generation and waste management facilities are not appropriate uses to locate within this land use designation. The official plan includes policies to appropriately locate these types of uses so as to protect sensitive land uses.

MOP policies currently allow all uses permitted by the PBWP on lands designated “Parkway Belt West”, however, municipalities are not required to permit every land use that is permitted by the PBWP provided the restrictions do not undermine the intent and purpose of the PBWP. It is proposed to revise the “Parkway Belt West” policies to not permit major power generation facilities, waste processing facilities, waste transfer stations and composting facilities.

MOP introduced policies regarding “Uses Permitted in all Designations”. These uses would be permitted within the “Parkway Belt West” designation; however, not all uses are consistent with the PBWP (e.g., some structures associated with community infrastructure). As such, the Ministry of Municipal Affairs and Housing has requested that the “Uses Permitted in all Designations” policy be revised to not apply to the “Parkway Belt West” designation. Policy amendments are outlined in the Modification Table in Appendix 1 (see Policies 11.2.1.1 and 11.2.13.1).

Uptown Major Node Boundary Amendment

OPA 3, related to Pinnacle’s development application, amended the land use designation of lands located within the northwest quadrant of Eglinton Avenue West and Hurontario Street. The amendment extended the “Residential Medium Density” designation westerly to accommodate the requested use of the lands for townhouses.

As a result, the contiguous “Residential Medium Density” (RMD) lands straddle two Character Areas – Uptown Major Node and Hurontario Neighbourhood (see Appendix 4). However, given that the subject RMD lands form part of one comprehensive townhouse/apartment development proposal within the Uptown Major Node Character Area, they should be captured within the same Character Area.

Two mapping inconsistencies that affect Schedules 1, 1a, 4 and 10, also need to be revised. First, a small right-of-way parcel immediately west of Cooksville Creek should not be indicated with a “Greenbelt” designation, but should remain as right-of-way. Second, the amendments to the “Public Open Space” and “Greenbelt” land use designations as shown on Schedule ‘A’ of OPA 3, result in amendments to MOP Schedules 1, 1a and 4.

Map amendments required to address the Uptown Major Node boundary amendment and to correctly implement OPA 3, are outlined in the Modification Table in Appendix 1 (see Sections 13 and 16, and the Schedules section), and shown in Appendix 4.

Streetsville Community Node Amendments

With the acquisition of the former Russell Langmaid Public School for park purposes (P-512), the parkland requirements for the Streetsville Community Node have been satisfied. Subsequently, the following changes are required:

- the “Public Open Space” designation currently shown on the south side of Tannery Street and east of Mullet Creek is no longer required for future parks and recreational needs; and
- provision for a community park as outlined in Streetsville Community Node Special Site 2, Policy 14.11.6.2.2.c., is no longer required.

Map and policy amendments required to address the school site acquisition, are outlined in the Modification Table in Appendix 1 under Section 14 and the Schedules section, and shown in Appendix 5.

Part 3 Amendments: “will” to “may”

The word “will” is used in all land use permission policies in Part 3 of MOP, e.g. “will be permitted”, “will also be permitted”, “will also permit”, or “will permit”. However, the use of the word “will” is not consistent with the intent of MOP which is to identify potential uses subject to the use meeting the other policies of the Plan. This is stated in the Introduction of section 1.1.4, How to Read Mississauga Official Plan:

“To understand the planning rationale and policy objectives of Mississauga Official Plan...it should be read in its entirety and all relevant text, tables, and schedules are to be applied to each situation.”

Further, the use of the word “will” could be incorrectly interpreted to mean that all of the listed uses, the condition for the use or the maximum floor space index (FSI)/height identified, will be permitted regardless of the circumstances and that other general conditions in MOP do not need to be considered. The MOP definition for “will”

exacerbates the issue since “will” is defined as a mandatory requirement of the Plan. The below examples illustrate the issue:

- Section 11.2.1, Uses Permitted in all Designations, lists community infrastructure, which includes daycare facilities, as a use permitted in all designations. However, a daycare facility is considered a sensitive land use that is restricted in the Airport Operating Area through Section 6.9.2, Aircraft Noise policies; and
- Where a Character Area policy permits a maximum FSI for a special site, the ability to achieve the maximum FSI is ultimately subject to how a development proposal addresses the Chapter 9 urban design policies.

To address this issue, it is proposed that the word “will” be replaced with “may”, where appropriate in MOP Part 3 policies. The use of the word “may” does not change the intent of the subject policies, but clarifies that additional uses, use conditions or maximum FSIs introduced in the policies are subject to the use meeting the other policies of MOP. The word “may” introduces flexibility into a policy to evaluate the use in the context of MOP in its entirety. This is supported by the MOP definition whereby, “may” means a discretionary, but not a mandatory policy or requirement of the Plan. Even though a land use designation may list a use as permitted, if a use cannot meet other relevant policies of MOP, it should not be permitted.

The recommended policy amendments in Chapters 11 through to 18 to replace “will” with “may” are outlined in the Modification Table in Appendix 1.

Prohibited Uses in Corporate Centres, Community Nodes and Neighbourhoods

In Mississauga Plan, the following uses listed under the “Business Employment” designation, were permitted in Employment Districts, but not in Nodes:

- adult entertainment establishments;
- animal boarding establishments;

- body rub establishments;
- motor vehicle body repair facilities;
- Motor Vehicle Commercial uses;
- motor vehicle rental facilities;
- transportation facilities;
- trucking terminals; and
- waste processing or transfer stations and composting facilities.

In addition, Nodes in Employment Districts did not allow the following additional uses:

- outdoor storage and display areas;
- transportation facilities, except public transportation facilities; and
- trucking facilities.

The above prohibitions, except for Motor Vehicle Commercial uses (MVCUs) and motor vehicle rental facilities, were brought forward to MOP as prohibited uses under the “Business Employment” designation in Corporate Centres (Policy 15.1.8.2).¹

MVCUs should also have been brought forward into MOP as prohibited uses in Corporate Centres since these uses are also not appropriate in employment nodes. Motor vehicle rental facilities are potentially suitable uses in Corporate Centres, subject to design criteria, however; MVCUs as specifically designated in MOP and permitting a gas bar, motor vehicle repair, motor vehicle service station, and motor vehicle wash, would have difficulty meeting design criteria for Corporate Centres. MVCUs would need to be considered on a site by site basis and subject to an OPA to designate a proposed site to “Motor Vehicle Commercial” within a Corporate Centre.

MVCUs listed as a permitted use under the “Business Employment” designation in Mississauga Plan, should also have been brought forward into the MOP “Business Employment” designation (Policy

¹ In addition, the following uses were brought forward to MOP as prohibited uses: cardlock fuel dispensing, outdoor storage and display areas, and self storage facilities.

11.2.11.1), allowing for the exclusion of MVCUs as permitted uses under Corporate Centres.

The “Business Employment” designation is not permitted in Community Nodes and Neighbourhoods, except for lands with this designation on the day the Plan came into effect. The uses prohibited under Policy 15.1.8.2 in Corporate Centres, including MVCUs, should be extended to Community Nodes and Neighbourhoods where such uses are also not appropriate.

The recommended policy amendments in MOP Chapters 11, 14, 15 and 16 regarding MVCUs and uses to be prohibited in the “Business Employment” designation in Corporate Centres, Community Nodes and Neighbourhoods, are outlined in the Modification Table in Appendix 1 (see Policies 11.2.11, 14.1.5, 15.1.8 and 16.1.5).

Condominiums Conversions

Future growth will primarily be directed to Intensification Areas, including Intensification Corridors. Higher density uses will also be directed to designated Corridors that run through, or abut, the Downtown, Major Nodes, Community Nodes, and Corporate Centres.

Property redevelopment in Intensification Areas and along Corridors, will be necessary to accommodate future growth. However, development proposals to convert existing multi-unit buildings to condominium units may limit redevelopment and intensification potential. Having many condominium property owners potentially impedes the flexibility to pursue future property redevelopment.

Presently, Policy 10.3.7 in the Foster a Strong Economy section of MOP, discourages the conversion of multi-unit industrial developments to industrial condominiums for lands within Intensification Areas and along Corridors. However, the policy should apply to any building conversion (e.g. retail) and not be limited to industrial buildings. Further, to better reflect the relationship of this policy to intensification policies, it is proposed that it be deleted from Section 10 and moved to the 5.5 Intensification Areas section.

The recommended policy amendments to address the industrial and retail condominium issues are outlined in the Modification Table in Appendix 1, under Section 5, Direct Growth.

Other Amendments

Staff have also identified the following amendments to MOP to correct minor inconsistencies, update terminology, provide policy clarification, and provide additional direction to guide development. The Modification Table (Appendix 1) provides further detail regarding the following proposed amendments:

- revisions to Section 1.1.4, How to Read Mississauga Official Plan, to:
 - allow figures and appendices, which are included for information purposes and do not constitute official plan policy, to be modified without an amendment to MOP;
 - clarify the City's land use designation boundaries and that a land use designation extends to the centre line of a road right-of-way;
 - recognize existing legal uses at the time of MOP approval; and
 - move the Community Facilities definition from the Glossary to this section as a separate policy, and amend it to clarify that private facilities are not limited to gyms;
- revisions to Sections 1.1.4, 3.2, 8.2.2, and 17.1.1 and Policies 7.4.1.9, 10.2.4, and 19.5.2, to change the terminology from "local area plan" to "local area review", for consistency with policy 1.1.4.c. that refers to a local area review;
- revisions to Policies 6.9.2.3 and 6.9.2.5, to make a Character Area distinction;
- revisions to Policies 7.4.1.10, 7.4.1.12, 7.4.2.2 and 7.4.3.3, to update terminology from Heritage Impact Statement to Heritage Impact Assessment;
- revision to Policy 7.5.3, to allow arts and cultural uses and activities within the public realm;
- revision to Section 8.2.3, Transit Network, to make reference to Schedule 6 that shows the Long Term Transit Network;

- revisions to Road Classification Tables 8-1: Arterials, and 8-2: Major Collectors, to bring Table 8-1 into conformity with ROPA 26, Schedule F – Regional Road Mid-Block Right of Way Requirements, and amend a distance, street name and Right-of-Way (R-O-W) width in the Table, and update Table 8-2, to reflect a newly built portion of Vicksburgh Drive (see Appendix 6);
- revision to Section 9.5, Site Development and Buildings, to replace Figures 9-30 and 9-31, to remove the dimensions on one figure and to clarify the intent on the other;
- revision to Policy 9.5.4.6, to replace the word “should” with “will” to strengthen the policy to a mandatory requirement;
- revision to Section 10.3, to clarify that only “industrial” sales and service (i.e. not retail sales and service) are permitted;
- revision to Policy 10.6.6, to clarify what “existing conditions” means in the first sentence of the policy and when these conditions should be preserved, and move the portion of the policy that makes reference to at-source controls, to the 6.5.2 Stormwater and Drainage section;
- revision to Policy 11.2.1.1, under Uses Permitted in all Designations, to include the following uses: conservation, flood control and/or erosion management, transit facilities, and transportation infrastructure;
- revisions to Policies 11.2.1.1.c. and 11.2.3.2.b., to correct “electricity transmission and distribution facility” terminology to align with the glossary term, and to Policy 11.2.3.2.d., to reflect “erosion management” terminology used in the zoning by-law;
- addition of a new Policy, 11.2.1.3, to potentially allow accessory uses directly associated with a community infrastructure use;
- revisions to Policy 11.2.3.2.c., to show the list of facilities as examples and not a finite list;
- deletion of Policy 11.2.5.8, to allow for a home occupation in all “Residential” designations;
- revision to Policy 11.2.6 1, to include motor vehicle sales as a permitted use under the “Mixed Use” designation;

- revisions to Sections 13.1, 14.1, 15.1, 16.1, 17.1 and 18.1, Introduction, to clarify that each of the City Structure elements are made up of several Character Areas;
- revision to Policies 14.1.2.3 and 16.1.2.5.b., to clarify the compliance requirements for existing apartment buildings on redevelopment sites;
- revisions to maps and policy for Section 14.11, Streetsville, Community Node, Special Sites 5 and 6, and Section 15.4, Meadowvale Business Park, Corporate Centre, Exempt Sites 7 and 11, to amend a mapping overlap issue since lands can only be part of one special site;
- deletion of Section 15.1.6, Convenience Commercial, since Corporate Centre Character Areas do not have any lands designated “Convenience Commercial”;
- revision to Section 15.4, Meadowvale Business Park, Figure 15-4.1: Meadowvale Business Park Restricted Areas, to change the “Figure” title to a “Map” title, consistent with map labelling throughout MOP;
- expand Policy 16.1.2.1, to reference condominium development;
- revision to Policy 17.1.4.1, to remove motor vehicle sales from the list since it is redundant given the proposed “Mixed Use” designation permission for motor vehicle sales;
- revisions to Policy 19.4.5, to update terminology for “Restrictions on Title”, “Heritage Impact Statement”, and “Heritage Conservation Plan”, as well as add the following to the list of studies, reports and/or documents that may be required as part of a complete application submission:
 - Property Evaluation Report;
 - Condominium Declaration;
 - Fire Code Compliance Letter; and
 - Property Standards Compliance Letter;
- deletion and revision of Glossary terminology for Community Facilities and Heritage Impact Statement, respectively;

- revisions to Schedule 4, Parks and Open Spaces and Schedule 10, Land Use Designations, to reflect land use designation changes resulting from the sale of Plum Tree Park lands, adjacent to Plum Tree Park Public School, to the Peel District School Board, and the purchase of the Union Gas lands to the south of Plum Tree Park lands (excluding areas that still contain the gas line), as compensation for the loss of the Plum Tree Park lands. The Union Gas lands are proposed to be used for both emergency services and park purposes (see Appendix 7);
- revisions to Schedule 8, Designated Right-of-Way Widths (see Appendix 6), to:
 - a) bring it into conformity with ROPA 26, Schedule F – Regional Road Mid-Block Right-of-Way Requirements; and
 - b) amend Note 6 to exclude roads and highways as base map information;
- relocation of Appendix C from the Appendix section to the Other Information section;
- revisions to the Lakeview Local Area Plan to convert the Figure 1 and 2 labels to Map labels, and to Southdown Local Area Plan to convert the Figure 1 and 29 labels to Map labels, consistent with labeling throughout MOP; and
- revision to the Southdown Local Area Plan to remove a figure reference from a policy and update the figure caption.

STRATEGIC PLAN:

MOP 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” public consultation informed the preparation of the Plan. The policy themes of MOP advance the strategic pillars for change, which are:

- Move: Developing a Transit Oriented City
- Belong: Ensuring Youth, Older Adults and New Immigrants Thrive
- Connect: Complete Our Neighbourhoods

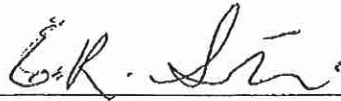
Prosper: Cultivating Creative and Innovative Businesses
 Green: Living Green

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Subsequent to the OMB's partial approval of Mississauga Official Plan on November 14, 2012, a majority of the appeals have been eliminated and MOP is now in force with the exception of a few remaining city-wide appeals and three site specific appeals. With MOP largely in effect, it is appropriate to bring forward this report to keep the plan current by addressing ongoing policy issues and housekeeping matters. The proposed MOP amendments are outlined in Appendix 1. A public meeting should be held to consider the requested amendment.

ATTACHMENTS:

- APPENDIX 1: Modification Table for Mississauga Official Plan
- APPENDIX 2: Natural Areas Survey Updates
- APPENDIX 3: Schedule 10 Excerpt Maps; Land Use Designation Changes to Greenbelt
- APPENDIX 4: OPA 3 – Character Area Boundaries: Existing and Proposed Amendments
- APPENDIX 5: Streetsville Community Node Amendments
- APPENDIX 6: Amended Right-of-Ways
- APPENDIX 7: Plum Tree Park and Union Gas Lands; Schedule 4 and 10 Amendments



Edward R. Sajecki
 Commissioner of Planning and Building

Prepared By: Sharleen Bayovo, Policy Planner



Modification Table for Mississauga Official Plan

last revised October 22, 2013

APPENDIX 1

POLICY/ SECTION	ISSUE	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)
<p>*Amendment Key: Deletions are shown as strikethroughs; additions are <i>italicized and underlined</i>.</p>		
<p>1. Introduction</p>		
1.1.4.a.	<p>Figures and associated captions and appendices are for information and illustration purposes only and are not policy and should not require adoption and amendment by by-law.</p>	<p>That the last sentence of Policy 1.1.4.a. be amended as follows: Figures and associated captions and appendices <u>may be modified without an amendment to this Plan.</u> will be adopted and amended by by-law.</p>
1.1.4.b.	<p>Land use designations generally coincide with property lines, although there are some instances where uses do not follow the property line, e.g. Greenbelt, and, therefore, the boundary needs to be interpreted. Clarify that when the City acquires land for a road, the road does not need to be redesignated, since the land use of the adjacent properties extends to the centre line of the road right-of-way.</p>	<p>That Policy 1.1.4.b. be amended as follows: The location of boundaries and symbols, including land-use designations; are approximate and they are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major watercourses, or other bodies of water, and other clearly recognizable physical features. Future roads and public transit systems are shown in approximate locations only. Numbers are approximations, except designated rights-of-way widths. <u>Where a land use designation coincides with a property line, the property line will generally be interpreted as the boundary of the land use designation. Where a property is adjacent to a road, the land use designation is interpreted to extend to the centre line of the road right-of-way.</u></p>
1.1.4.f. 1.1.4.g.	<p>Inconsistent with Section 1.1.4.c that refers to a local area review. A local area review may result in new character area policies or a local area plan.</p>	<p>That the last sentence of Policy 1.1.4.f. be amended as follows: It is intended that special sites will be reviewed during the preparation of local area plans reviews or other planning studies. That the fifth sentence of Policy 1.1.4.g. be amended as follows: "Exempt sites" will be reviewed during the preparation of local area plans reviews or other planning studies.</p>
1.1.4.g	<p>The third sentence regarding existing uses is needed in the Plan, but outside of the reference to "exempt sites". There should be a general</p>	<p>That the third sentence of Policy 1.1.4.g be removed and renumbered separately as a new policy following Policy 1.1.4.g., and be amended as follows: Mississauga Official Plan will not be interpreted to prevent the use of any land or building on these sites <u>a site</u> for a purpose that is contrary to the Plan, if such uses or buildings lawfully</p>

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

POLICY/ SECTION

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existed on the date of the approval of the Plan.

statement that allows existing (legal) uses to be recognized. Reference only to "exempt sites" narrows the scope of the statement.

1.1.4
New Policy

Community infrastructure includes community facilities, but the community facilities definition is located in the Glossary. For reader ease, the community facility definition should be included in Section 1.1.4. Amendment of the policy is then required to clarify that private facilities are not limited to gyms.

That the existing community facilities definition be deleted from the Glossary and moved to Section 1.1.4 and placed as a separate policy before the Policy 1.1.4.o. "community infrastructure" definition:

"Community facility" means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private facilities such as gyms, banquet halls/conference centres or convention centres are not considered community facilities.

3. Promote Collaboration

3.2

Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.

That the first sentence of the 3.2 introduction paragraph be amended as follows:

Mississauga is committed to an on-going process to develop undertake local area plans reviews.

That Policy 3.2.1 be amended as follows:

The public and other stakeholders will be engaged throughout the preparation of local area plans review process. This may include but not be limited to, the development of a vision for the study area, the preparation of a directions report to form the basis of the local area plan review, and the formulation of policies and revisions based on comments received from stakeholders.

5. Direct Growth

5.5.17
New Policy

Redevelopment and intensification potential for Intensification Areas and Corridors is limited when existing buildings are converted into condominium units.

That a new policy be added as follows:

5.5.17 For existing buildings within Intensification Areas and along Corridors that do not meet the policies of this Plan, applications for condominium ownership will be discouraged.

That Policy 10.3.7 be deleted:

~~10.3.7 The conversion of multi-unit industrial developments to industrial condominiums will be~~

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

POLICY/ SECTION

ISSUE

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discouraged for lands within Intensifications Areas and along ~~Corridors~~.

6. Value the Environment

6.9.2.3

Character Area distinction required for Community Nodes and Neighbourhoods.

That Policy 6.9.2.3 be amended by deleting the reference to "Malton Character Area" and replacing it with "Malton Community Node and Malton Neighbourhood Character Areas".

6.9.2.5

Character Area distinction required for Community Nodes, Neighbourhoods and individual Corporate Centres.

That Policy 6.9.2.5 be amended by deleting the reference to "Malton, Meadowvale Village and East Credit Character Areas" and replacing it with "Malton Community Node and Malton, Meadowvale Village and East Credit Neighbourhood Character Areas".

That Policy 6.9.2.5 be amended by deleting the reference to "Gateway and Airport Corporate Character Areas" and replacing it with "Gateway Corporate and Airport Corporate Character Areas".

7. Complete Communities

7.4.1.9

Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.

That Policy 7.4.1.9 be amended as follows:

Local area ~~plans~~ *reviews* may suggest ways to protect cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

7.4.1.10

Update terminology to align with the Provincial Policy Statement.

That Policies 7.4.1.10, 7.4.1.12, 7.4.2.2 and 7.4.3.3, be amended by replacing the term **Heritage Impact Statement** with **Heritage Impact Assessment**.

7.4.1.12

7.4.2.2, 7.4.3.3

7.5.3
New Policy

Difficulty encountered for cultural uses and activities to conduct events within the public realm.

That Policy 7.5.3 be amended to allow for cultural uses within the public realm by adding the following:

- 7.5.3 Mississauga will support cultural development by considering the needs of the cultural community when:
- a. acquiring or selling municipal land; and

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

**POLICY/
SECTION**

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- b. building and rehabilitating municipal facilities; *and*
- c. *allowing for arts and cultural uses and activities within the public realm (e.g. public art, festivals).*

8. Create a Multi-Modal City

8.2.2.1.b

Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.

That the last sentence of Policy 8.2.2.1.b. be amended as follows:
Local area ~~plans~~ *reviews* may provide further guidance on vehicular access.

8.2.2.5

Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.

That the first sentence of Policy 8.2.2.5 be amended as follows:
Additional roads may be identified during the review of development applications and the preparation of ~~through~~ *through* local area ~~plans~~ *reviews*.

8.2.3

The Transit Network section is missing the reference to the related Schedule 6 – Long Term Transit Network.

That the following sentence be added at the end of the Section 8.2.3 Transit Network preamble:
Schedule 6: Long Term Transit Network, provides a conceptual overview of the long term transit network for Mississauga.

Tables 8-1, 8-2

Regional Official Plan Amendment No. 26 (ROPA 26) was adopted June 28, 2012. MOP, Tables 8-1 and 8-2, need to be brought into conformity with ROPA 26, Schedule F – Regional Road Mid-Block Right of Way Requirements. This involves amendments for Cawthra Road, Derry Road W. and Winston Churchill Blvd.

That Table 8-1: Road Classification – Arterials and Table 8-2: Road Classification – Major Collectors, be amended as shown in **Appendix 6**.

Also update the Road Classification Tables:
a) Table 8-1: Arterials, to

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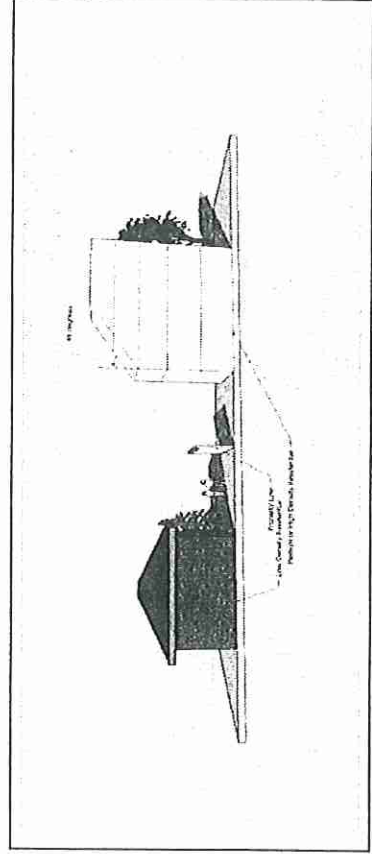
- that Mississauga Road changes into Queen Street in the Streetsville Community Node area;
 - the Region's verified distance measurement is approximately 280 m west of Queen Street to the Credit River; and
 - that the Cawthra Road R-O-W from Silver Creek Blvd. to QEW is 45 m, consistent with MOP Schedule 8: Designated Right-of-Way Widths, and with Schedule F of ROPA 26; and
- b) Table 8-2: Major Collectors, to reflect a newly built portion of Vicksburgh Drive.

9. Build a Desirable Urban Form

9.5

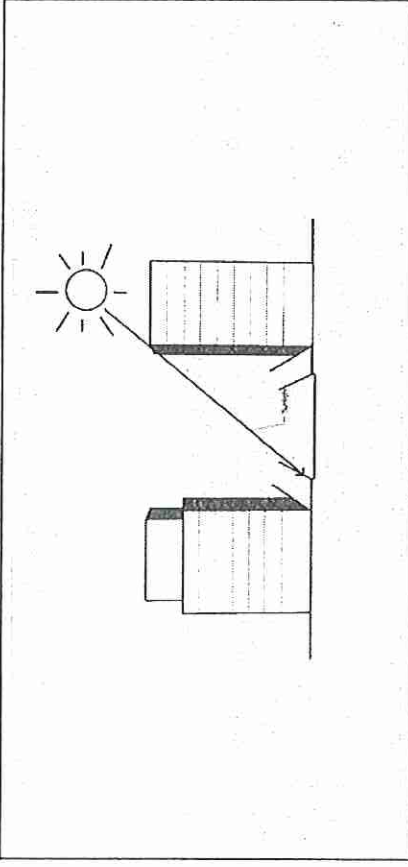
The dimensions on Figure 9-30 should be removed because they are being interpreted literally, whereas, they were included only as an example.

That Figure 9-30 be replaced with the following figure:



POLICY/ SECTION **ISSUE** **RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)**

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<p>9.5</p>	<p>The sunlight contact point on Figure 9-31 should be revised to clarify that the point is on the sidewalk.</p>	<p>That Figure 9-31 be replaced with the following figure:</p> 
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<p>9.5.4.6</p>	<p>Visible outdoor storage is not a desirable public realm element. This policy should be strengthened to a mandatory requirement.</p>	<p>That Policy 9.5.4.6 be amended as follows: Outdoor storage should <i>will</i> not be located adjacent to, or be visible from city boundaries, the public realm or residential lands by incorporating the use of appropriate setbacks, screening, landscaping and buffering.</p>
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<p>10. Foster a Strong Economy</p>		
<p>10.2.4</p>	<p>Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.</p>	<p>That Policy 10.2.4 be amended as follows: Within Intensification Areas, ground floor retail uses are encouraged within office buildings. <u>Local Area Plans area reviews</u> may determine where ground floor retail uses will be required.</p>

<p>10.3 first paragraph</p>	<p>Clarify that sales and service uses are not intended to be retail sales and service, and only sales and service accessory to industrial uses.</p>	<p>That Section 10.3, paragraph 1, be amended as follows: Industrial uses include manufacturing, assembling, processing, fabricating, research and development, sales and service, warehousing, distributing, and wholesaling, and sales and service accessory to these uses.</p>
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10.6.6

It is unclear what "existing conditions" means in the first sentence of the policy and when these conditions should be preserved.
The last two sentences of the policy are related to Stormwater and Drainage controls and should therefore be moved to that section.

That Policy 10.6.6 be amended as follows:

10.6.6 Where possible, the existing conditions should be augmented by the re-establishment of native vegetation and the preservation of existing landforms, vegetation and drainage patterns: *existing landforms, native vegetation and drainage patterns should be preserved and enhanced during construction and maintenance of facilities. Where possible, at-source controls should be provided to reduce the need for new infrastructure. All efforts to this effect should be guided by the appropriate environmental agencies, according to all Provincial Government, Regional Government and municipal regulations.*

That the last two sentences of Policy 10.6.6 be revised and reinstated as a separate policy under Section 6.5.2 Stormwater and Drainage, following existing Policy 6.5.2.6, as follows:

At-source controls should be provided to reduce the need for new stormwater infrastructure. All efforts to this effect should be guided by the appropriate environmental agencies, according to all Provincial Government, Regional Government and municipal policies, guidelines and regulations.

11. General Land Use Designations

11.2

Concern that the phrases "will also permit", "will permit", "will only be permitted", and "will be permitted" may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances.

That Policies 11.2.2.1, 11.2.4.2, 11.2.5.2, 11.2.6.1, 11.2.7.1, 11.2.8.1, 11.2.9.1, 11.2.10.1, 11.2.11.1, and 11.2.12.1 be amended to replace "will also permit" with "may also permit".

That Policies 11.2.5.3, 11.2.5.4, 11.2.5.5 and 11.2.5.6 be amended to replace "will permit" with "may permit".

That Policy 11.2.5.7 be amended to replace "will only be permitted" with "may only be permitted".

That Policy 11.2.3.2 be amended to include the word "may", as follows:

11.2.3.2 Lands designated Greenbelt may permit the following uses:

That Policies 11.2.1.1, 11.2.5.8, 11.2.5.12, 11.2.8.5, 11.2.9.2, and 11.2.10.2 be amended to replace "will be permitted" with "may be permitted".

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

POLICY/ SECTION

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11.2.1.1	<p>Not all uses permitted by the "Uses Permitted in all Designations" policy are permitted by the Parkway Belt West Plan (e.g., some structures associated with community infrastructure).</p> <p>These uses – conservation, flood control and/or erosion management, transit facilities, and transportation infrastructure - are appropriate in all land use designations and should, therefore, be included in the list of permitted uses.</p> <p>The term "electricity transmission and distribution facilities", should be replaced with "electric power distribution and transmission facility", which is a defined glossary term.</p>	<p>That Policy 11.2.1.1 be amended as follows:</p> <p>11.2.1.1 The following uses will <u>may</u> be permitted in all land use designations, except Greenbelt and Parkway Belt West unless specifically allowed:</p> <ul style="list-style-type: none"> a. community infrastructure; b. community gardening; c. <u>conservation</u>; d. electricity transmission and distribution facilities <u>electric power distribution and transmission facility</u>; e. <u>flood control and/or erosion management</u>; f. natural gas and oil pipeline; g. parkland; h. piped services and related facilities for water, wastewater and stormwater; and i. telecommunication facility; j. <u>transit facilities</u>; and k. <u>transportation infrastructure</u>.
11.2.3.2.b.	<p>The term "electricity transmission and distribution facilities", should be replaced with "electric power distribution and transmission facility", which is a defined glossary term.</p>	<p>That Policy 11.2.3.2.b. be deleted and replaced with the following: electricity transmission and distribution facilities <u>electric power distribution and transmission facility</u>.</p>
11.2.1.3 New Policy	<p>Accessory uses directly associated with a community infrastructure use, may be appropriate. Policy parameters are needed for uses accessory to a community infrastructure use.</p>	<p>That a new policy be added as follows: 11.2.1.3 <u>Uses accessory to a community infrastructure use, may be permitted. Accessory uses should generally be limited to a maximum of 20% of the total Gross Floor Area and should be on the same lot and clearly subordinate to the functioning of the permitted use.</u></p>
11.2.3.2.c.	<p>The list of facilities that must locate near water or traverse a watercourse was intended as examples and not a finite list.</p>	<p>That in Policy 11.2.3.2.c., the reference to "i.e." be changed to "e.g."</p>

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

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11.2.3.2.d.

Clarify wording and use the term "erosion management" to reflect the terminology used in the zoning by-law.

That Policy 11.2.3.2.d. be amended as follows:
d. flood control and/or erosion management work;

11.2.5.8

Policy 11.2.5.2.c. permits a home occupation in residential designations; however, Policy 11.2.5.8 further restricts the use only to detached dwellings. With many types of housing forms in a growing city, the restriction of home occupations to detached dwellings is not reflective of the current residential dwelling composition.

That Policy 11.2.5.8 be deleted:
~~11.2.5.8 Home occupations will be permitted only in detached dwellings:~~

Concerns regarding home occupation issues such as employees and customers on premises, signage and parking, can be controlled in the zoning by-law.

11.2.6

In Mississauga Plan, motor vehicle sales were permitted under both the "Mainstreet Retail Commercial" and "General Retail Commercial" designations, now part of the "Mixed Use" designation in MOP. Motor vehicle sales should have been brought forward into MOP as a permitted use under the "Mixed Use" designation.

That the following be added to the Policy 11.2.6.1 "Mixed Use" designation list:

- motor vehicle sales

11.2.11

In Mississauga Plan, Motor Vehicle Commercial uses (MVCUs) were permitted under the "Business Employment" designation in Employment Districts, but not in Nodes.

That the following be added to the Policy 11.2.11.1 "Business Employment" designation, permitted use list:

- Motor Vehicle Commercial uses

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

**POLICY/
SECTION**

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	<p>MVCUs should have been brought forward into MOP as a permitted use under the "Business Employment" designation.</p>	
<p>11.2.13.1</p>	<p>Amendment 199 to the Parkway Belt West Plan added new definitions which would allow power generation and waste management systems on lands designated "Parkway Belt West". Mississauga Official Plan has other policies that direct these types of uses to appropriate locations and away from sensitive land uses.</p>	<p>That Policy 11.2.13.1 be amended as follows:</p> <p>11.2.13.1 Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan. In case of discrepancy between the Parkway Belt West Plan and Mississauga Official Plan, the provisions of the Parkway Belt West Plan will prevail.</p> <p><u>11.2.13.2 Notwithstanding the provisions of the Parkway Belt West Plan, the following uses will not be permitted:</u></p> <p>a. <u>major power generation facility; and</u></p> <p>b. <u>waste processing stations or waste transfer stations and composting facilities.</u></p>
<p>12. Downtown</p> <p>12 Downtown</p>	<p>Concern that the phrases "will be permitted" and "will also be permitted" may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances.</p> <p>The use of the phrases "may be permitted" and "may also be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.</p>	<p>That the following policies be amended to replace "will be permitted" with "may be permitted": 12.1.3.1, 12.1.4.1, 12.3.2.1.2.d., 12.3.2.2.2.b., 12.4.3.1.2.a., 12.4.3.1.2.c., 12.4.3.1.2.d., 12.4.3.2.2.a. and b., 12.4.3.3.2.a., 12.4.3.4.2.a., 12.4.3.5.2, 12.4.3.6.2.a., 12.4.3.7.2, 12.4.3.8.2, 12.4.4.1.2, 12.5.4.2.2, 12.5.4.3.2.f., and 12.5.4.4.2.k.</p> <p>That Policy 12.5.4.3.2.a. be amended to replace "will also be permitted" with "may also be permitted".</p>
<p>13. Major Nodes</p> <p>13 Major Nodes</p>	<p>Concern that the phrase "will be permitted" may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances.</p>	<p>That the following policies be amended to replace "will be permitted" with "may be permitted": 13.1.2.2, 13.1.3.1, 13.1.4.1, 13.3.4.3.2, 13.3.4.3.3, 13.3.4.3.4, 13.3.4.3.5, 13.3.4.4.2, 13.3.4.5.3, and 13.6.4.6.2.a., c. and d.</p>

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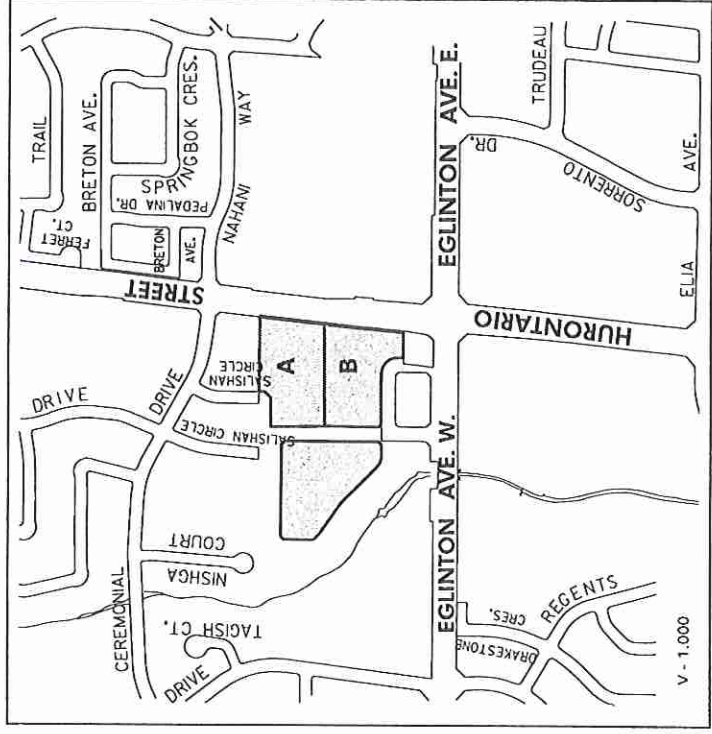
The use of the phrase "may be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.

13.1 OPA 3 (Pinnacle development application), created a Special Site that straddles two Character Areas – Uptown Major Node and Hurontario Neighbourhood. However, given that the Special Site lands are part of one comprehensive townhouse/ apartment development proposal predominately within the Uptown Major Node Character Area, they should be captured within the same Character Area. This requires a boundary extension of the Uptown Major Node Character Area, affecting Maps 13-1 and 13-3 and the Special Site 6 map.

That the following Uptown Major Node maps be amended, as shown in **Appendix 4**:

- Map 13-1: City Structure – Major Nodes
- Map 13-3: Uptown Major Node Character Area

That the Major Nodes - Uptown, 13.3.4.6 Special Site 6 map, be replaced with the following map:



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13.1	<p>Clarification required that each City Structure element, e.g. Major Nodes, is comprised of several Character Areas.</p>	<p>That the first sentence of the 13.1 Introduction, be amended as follows: There are two Major Nodes <u>Character Areas</u> in Mississauga:</p>
14	<p>Concern that the phrases "will be permitted" and "will also be permitted" may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances. The use of the phrases "may be permitted" and "may also be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.</p>	<p>That Policies 14.1.2.2, 14.1.3.1, 14.2.3.1.4, 14.2.4.1.2, 14.8.2.3.2, 14.9.2.1.2, 14.11.6.4.2, and 14.11.6.6.2 be amended to replace "will be permitted" with "may be permitted". That Policies 14.2.3.1.3, 14.11.7.1.2 and 14.11.7.2.2 be amended to replace "will also be permitted" with "may also be permitted".</p>
14.1	<p>Clarification required that each City Structure element, e.g. Community Nodes, is comprised of several Character Areas.</p>	<p>That the first sentence of the 14.1 Introduction, be amended as follows: There are ten Community Nodes <u>Character Areas</u> in Mississauga:</p>
14.1.2.3	<p>Before permitting additional development on a site with existing apartment buildings, it is in the City's interest that the site and the existing buildings be in compliance with applicable requirements, standards and codes. The policy in its present form requires existing buildings to meet <u>current</u> building code and fire code; however, existing</p>	<p>That Policy 14.1.2.3 be deleted, as follows: 14.1.2.3 Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate that the site in its entirety meets current site plan and landscaping requirements, and existing buildings meet current building code, fire code and property standards. And replaced with the following: <u>14.1.2.3 Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate the following:</u> <ul style="list-style-type: none"> • <u>that the site in its entirety meets site plan and landscaping requirements.</u> </p>

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	<p>buildings are only required to comply with the applicable codes in effect when the building was constructed.</p>	<ul style="list-style-type: none"> <u>compliance with the property standards by-law; and</u> <u>compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed).</u>
<p>14.1.5 New Policy</p>	<p>The "Business Employment" designation is not permitted in Community Nodes, except for lands with this designation on the day the Plan came into effect.</p> <p>The uses prohibited under policy 15.1.8.2 in Corporate Centres, including Motor Vehicle Commercial uses, should be extended to Community Nodes where such uses are also not appropriate.</p>	<p>That Section 14.1.5, Business Employment, be amended by adding the following new policy:</p> <p><u>14.1.5.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:</u></p> <ul style="list-style-type: none"> <u>a. adult entertainment establishment;</u> <u>b. animal boarding establishment;</u> <u>c. body rub establishment;</u> <u>d. cardlock fuel dispensing;</u> <u>e. composting facilities;</u> <u>f. motor vehicle body repair facility;</u> <u>g. Motor Vehicle Commercial uses;</u> <u>h. outdoor storage and display areas related to a permitted manufacturing use;</u> <u>i. transportation facilities;</u> <u>i. trucking terminals;</u> <u>k. self storage facilities; and</u> <u>waste processing stations or waste transfer stations.</u>
<p>14.11</p>	<p>The "Public Open Space" designation currently shown on the south side of Tannery Street and east of Mullet Creek is no longer required for future parks and recreational needs.</p> <p>Streetsville Community Node Special Site 2, policy 14.1.1.6.2.2.c., notes that redevelopment will include provisions for a community park and a multi-use recreational trail. However, the Community Services Dept., Parks and</p>	<p>That Map 14-11 – Streetsville Community Node Character Area, be amended by deleting the circle shape located on the south side of Tannery Street, east of Mullet Creek, and replacing the area with the existing, surrounding 1.0-1.8 FSI Range marking, as shown on the map in Appendix 5.</p> <p>That Policy 14.1.1.6.2.2.c. be deleted:</p> <ul style="list-style-type: none"> c. redevelopment will include provisions for a community park and a multi-use recreational trail. The trail will be located adjacent to the east side of the Mullet Creek valley, from Tannery Street to the existing trail crossing Mullet Creek, south of Thomas Street. The location and size of the community park will be determined through the preparation of a parkland concept plan.

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

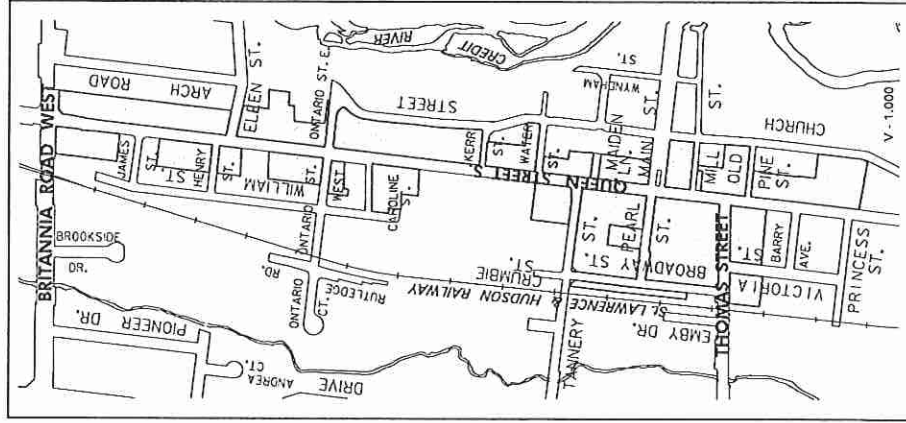
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Forestry Division, has confirmed that the community park need has been satisfied with P-512 and that a trail is no longer planned in this location.

14.11.6.5 Site 5
14.11.6.6 Site 6

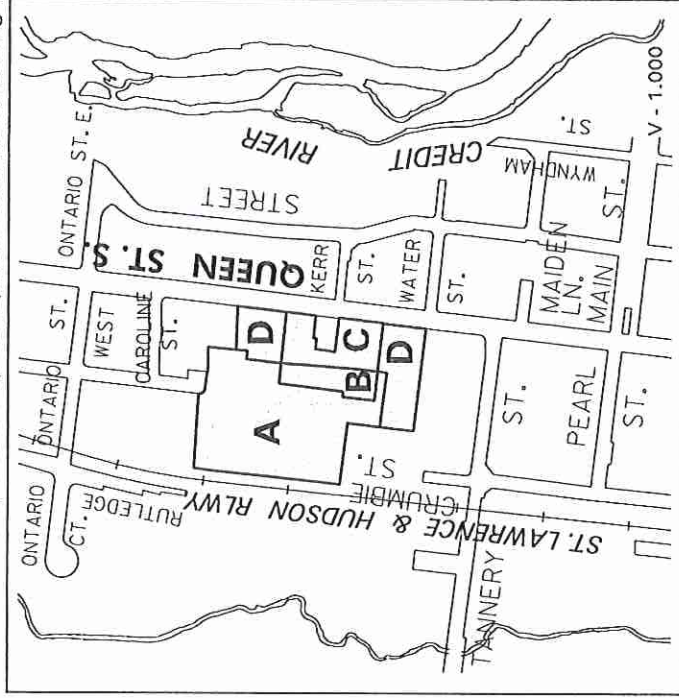
There is a mapping overlap of the Streetsville Community Node Special Sites 5 and 6. Lands can only be part of one special site. Mapping is to be revised to eliminate the overlap for both Special Site maps. Policy amendments for Special Site 6 are also required to address the mapping adjustments. Lands are to be removed from Special Site 5 and shown on Special Site 6 to eliminate the overlap. The restriction on drive-through facilities policy in Special Site 5 will now also apply to the lands shown in Special Site 6.

That the Section 14.11.6.5, Site 5 map be replaced with the following map:



*Amendment Key: Deletions are shown as ~~strikethroughs~~; additions are italicized and underlined.

That the Section 14.11.6.6, Site 6 map be replaced with the following map:



That Section 14.11.6.6, Site 6 policies be amended as follows:

14.11.6.6.2 Notwithstanding the provisions of the Mixed Use designation, lands identified as Area A, area B and area C ~~will~~ be permitted to develop for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.

14.11.6.6.3 Notwithstanding the provisions of the Mixed Use designation, drive-through

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

**POLICY/
SECTION**

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

facilities will not be permitted for lands identified as area C and area D.

14.11.6.6.3 Prior to development of lands identified as ~~Area B area A and area D~~, a concept plan will be required to address among other matters:

- a. a connecting public road network linking Queen Street South with Crumbie Street and William Street; and
- b. the location of additional public open space for recreational and library purposes.

15. Corporate Centres

15 Corporate Centres

Concern that the phrases "will be permitted" and "will also be permitted" to identify permitted uses by land use designation or conditions where a use may be permitted, may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances.
The use of the phrases "may be permitted" and "may also be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.

That Policies 15.1.3.1, 15.1.4.1, 15.1.8.1, 15.3.3.1.2.b., 15.3.3.2.2.b., 15.4.2.1, 15.4.3.1.2, 15.4.3.11.2 and 15.5.3.1.2 be amended to replace "will be permitted" with "may be permitted".

That Policies 15.3.3.1.2.b., 15.3.4.1.2, 15.4.3.2.2, 15.4.3.3.2, 15.4.3.4.2, 15.4.3.5.2, 15.4.3.6.2, 15.4.3.7.2.a. and b., 15.4.3.8.2, 15.4.3.9.2, and 15.4.3.10.2 be amended to replace "will also be permitted" with "may also be permitted".

15.1

Clarification required that each City Structure element, e.g. Corporate Centres, is comprised of several Character Areas.

That the first sentence of the 15.1 Introduction, be amended as follows:
There are four Corporate Centres Character Areas in Mississauga:

15.1.6

Corporate Centres Character Areas do not have any lands designated Convenience Commercial. It is, therefore, not necessary to include Convenience Commercial permissions.

That Section 15.1.6 including Policies 15.1.6.1 and 15.1.6.2, be deleted:
~~15.1.6.1 Notwithstanding the Convenience Commercial policies of this Plan, the following uses will not be permitted:~~
~~a. Residential.~~
~~15.1.6.2 The Convenience Commercial designation will not be permitted, except for lands designated Convenience Commercial at the time this Plan comes into effect.~~

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are italicized and underlined.

15.1.8

In Mississauga Plan, Motor Vehicle Commercial Uses were permitted in Employment Districts, but not in Nodes. Motor Vehicle Commercial uses should have been brought forward into MOP as a prohibited use in Corporate Centres since these uses are not appropriate in employment nodes.

That the following use be added:

15.1.8.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- Motor Vehicle Commercial uses.

15.4

Figure 15-4.1 should be labelled as a Map, consistent with labelling throughout MOP.

That the "Figure" label be amended as follows:

Figure Map 15-4.1: Meadowvale Business Park Restricted Areas

15.4.3

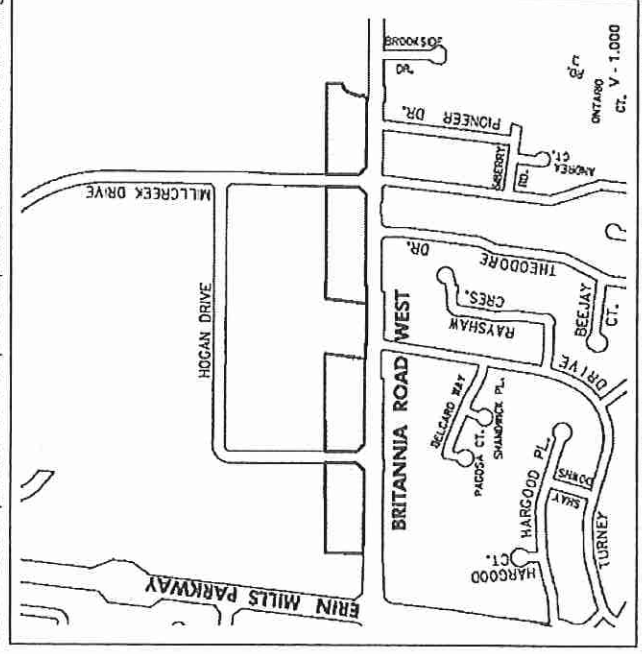
There is a mapping overlap of Meadowvale Business Park Corporate Centre Exempt Sites 7 and 11. Lands can only be part of one exempt site.

That a policy be added to Exempt Site 7, as follows:

15.4.3.7.3 Notwithstanding the policies of this Plan, one storey buildings will be permitted.

Mapping is to be adjusted to correct overlap for both Exempt Site maps. The land area shown on Exempt Site 7 is to be removed from the lands shown on Exempt Site 11 to correct the overlap. A policy is to be added to Exempt Site 7 to reflect the policy from Exempt Site 11 that still applies to these lands.

That the 15.4.3.11 Exempt Site 11 map be replaced with the following map:



***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

16. Neighbourhoods

16 Neighbourhoods

Concern that the phrases "will be permitted", "will also permit" and "will also be permitted" to identify permitted uses by land use designation or conditions where a use may be permitted, may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstances.

That the following policies be amended to replace "will be permitted" with "may be permitted": 16.2.3.1.2, 16.2.3.4.2, 16.2.3.5.2, 16.2.3.6.2.a., 16.2.3.7.2, 16.2.3.9.2, 16.2.3.9.3, 16.2.3.10.2, 16.3.1.1.2, 16.4.2.2.1.a., 16.4.4.1.c., 16.4.7.2.1.a., 16.4.7.3.2.a., 16.5.5.4.2, 16.5.5.5.2, 16.5.5.8.2, 16.5.5.9.2, 16.5.5.11.2, 16.5.5.12.2, 16.6.1.4, 16.6.3.2.a., 16.6.5.3.2.a., 16.6.5.6.2, 16.7.3.3.2, 16.7.3.4.2.a., 16.7.3.5.2, 16.8.3.1.2.a. and b., 16.8.3.3.2.a. and b., 16.8.3.7.2, 16.8.3.8.2, 16.8.3.9.2, 16.8.4.2.2, 16.10.2.1.2, 16.10.2.4.2, 16.11.2.1.3.c, d., f. and g., 16.11.2.2.2, 16.14.5.1.2.a. and d., 16.15.4.3.2.a., 16.16.3.1.2, 16.17.2.3.a., 16.17.2.4, 16.17.4.2.2, 16.17.4.10.2, 16.18.2.3, 16.18.5.1.2, 16.18.5.2.2.f., 16.22.2.3.2, 16.23.2.4, and 16.23.5.6.2.

The use of the phrases "may be permitted", "may also permit" and "may also be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.

That Policies 16.2.2.3, 16.4.3.2, 16.6.1.2, 16.12.2.1, 16.14.2.4, 16.15.2.2, 16.16.1.3, 16.19.2.2, 16.23.2.3 be amended to replace "will also permit" with "may also permit".

That the following policies be amended to replace "will also be permitted" with "may also be permitted": 16.2.3.3.2, 16.2.4.2.2, 16.5.5.2.2, 16.5.5.2.3, 16.5.5.10.2, 16.5.6.1.2, 16.5.6.2.2, 16.5.6.3.2, 16.8.3.4.2, 16.8.3.5.2, 16.8.3.6.2, 16.8.3.10.2, 16.8.4.1.2, 16.8.4.2.2, 16.8.4.3.2, 16.8.4.5.2, 16.8.4.6.2, 16.8.4.7.2, 16.9.2.3.2.a., 16.9.2.4.2, 16.9.3.1.2, 16.10.3.1.2, 16.11.2.3.2, 16.12.4.1.2, 16.17.4.7.2, 16.17.5.1.2, 16.18.5.3.2, and 16.18.6.1.2.

That the following policy be amended to replace "will be permitted" with "is permitted": 16.23.5.2.2 Notwithstanding the provisions of the Mixed Use designation, only a day care facility ~~will be~~ *is* permitted.

16.1

Clarification required that each City Structure element, e.g. Neighbourhoods, is comprised of several Character Areas.

That the first sentence of the 16.1 Introduction, be amended as follows:
There are 22 Neighbourhoods Character Areas in Mississauga:

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikeouts~~; additions are *italicized and underlined*.

16.1.2.1

The policy should be amended to reference condominium development.

That Policy 16.1.2.1 be amended as follows:

16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots ~~proposed along the periphery of a draft plan of subdivision or which are subject to a consent application created by land division or units or lots created by condominium~~ will generally represent the greater of:

- a. The average ~~lot~~ frontage and ~~lot~~ area of residential lots, units or lots on both sides of the same street within 120 m of the subject property. In the case of a corner development lot, lots, units or lots on both streets within 120 m will be considered;
- or
- b. the requirements of the Zoning By-law.

16.1.2.5.b.

Before permitting additional development on a site with existing apartment buildings, it is in the City's interest that the site and the existing buildings be in compliance with applicable requirements, standards and codes.

That Policy 16.1.2.5.b. be deleted, as follows:

~~16.1.2.5.b. as a condition of development, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards:~~

And replaced with the following:

16.1.2.5.b. as a condition of development, demonstrate the following:

- that the site in its entirety meets site plan and landscaping requirements;
- compliance with the property standards by-law; and
- compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed).

16.1.5

The "Business Employment" designation is not permitted in Community Nodes and Neighbourhoods, except for lands with this designation on the day the Plan came into effect. The uses prohibited under policy 15.1.8.2 in Corporate Centres,

That Section 16.1.5 be amended by adding the following new policy:

16.1.5.2 Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. adult entertainment establishments;
- b. animal boarding establishments;
- c. bodyrub establishments;

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

including Motor Vehicle Commercial uses, should be extended to Neighbourhoods where such uses are also not appropriate.

- d. cardlock fuel dispensing;*
- e. motor vehicle body repair facility;*
- f. Motor Vehicle Commercial uses;*
- g. outdoor storage and display areas related to a permitted manufacturing use;*
- h. transportation facilities;*
- i. trucking terminals;*
- j. self storage facilities; and*
- k. waste processing stations or waste transfer stations and composting facilities.*

16.1

OPA 3 (Pinnacle development application), created a Special Site that straddles two Character Areas – Uptown Major Node and Hurontario Neighbourhood. However, given that the Special Site lands are part of one comprehensive townhouse/apartment development proposal predominately within the Uptown Major Node Character Area, they should be captured within the same Character Area. The OPA 3, 13.3.4.6 Special Site 6 lands should be wholly within the Uptown Major Node Character Area boundary, removing the lands from the Hurontario Neighbourhood Character Area.

That the following Hurontario Neighbourhood maps be amended, as shown in Appendix 4:

- Map 16-1: City Structure – Neighbourhoods
- Map 16-12: Hurontario Neighbourhood Character Area

16.12

17. Employment Areas

17 Employment Areas

Concern that the phrases “will be permitted” and “will also be permitted” to identify permitted uses by land use designation or conditions where a use may be permitted, may be interpreted to

That Policies 17.1.2.1, 17.1.4.1, 17.1.8.1, 17.2.3.1.c., 17.2.5.1.2.a., 17.3.1.1, 17.3.3.1.2, 17.4.2.1, 17.4.2.3, 17.5.3.1.2.a., 17.5.3.2.2.a., 17.5.3.4.2, and 17.7.2.1 be amended to replace “will be permitted” with “may be permitted”.

That Policies 17.4.5.1.2 and 17.4.5.2.2 be amended to replace “will also be permitted” with

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikeouts~~; additions are *italicized and underlined*.

	mean that all of the listed uses will be permitted regardless of the circumstances. The use of the phrases "may be permitted" and "may also be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.	"may also be permitted".
17.1	Introduction sentence structure should be consistent with the other Character Areas.	That the first sentence of the 17.1 Introduction, be amended as follows: There are nine Employment Areas <u>Character Areas</u> in Mississauga: are located with following nine Character Areas
17.1.1	Inconsistent with Section 1.1.4.c. that refers to a local area review. A local area review may result in new character area policies or a local area plan.	That the second sentence of Policy 17.1.1.1 be amended as follows: Local area plans <u>reviews</u> or planning studies may establish maximum height requirements.
17.1.4.1	With the addition of motor vehicle sales to the "Mixed Use" list of permitted uses under Policy 11.2.6.1, it is not required to be listed as an additional permitted use.	That Policy 17.1.4.1 be amended, as follows: 17.1.4.1 Notwithstanding the Mixed Use policies of the Plan, the following additional uses will be permitted only in the Dixie, Gateway, Mavis-Erindale, Northeast, Southdown and Western Business Park Character Areas: e. motor vehicle sales.
18. Special Purpose Areas		
18.1	Clarification required that each City Structure element, e.g. Special Purpose Areas, is comprised of several Character Areas.	That the first sentence of the Section 18.1 Introduction, be amended as follows: There are two Special Purpose Areas <u>Character Areas</u> in Mississauga:
18.3.2.1	Concern that the phrase "will be permitted" to identify conditions where a use may be permitted,	That Policy 18.3.2.1 be amended to replace "will be permitted" with "may be permitted".

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

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may be interpreted to mean that the use will be permitted regardless of the circumstances. The use of the phrase "may be permitted" better reflects the intent of the Plan which is to identify potential uses subject to the use meeting the other policies of the Plan.

19. Implementation

19.4.5

The requirement for a property evaluation report and a condominium declaration are already noted on the City's condominium application forms.

A property evaluation report, prepared by a professional such as an engineer, evaluates the condition of property components (e.g. driveways, parking spaces). The Transportation & Works Department requires a copy of the report to determine if any repairs are required and before it can provide comments/conditions of draft approval in connection with the conversion of existing rental buildings to condominium tenure.

Zoning, Development & Design and Legal Services need to review the *condominium declaration* to see whether the information contained within the declaration corresponds to

That the following items be added to the Policy 19.4.5 list of studies, reports and/or documents that may be required as part of a complete application submission:

- *Property evaluation report*
- *Condominium declaration*

That the terminology for the existing listed item "Restrictions on Title" be amended as follows:
 Restrictions on Title ~~(where the creation of Common Element Condominium lots precedes the creation of the private road)~~ *(including where the creation of parcels of land tied to a common element road condominium precedes the registration of the condominium road)*

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are italized and underlined.

	<p>conditions that may have been issued as part of the site plan approval process. Warning clauses and parking allocation are also reviewed.</p> <p>The terminology for listed item “Restrictions on Title” needs to be updated.</p>	
<p>19.4.5</p>	<p>To align with Provincial Policy Statement terminology, “Heritage Impact Assessment” must be used rather than “Heritage Impact Statement”.</p> <p>“Heritage Conservation Plan” is inaccurate terminology.</p>	<p>That the following terms be amended as follows:</p> <ul style="list-style-type: none"> • Heritage Impact Statement be amended by deleting “Statement” and replacing with “Assessment”: <ul style="list-style-type: none"> o <u>Heritage Impact Statement Assessment</u> • Heritage Conservation Plan be amended by adding “Management”: <ul style="list-style-type: none"> o Heritage Conservation <u>Management Plan</u>
<p>19.4.5</p>	<p>In order for a property owner to demonstrate that the existing building complies with the property standards by-law and the applicable fire code, it is reasonable for the City to require compliance letters as part of a development application.</p>	<p>That the following items be added to the Policy 19.4.5 list of studies, reports and/or documents that may be required as part of a complete application submission:</p> <ul style="list-style-type: none"> • <u>Fire Code Compliance Letter (for existing buildings on a redevelopment site)</u> • <u>Property Standards Compliance Letter (for existing building on a redevelopment site)</u>
<p>19.5.2</p>	<p>Inconsistent with Section 1.1.4 c that refers to a local area review. A local area review may result in new character area policies or a local area plan.</p>	<p>That the first sentence of Policy 19.5.2 be amended as follows:</p> <p>Mississauga may initiate site specific amendments to this Plan through local area plans <u>reviews</u> or other planning studies.</p>
<p>Glossary</p> <p>Glossary</p>	<p>Community infrastructure includes community facilities, but the community facilities definition is located in the Glossary. For reader ease, the community</p>	<p>That the Community Facilities definition be deleted from the Glossary:</p> <p>COMMUNITY FACILITIES means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private</p>

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

ISSUE

**POLICY/
SECTION**

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

	<p>facility definition should be included in Section 1.1.4 and deleted from the Glossary.</p>	<p>gyms, banquet halls/conference centres of convention centres are not considered community facilities.</p>
Glossary	<p>To align with Provincial Policy Statement terminology, Heritage Impact Assessment must be used rather than Heritage Impact Statement.</p>	<p>That the term Heritage Impact Statement be amended as follows:</p> <ul style="list-style-type: none"> o <u>Heritage Impact Statement Assessment</u>
<p>Schedules (listed in the order as they appear in the MOP General Amendment Report, by topic area)</p>		
Schedules 1, 1a Schedule 3	<p>Natural Areas Survey Updates completed in 2010, 2011 and 2012 recommended addition of City-owned sites to the Natural Areas System.</p>	<p>That Schedule 3 be amended, as shown in Appendices 2a and 2b. That Schedules 1 and 1a be amended to reflect the Schedule 3 Natural Areas System amendments.</p>
Schedule 3 Schedule 10	<p>Revision to the Natural Hazards limit to reflect the current boundaries of the "G1" and "G2" Greenbelt zones.</p>	<p>That Schedule 3 be amended, as shown in Appendix 2a. That Schedule 10 be amended, as shown in Appendix 3, Map 16, "Part of Sheridan Neighbourhood Character Area".</p>
Schedule 10	<p>Recommended updates to the Greenbelt land use designation to include additional lands identified in watercourse corridors and along the Lake Ontario shoreline that are subject to natural hazards.</p>	<p>That Schedule 10 be amended, as shown in the Schedule 10 excerpt maps located in Appendix 3.</p>
Schedules 1, 1a, 1b Schedule 2 Schedule 4 Schedule 9 Schedule 10	<p>OPA 3 (Pinnacle development application), created a Special Site that straddles two Character Areas – Uptown Major Node and Hurontario Neighbourhood. However, given that the Special Site lands are part of one comprehensive townhouse/apartment development proposal</p>	<p>That Schedules 1, 1a, 1b, 2, 4, 9 and 10 be amended as reflected in Appendix 4, and noted below: That Schedules 1, 1b, 2 and 9, be amended to extend the boundary of the Uptown Major Node to include all of the OPA 3, 13.3.4.6 Special Site 6 lands. That Schedules 1, 1a and 4, be amended to correctly reflect the amended Public Open Space and Greenbelt land use designations, as shown on Schedule 'A' of OPA 3.</p>

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

within the Uptown Major Node Character Area, they should be captured within the same Character Area.

On the OPA 3 "Amended Land Use Designations" map, a small right-of-way parcel immediately west of Cooksville Creek should not be captured in the Greenbelt designation.

Amendments to the Public Open Space and Greenbelt land use designations as shown on Schedule 'A' of OPA 3, were not captured as amendments to MOP Schedules 1, 1a or 4.

That on Schedules 1, 1a, 4 and 10, the right-of-way parcel located immediately west of Cooksville Creek, be amended from Greenbelt to road right-of-way.

Schedule 1, 1a
Schedule 4
Schedule 10

With the acquisition of the former **Russell Langmaid Public School** for park purposes (P-512), the parkland requirements for the **Streetsville Community Node** have been satisfied.

The former school site is 0.66 ha (1.62 ac.) in size and is comprised of two land parcels bisected by a road right-of-way (Maiden Lane). The south block has an area of 0.22 ha (0.49 ac.) and now forms part of the City's parkland inventory.

Subsequently, the "Public Open Space" designation currently shown on the south side of Tannery Street and east of Mullet Creek is no longer required for future parks and recreational needs.

That Schedules 1, 1a, 4 and 10 be amended as noted below and reflected in **Appendix 5:**

- Delete the "Public Open Space" designation (circle shape) located on the south side of Tannery Street, east of Mullet Creek, and replace the designation with the existing, surrounding land use designation, "Residential High Density"; and
- Redesignate the limits of the south block (south of Maiden Lane, west of Church Street) of the former Russell Langmaid Public School site from "Residential Low Density 1" to "Public Open Space".

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

Schedule 8

Regional Official Plan Amendment No. 26 (ROPA 26) was adopted June 28, 2012. Mississauga Official Plan, Schedule 8, needs to be brought into conformity with ROPA 26, Schedule F – Regional Road Mid-Block Right of Way Requirements.

That Schedule 8: Designated Right-of-Way Widths, be amended to reflect the Region's Schedule F – Regional Road Mid-Block Right of Way Requirements, as shown in **Appendix 6**.

That Note 6 on Schedule 8, be amended as shown in **Appendix 6** and as follows:

Base map information (e.g. ~~roads, highways, railways,~~ watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

This involves amendments in three areas: 1) Cawthra Road (approx. QEW to Dundas; 2) Derry Road West; and 3) Winston Churchill Blvd. (south).

The subject matter of the map is designated road right-of-way widths. Under "Notes", Note 6, Base map information should, therefore, exclude roads from the list of examples and have a note similar to that on Schedule 5: Long Term Road Network.

Schedule 4
Schedule 10

Plum Tree Park lands, adjacent to Plum Tree Park Public School, sold to the Peel District School Board. To reflect the sale of these lands: a) the lands on Schedule 4 to change from Private and Public Open Spaces to Educational Facilities; and, b) the Schedule 10 land use designation for these lands is to be changed from "Public Open Space" to "Residential Low Density II".

That Schedules 4 and 10 be amended, as shown in **Appendix 7**.

Union Gas lands to the south of

**POLICY/
SECTION**

ISSUE

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

Plum Tree Park lands, purchased by the City for emergency services and park purposes. To reflect the purchase of these lands: a) the lands on Schedule 4 to change from Utilities to Public and Private Open Spaces; and, b) the Schedule 10 land use designation for these lands is to be changed from "Utility" to "Public Open Space".

Appendix

Appendix C:
Credits

Appendix C: Credits, lists figure numbers, descriptions and sources (e.g. photo credits). This list is for information purposes only and may be updated from time to time if a photo/sketch is updated or a figure is added that changes the number order.

That Appendix C be removed from the Appendix and inserted into the Other Information section.

Local Area Plans

Lakeview Local
Area Plan

Figures 1 and 2 are labeled as figures, but should be labeled as Maps, consistent with labeling throughout MOP.

That the "Figure" labels be deleted and replaced with "Map" labels for figures 1 and 2:
Figure Map 1: The Lakeview Local Area is located in the southeast corner of Mississauga and includes areas identified in the City Structure as Community Node, Neighbourhood and Employment Area.

Figure Map 2: Location of Special Sites within the Lakeview Local Area.

That reference in the Local Area Plan text to "figure" be deleted and replaced with "map".

Southdown Local
Area Plan

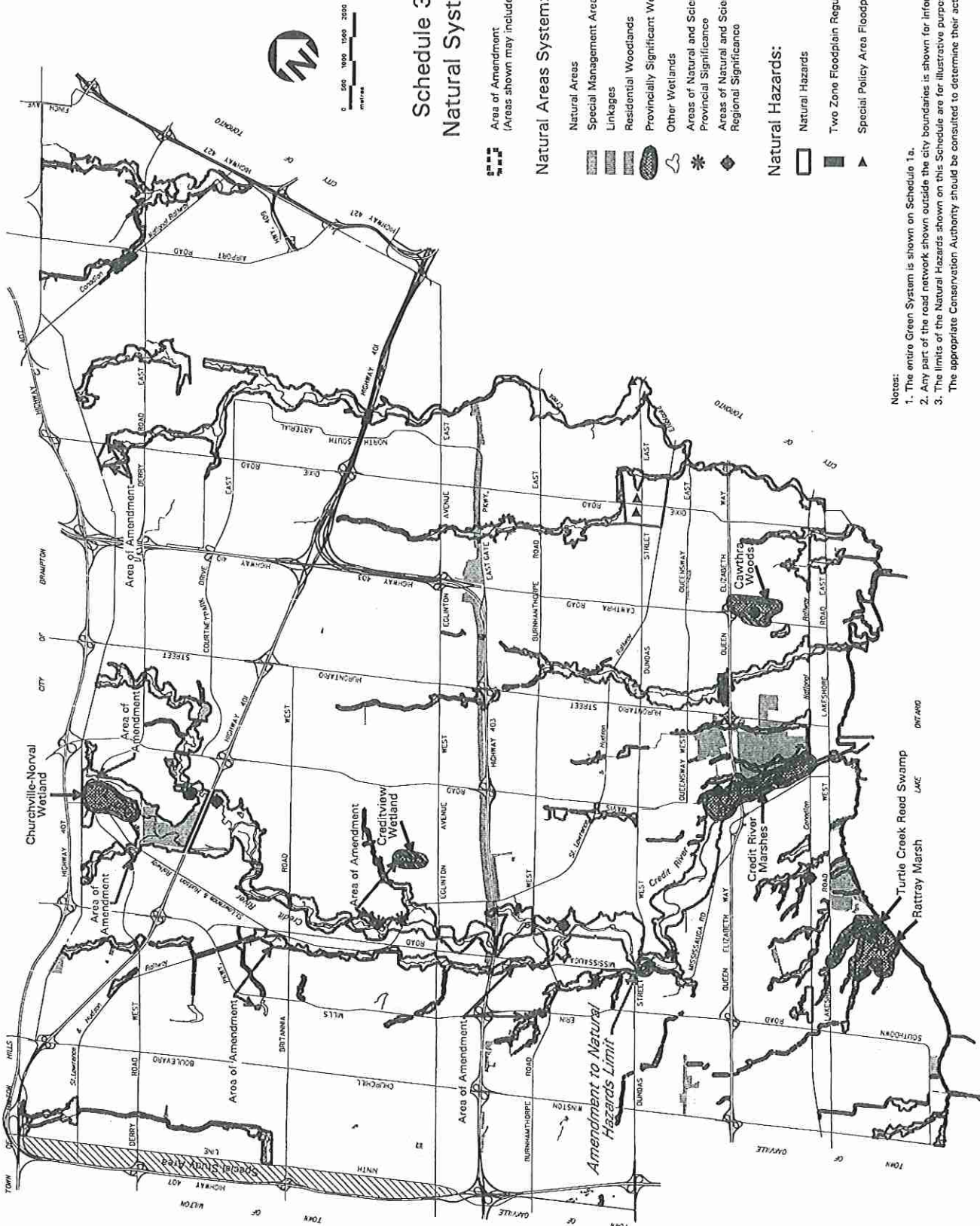
Figures 1 and 29 are incorrectly labeled as figures. Should be labeled as Maps, consistent with labeling throughout MOP.

That the "Figure" labels be deleted and replaced with "Map" labels for figures 1, 29 and 38:
Figure Map 1: The Southdown Character Area is located in the southwest corner of Mississauga and is identified in the City Structure as an Employment Area.

POLICY/ SECTION **ISSUE** **RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)**

***Amendment Key:** Deletions are shown as ~~strikethroughs~~; additions are *italicized and underlined*.

<p>Southdown Local Area Plan Policy 9.1.d.</p>	<p>Policy 9.1.d. includes a bracketed reference: (see key plan: Gateway Locations), that relates to Figure 15; however, figures are for information and illustration purposes only and are not policy.</p>	<p>Figure <u>Map 29</u>: Location of Special Sites within the Southdown Local Area.</p> <p>That reference in the Local Area Plan text to "figure" be deleted and replaced with "map".</p> <p>That Policy 9.1.d. of the Southdown Local Area Plan be amended as follows:</p> <p>d. At entry locations, encourage development to form gateways that are substantial in built form with landmark architectural character and quality and special landscape treatment (see key plan: Gateway Locations);</p> <p>That Figure 15 be moved from its existing location in Section 9.0 Urban Design Policies to immediately follow Policy 9.1.d., and that the Figure 15 caption be amended as follows:</p> <p>Figure 15: Development at major intersections should have substantial built form, with landscape treatments and landmark quality architecture. Major intersections are considered Gateway locations and should have substantial built form, with landscape treatments and landmark quality architecture.</p>
--	--	--



Schedule 3 Natural System

Area of Amendment
(Areas shown may include more than one site)

Natural Areas System:

- Natural Areas
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest - Provincial Significance
- Areas of Natural and Scientific Interest - Regional Significance








Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

Notes:
 1. The entire Green System is shown on Schedule 1a.
 2. Any part of the road network shown outside the city boundaries is shown for information purposes only.
 3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only.
 The appropriate Conservation Authority should be consulted to determine their actual location.

MISSISSAUGA NATURAL AREAS SURVEY 2012 UPDATE

Wards 1 & 2

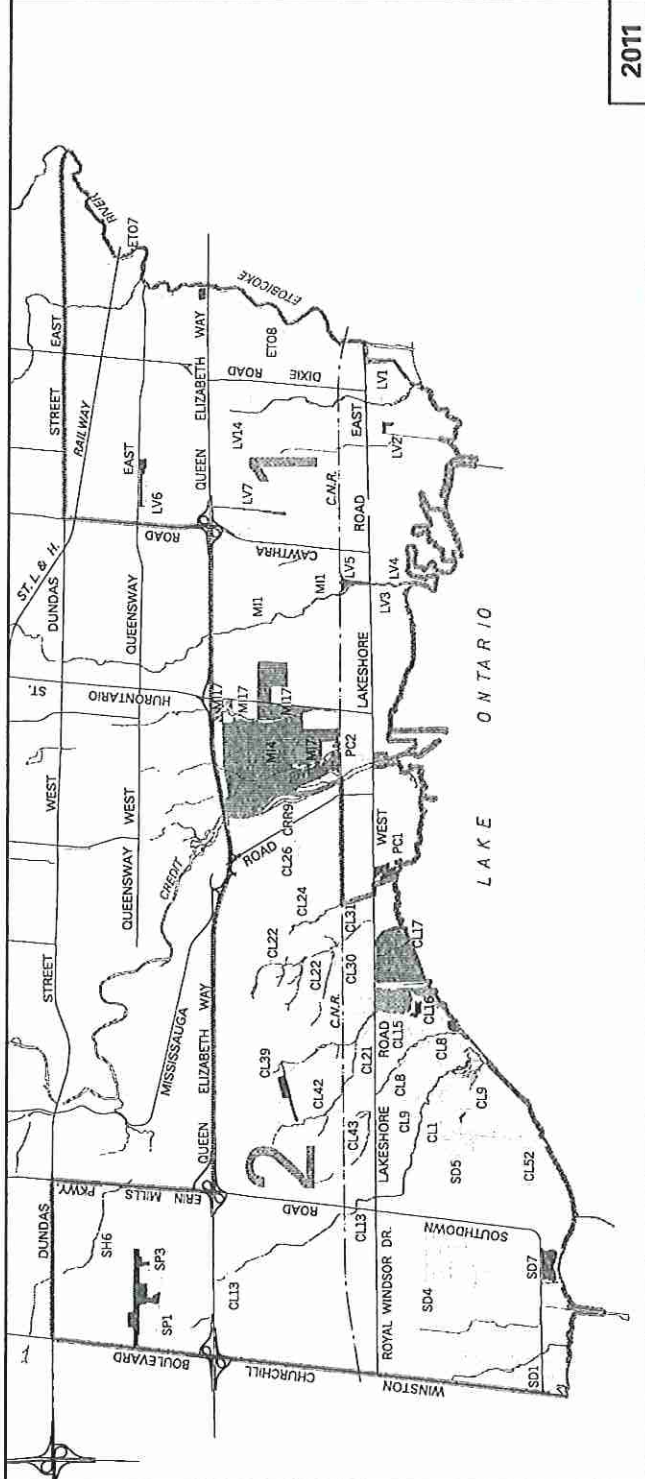
-  Natural Area
-  Residential Woodland
-  Special Management Area
-  Linkage
-  LV2 Natural Area Name
-  Ward Boundary
-  Main Areas of Updated Boundaries

KEY MAP

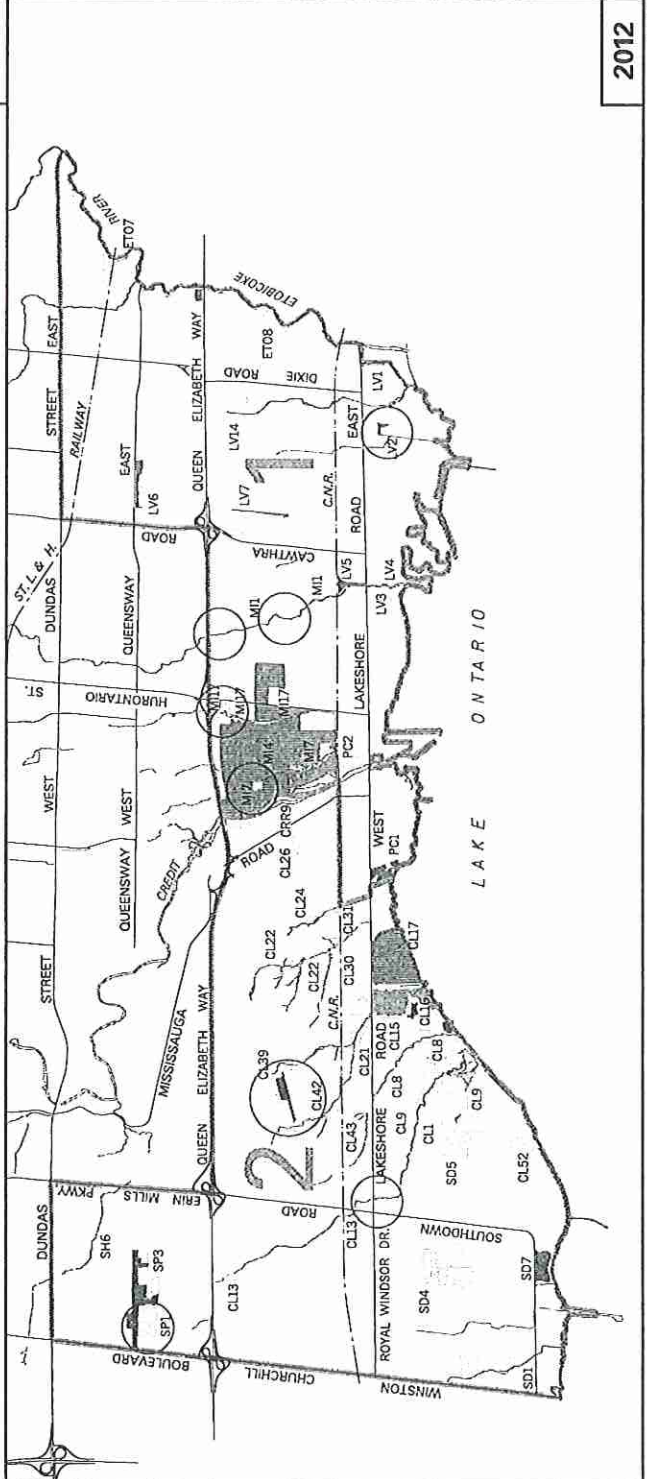


MISSISSAUGA
Leading lobby for tomorrow

Produced by
T&W Geomatics
2013

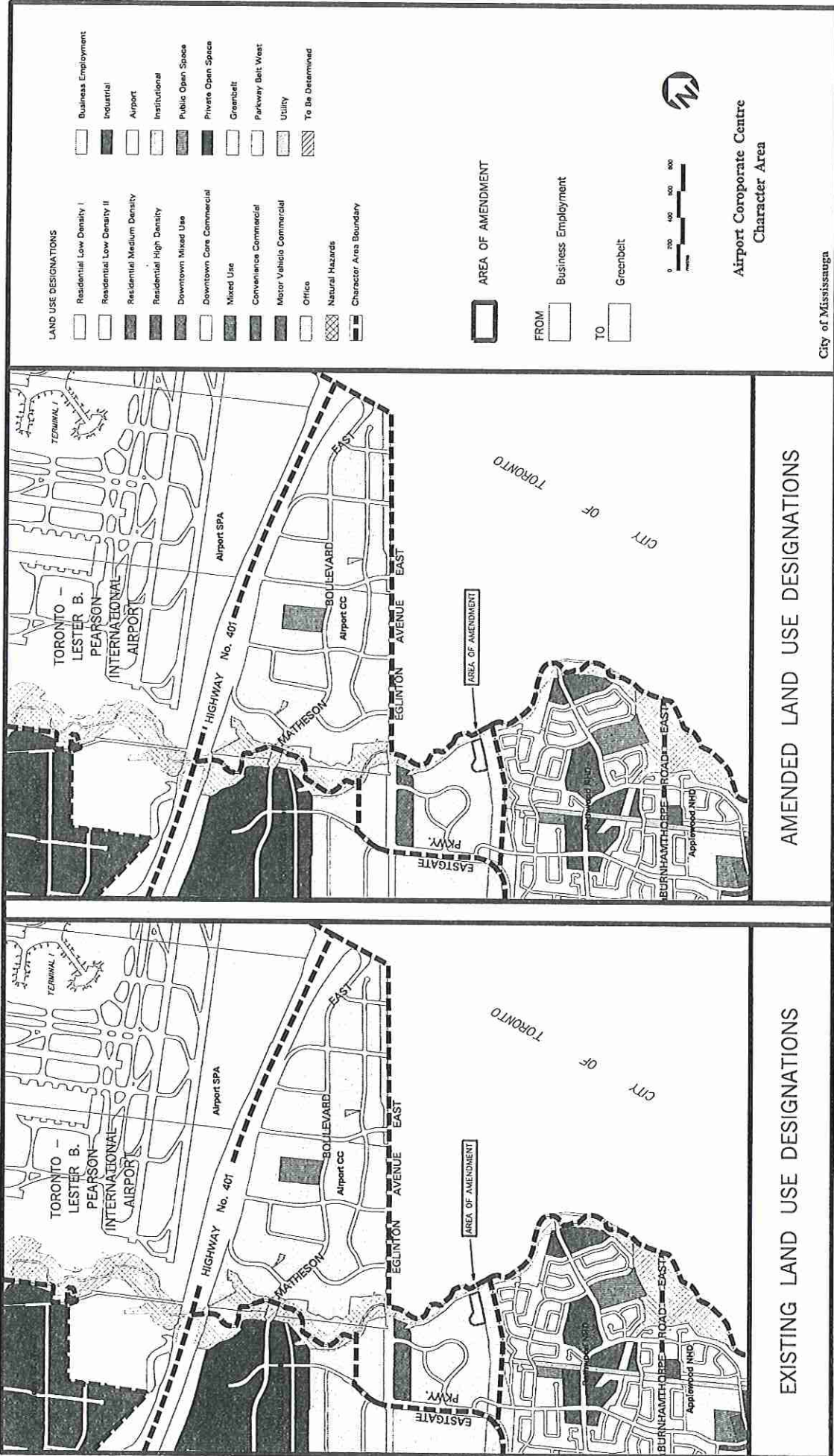


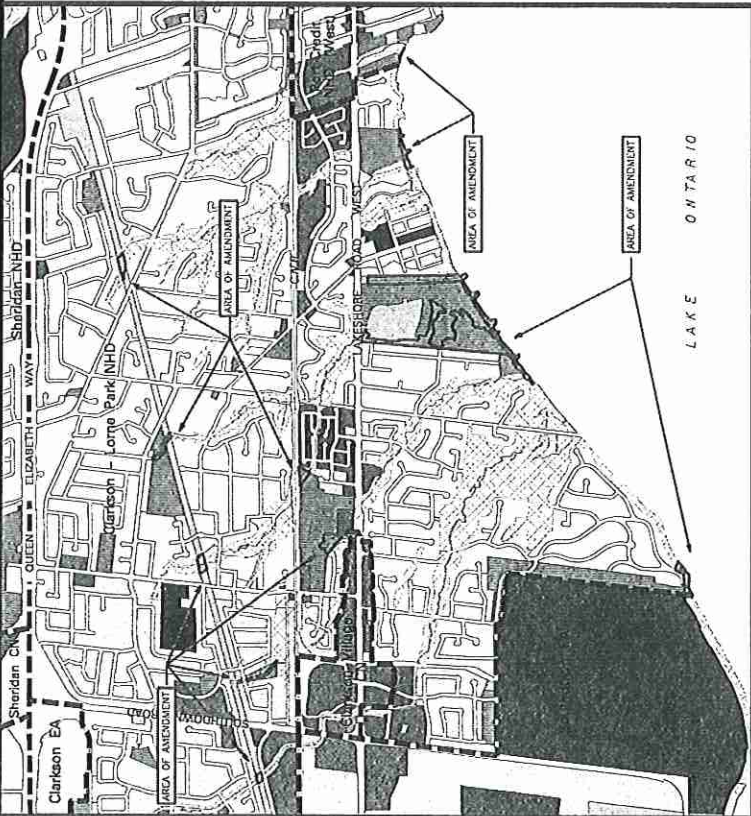
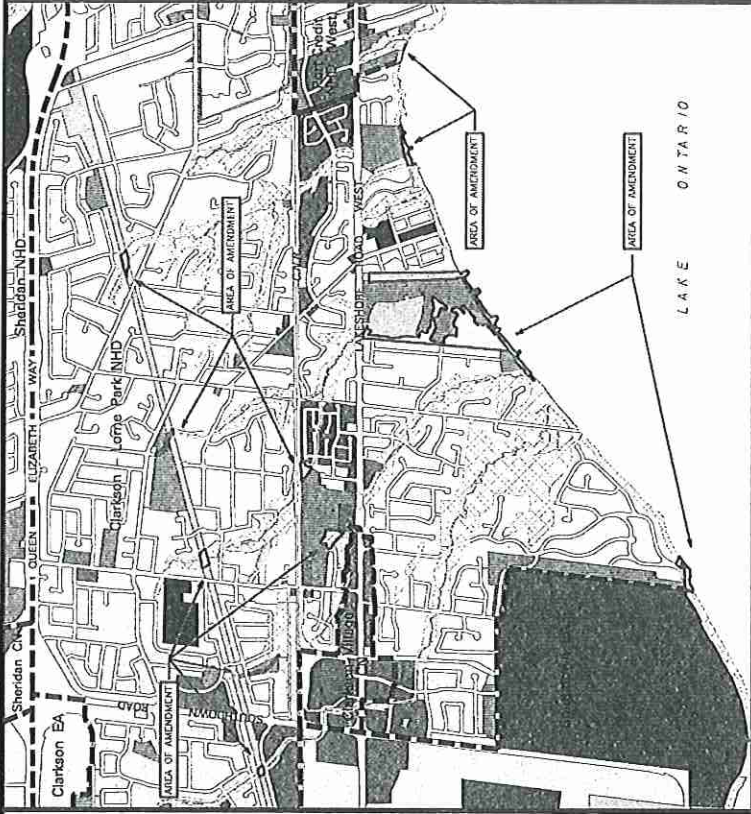
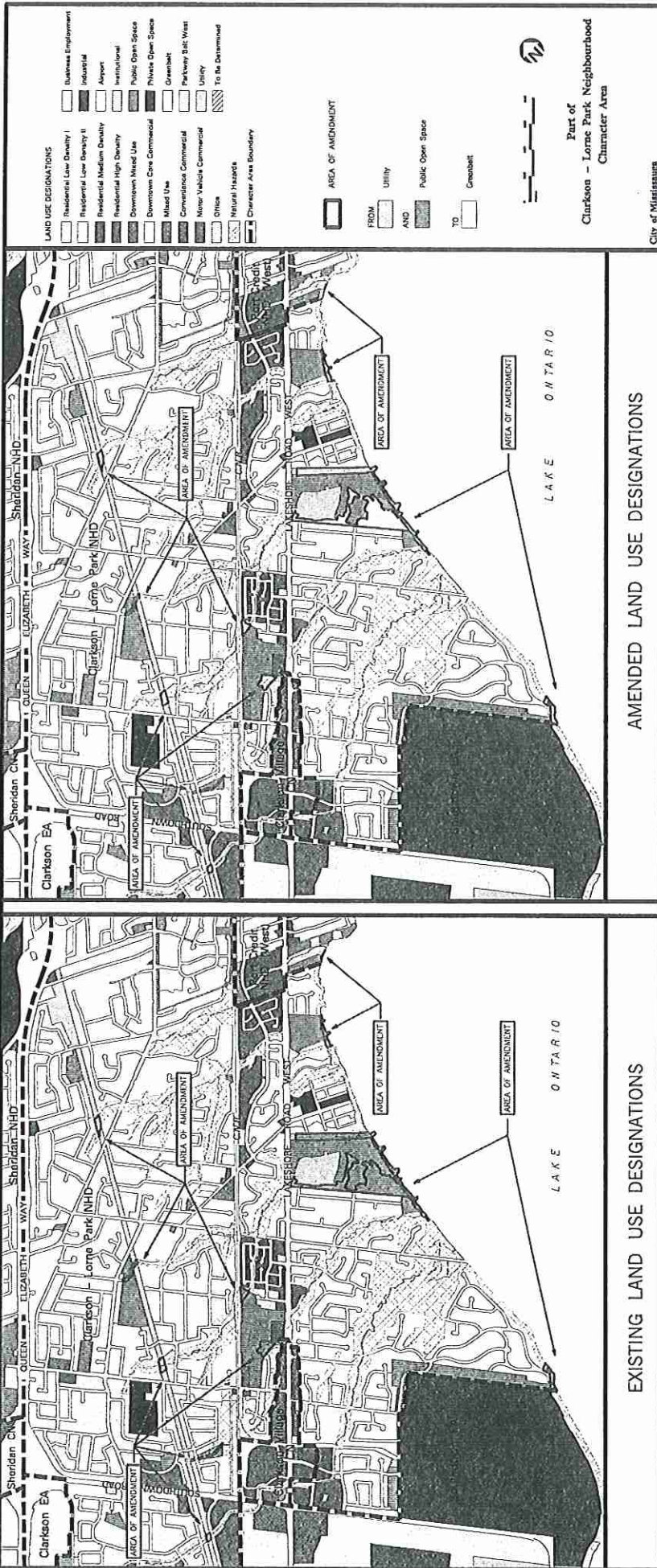
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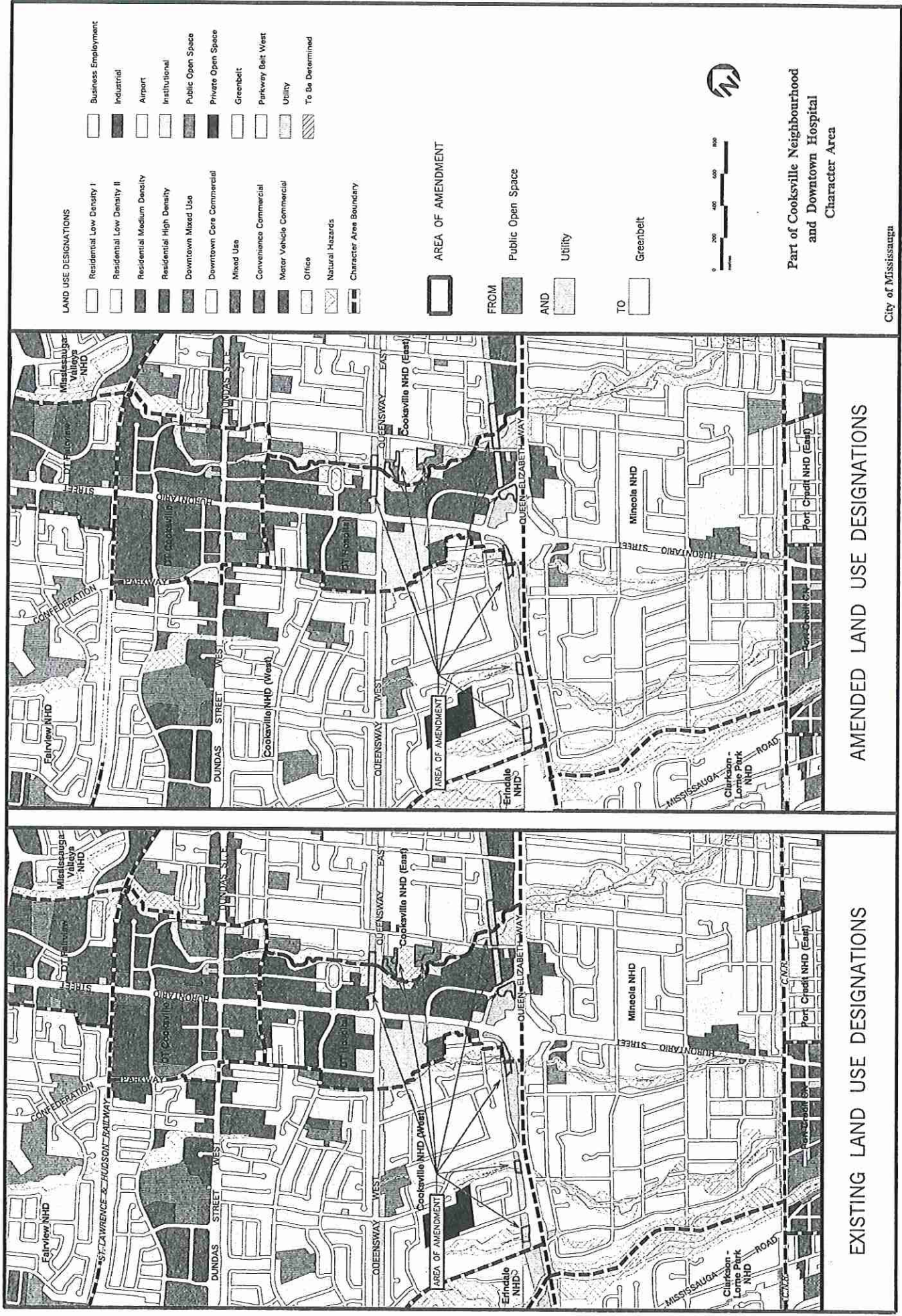


2012

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- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Natural Hazards
 - Character Area Boundary
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To Be Determined

AREA OF AMENDMENT

FROM [shaded box] AND [shaded box] TO [white box]

Public Open Space

Utility

Greenbelt

0 200 400 600 800

Part of Cooksville Neighbourhood
and Downtown Hospital
Character Area

City of Mississauga

AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

City of Mississauga, 1998. Council Resolution 1998-0001 (City of Mississauga)



City of Mississauga

LAND USE DESIGNATIONS

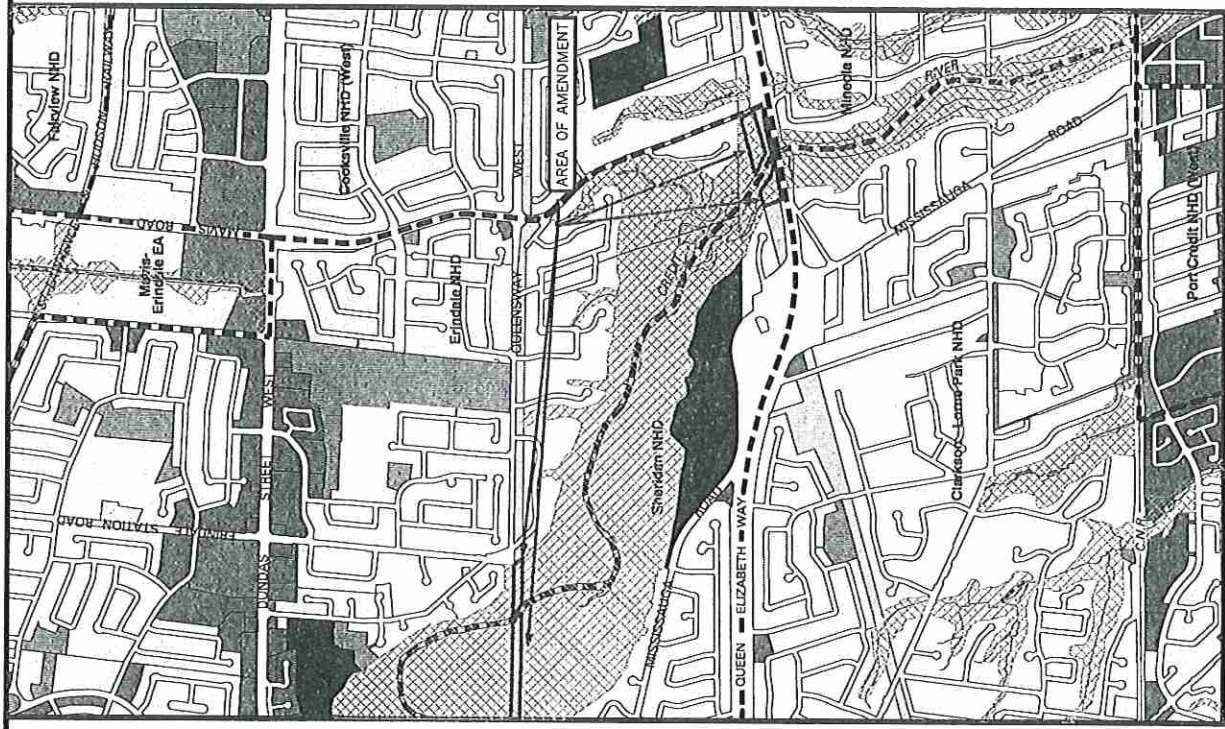
	Residential Low Density I		Business Employment
	Residential Low Density II		Industrial
	Residential Medium Density		Airport
	Residential High Density		Institutional
	Downtown Mixed Use		Public Open Space
	Downtown Core Commercial		Private Open Space
	Mixed Use		Greenbelt
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		To Be Determined
	Natural Hazards		
	Character Area Boundary		

AREA OF AMENDMENT

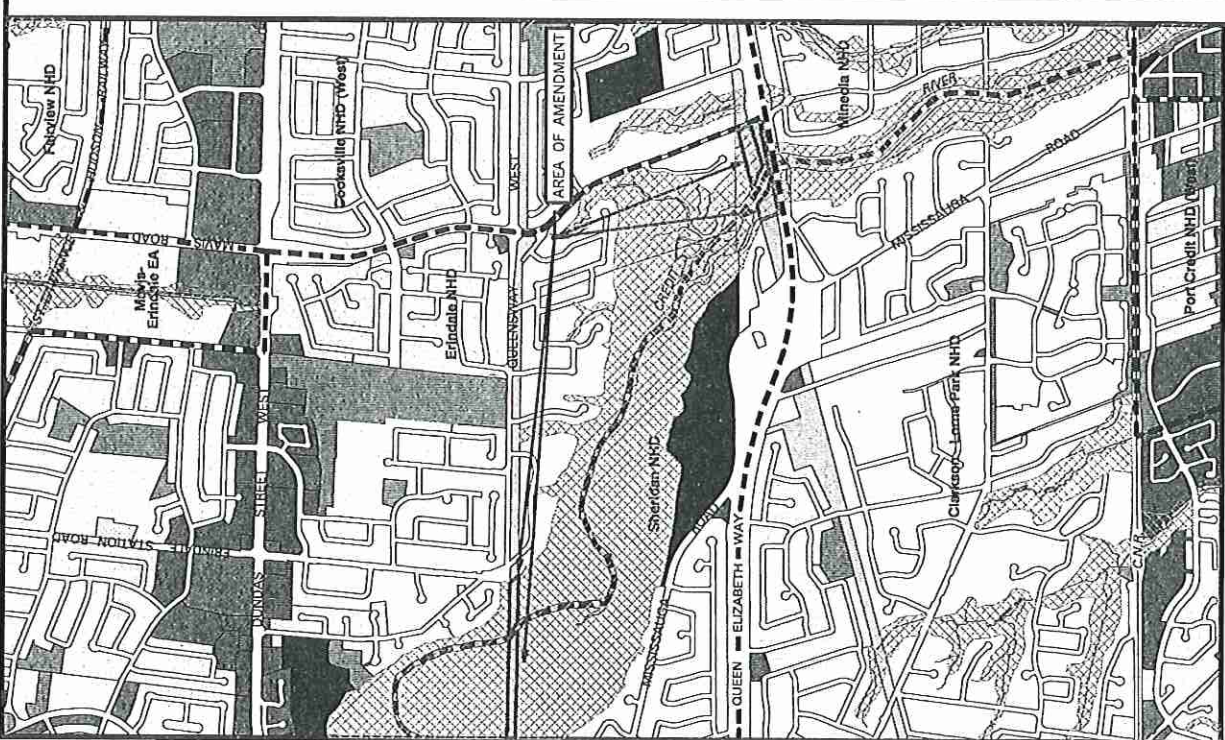
FROM

TO

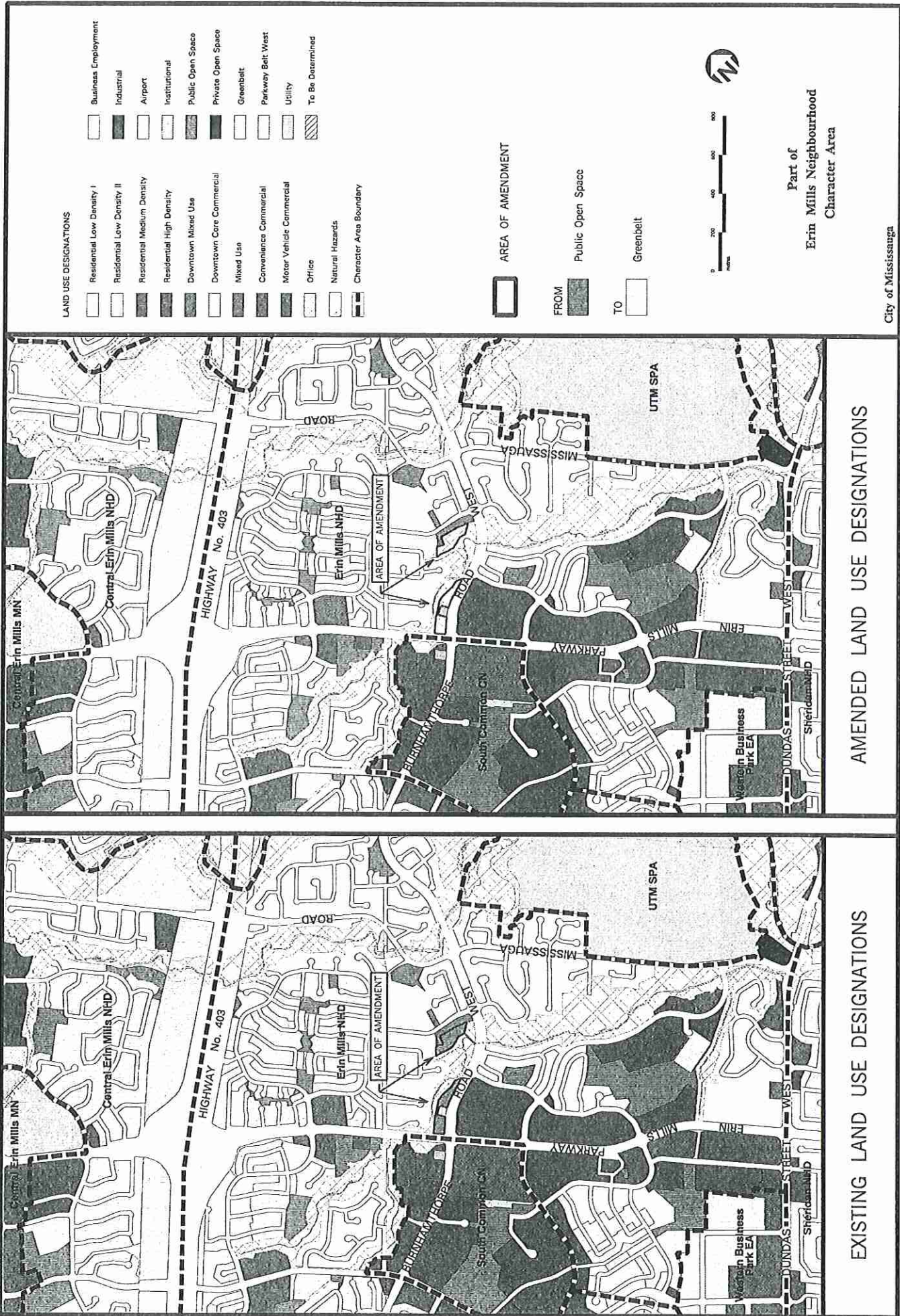
**Part of Erindale Neighbourhood and
 Sheridan Neighbourhood
 Character Area**

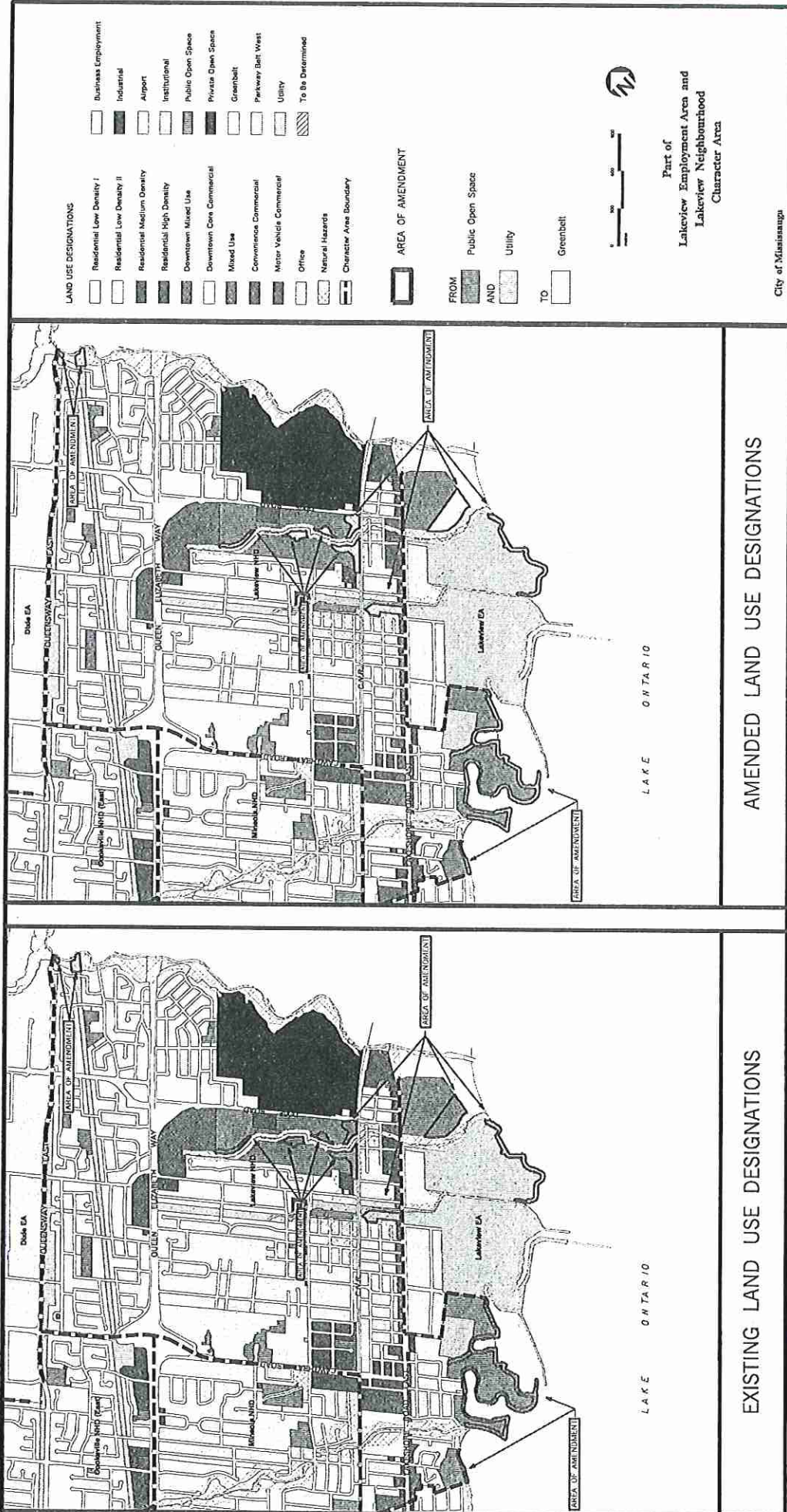


AMENDED LAND USE DESIGNATIONS

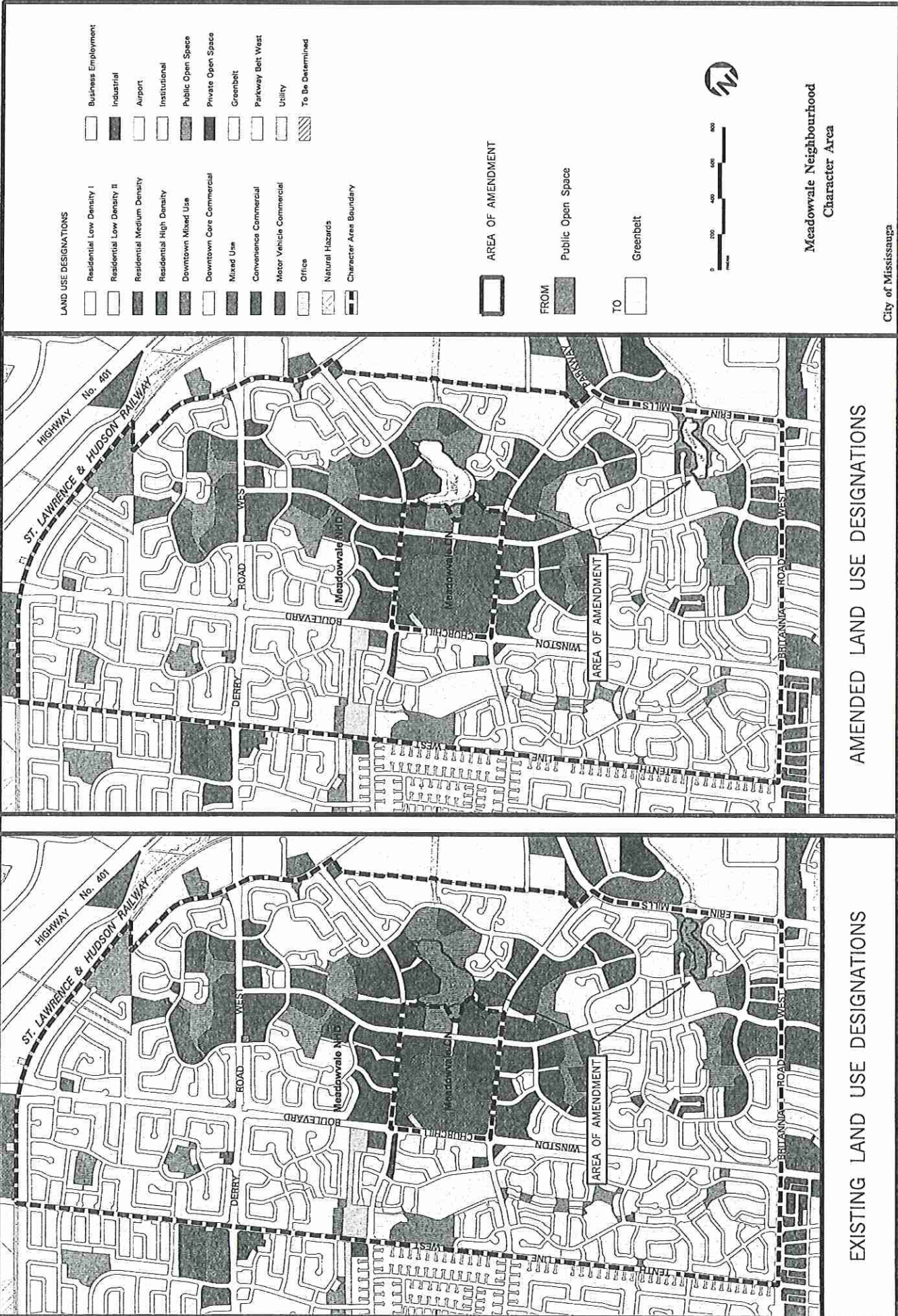


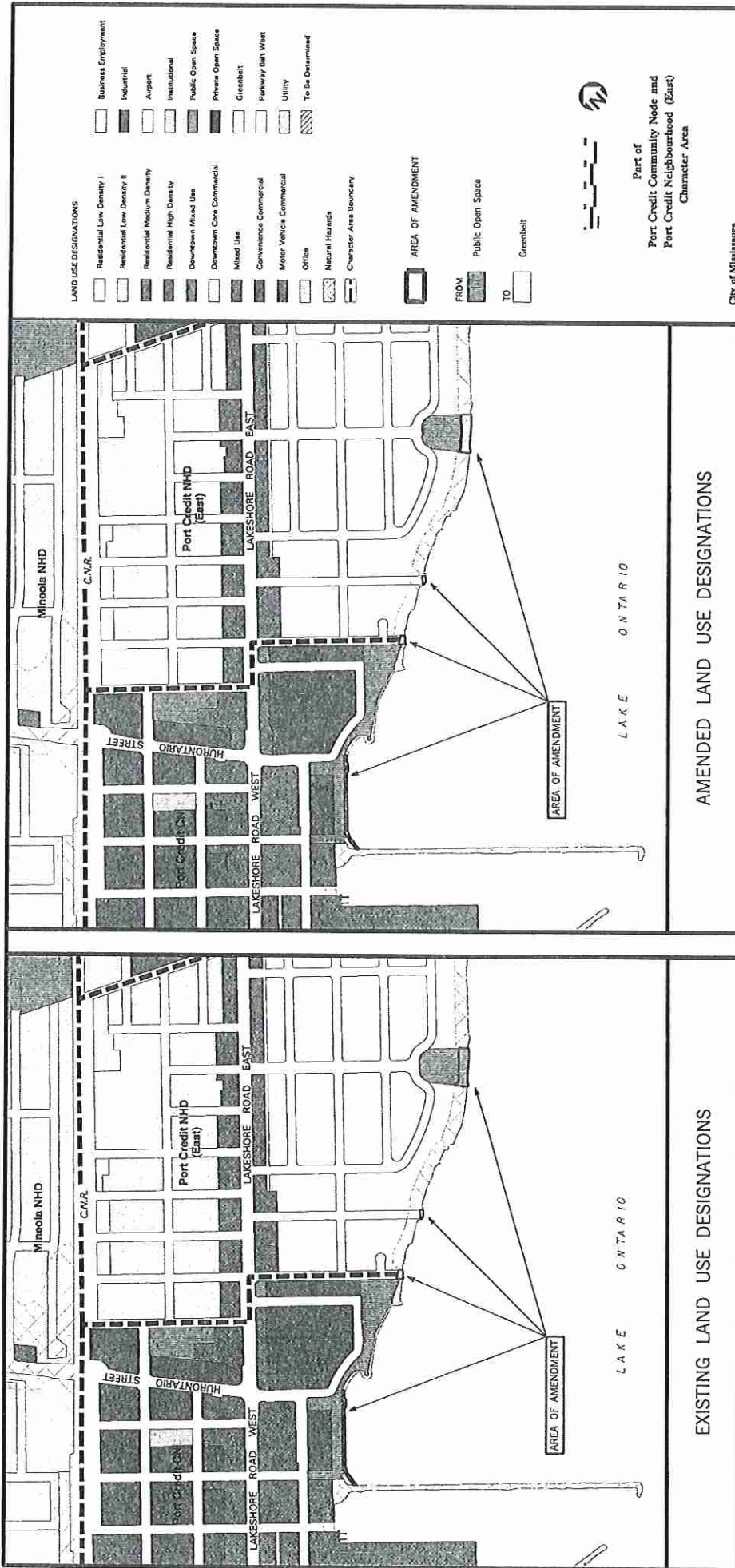
EXISTING LAND USE DESIGNATIONS

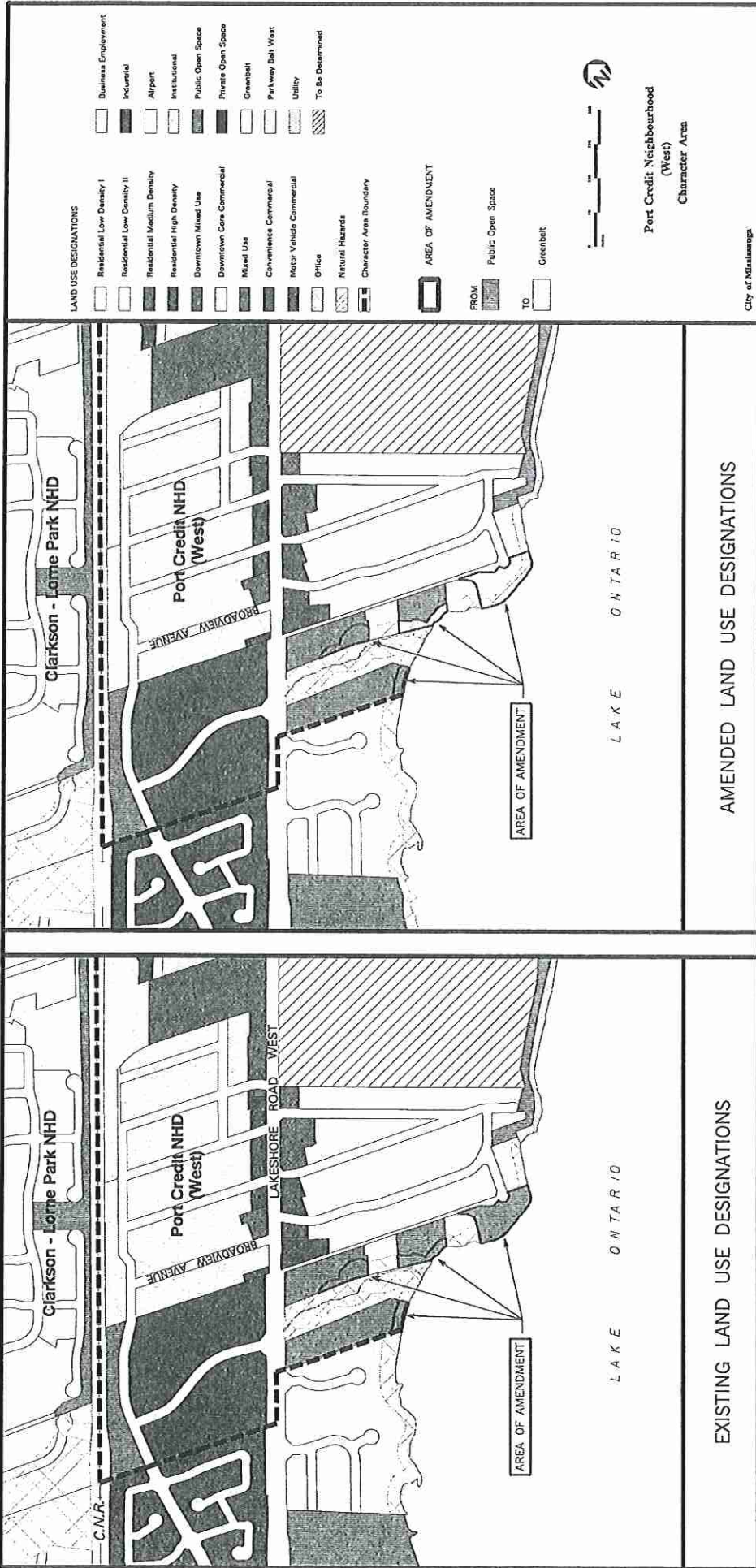


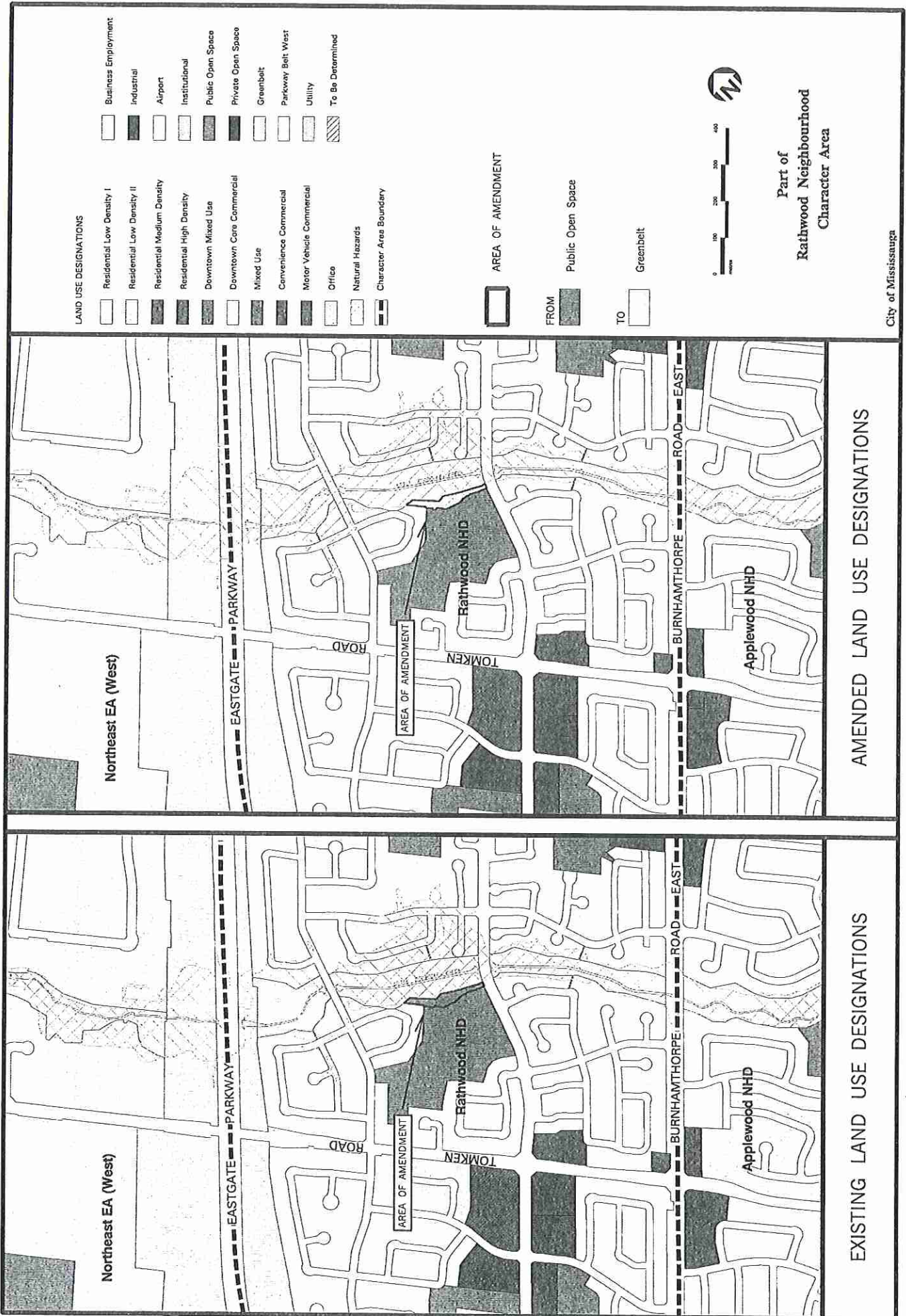


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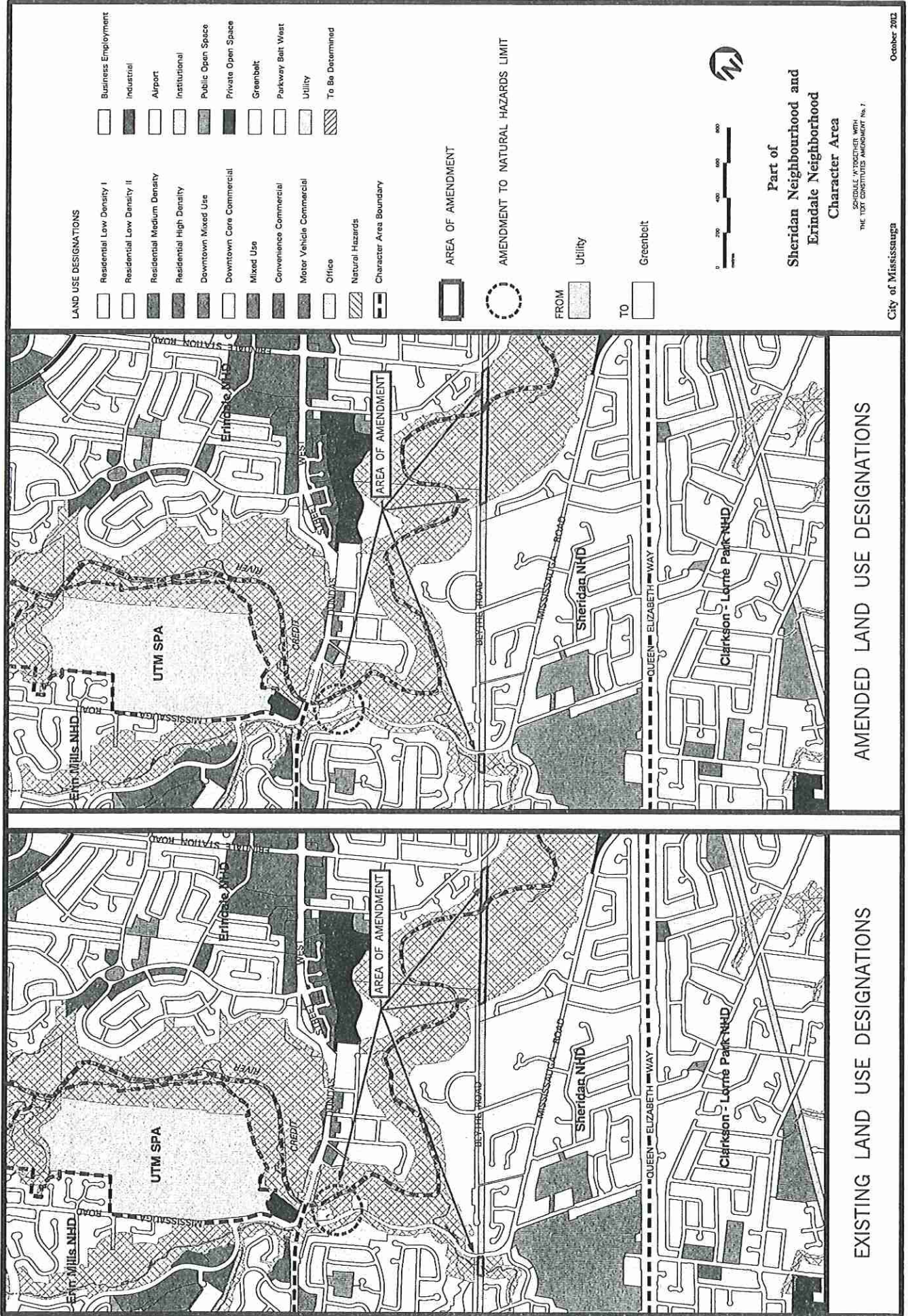


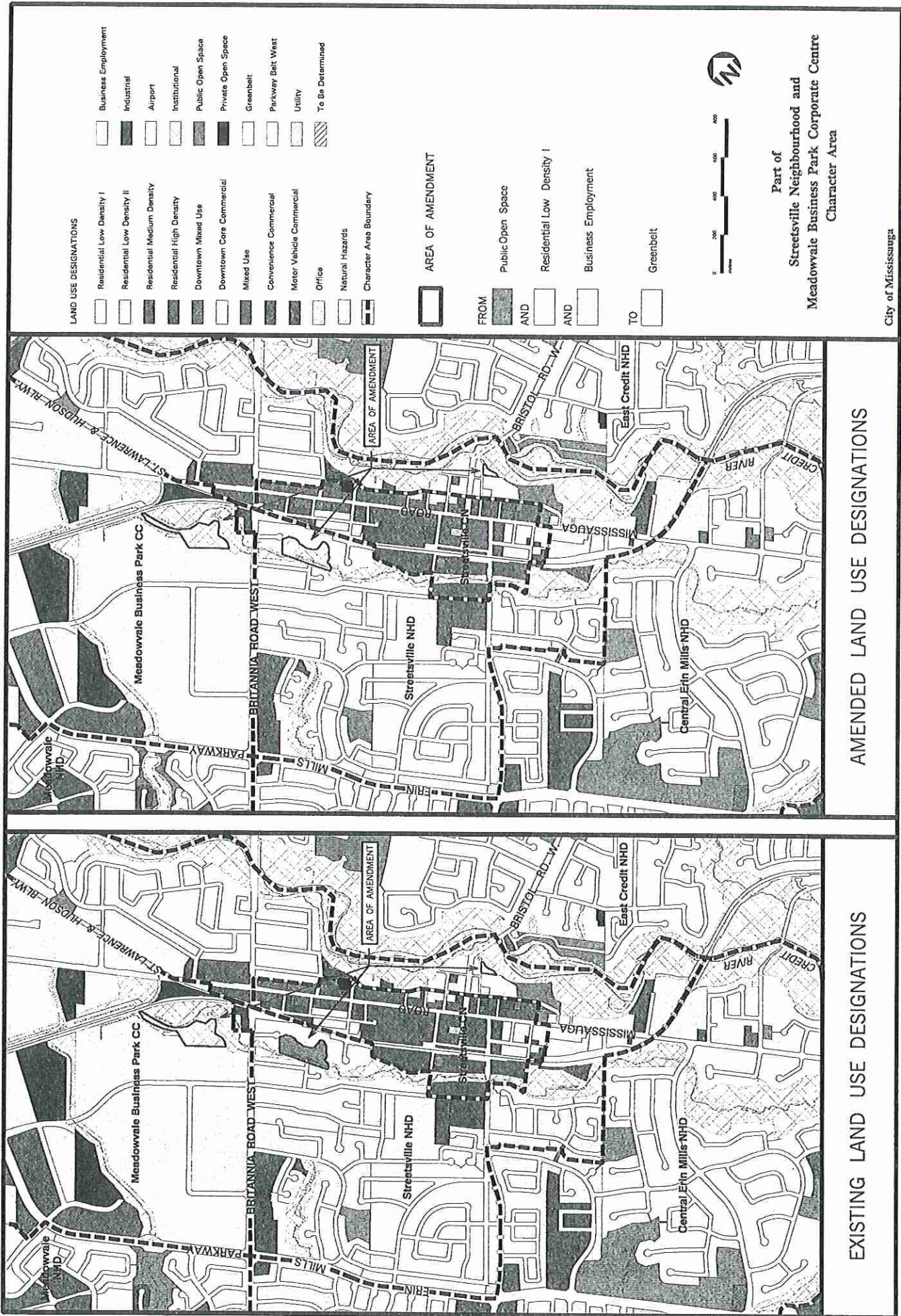




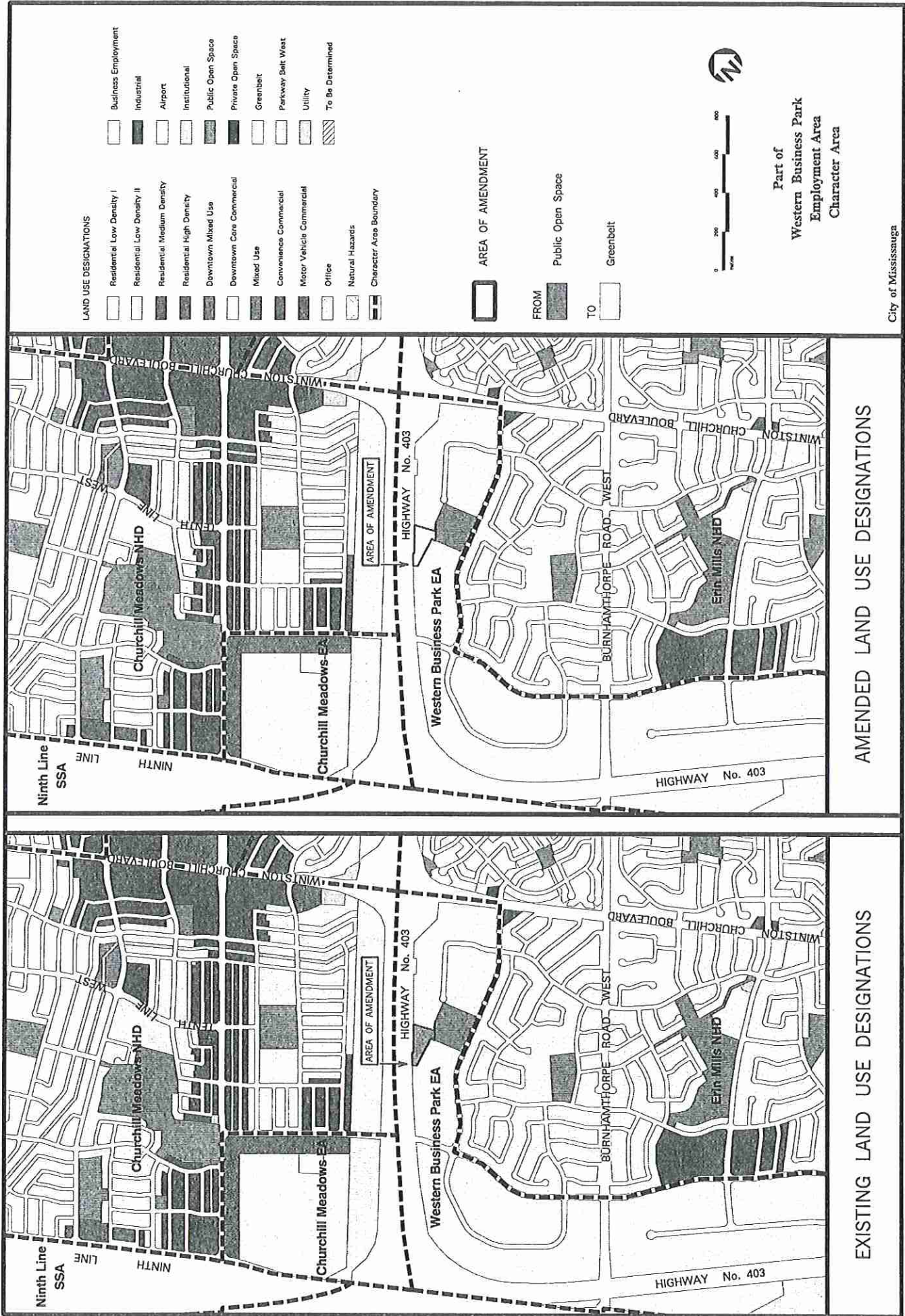


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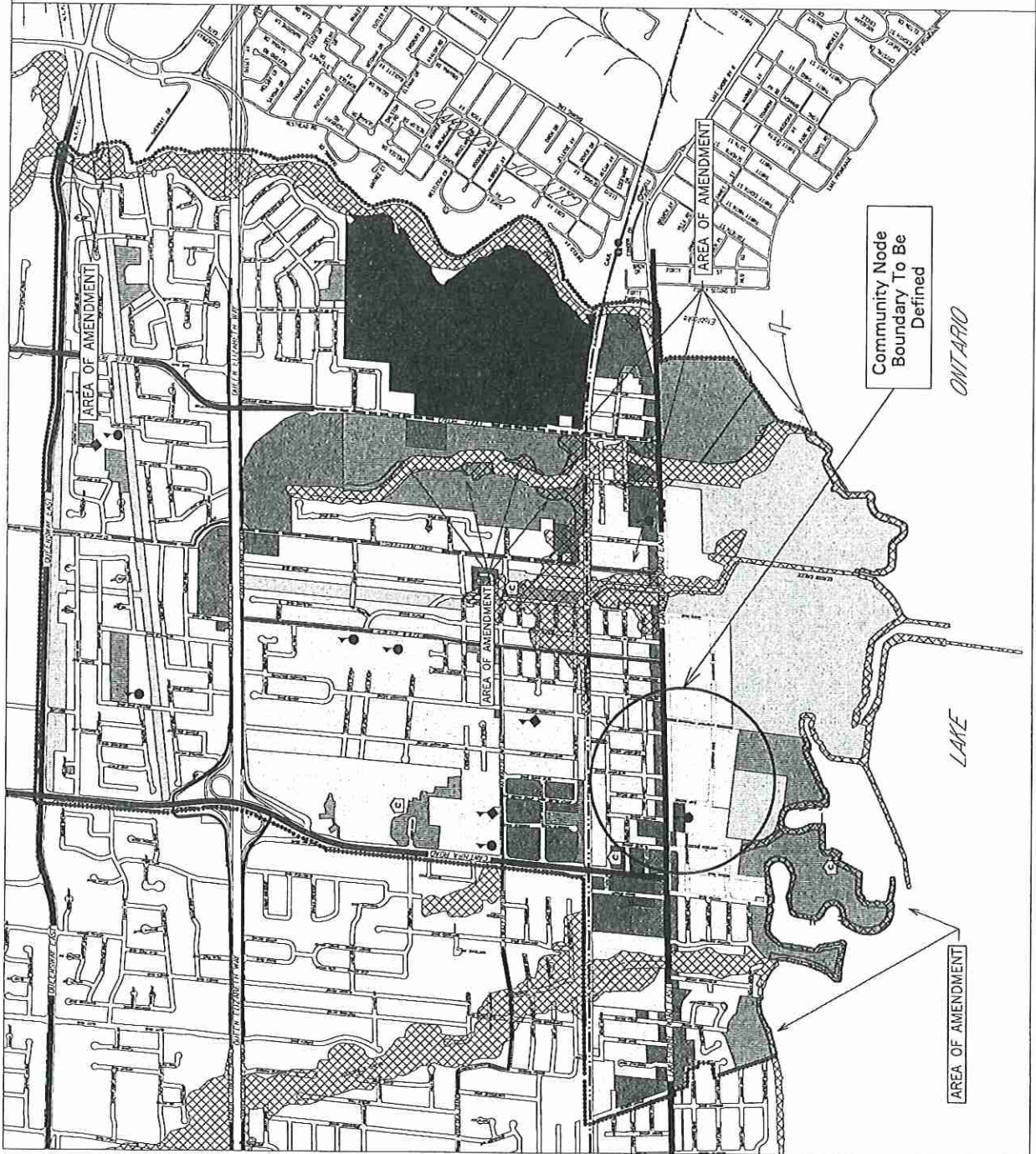
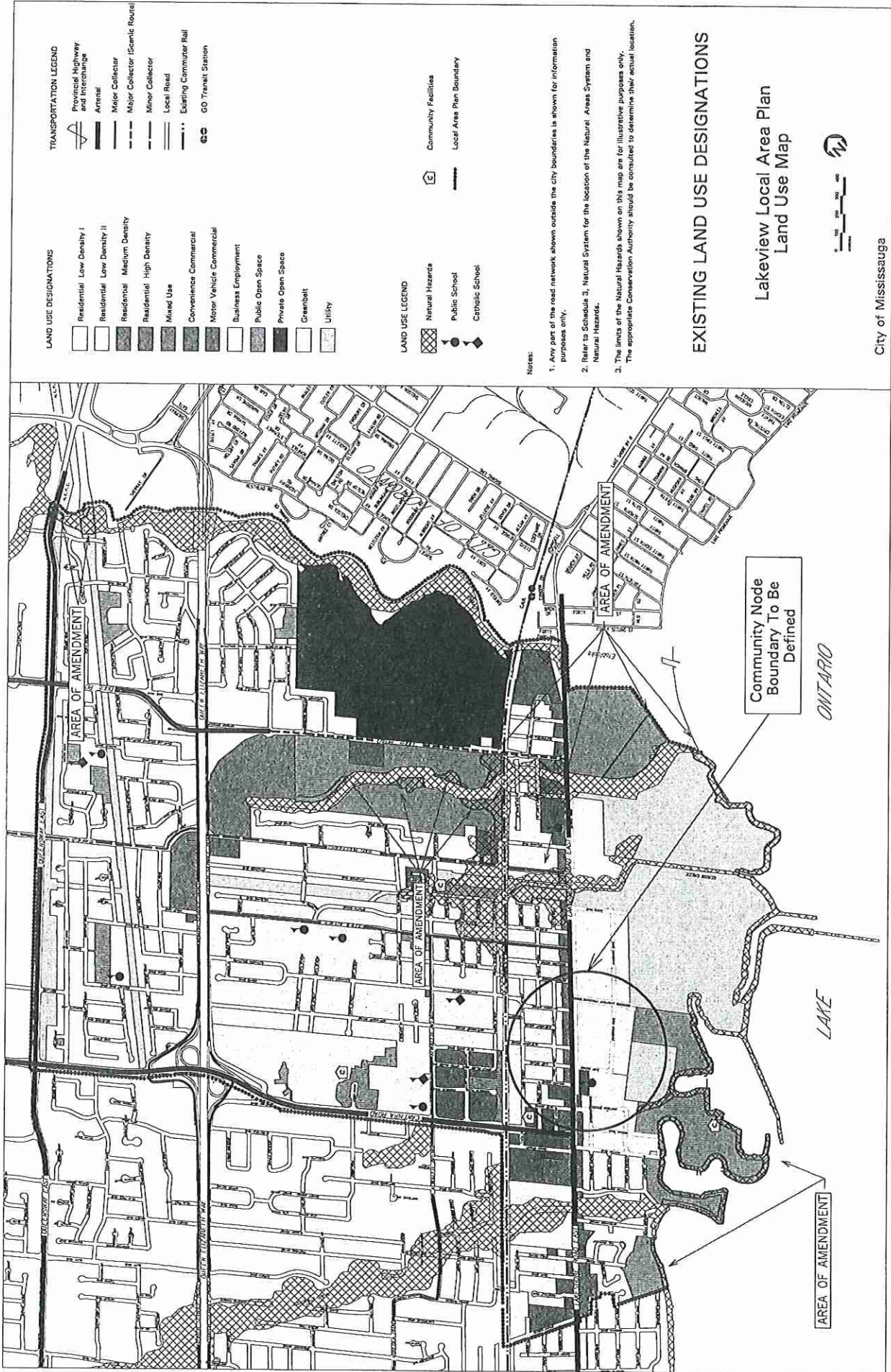


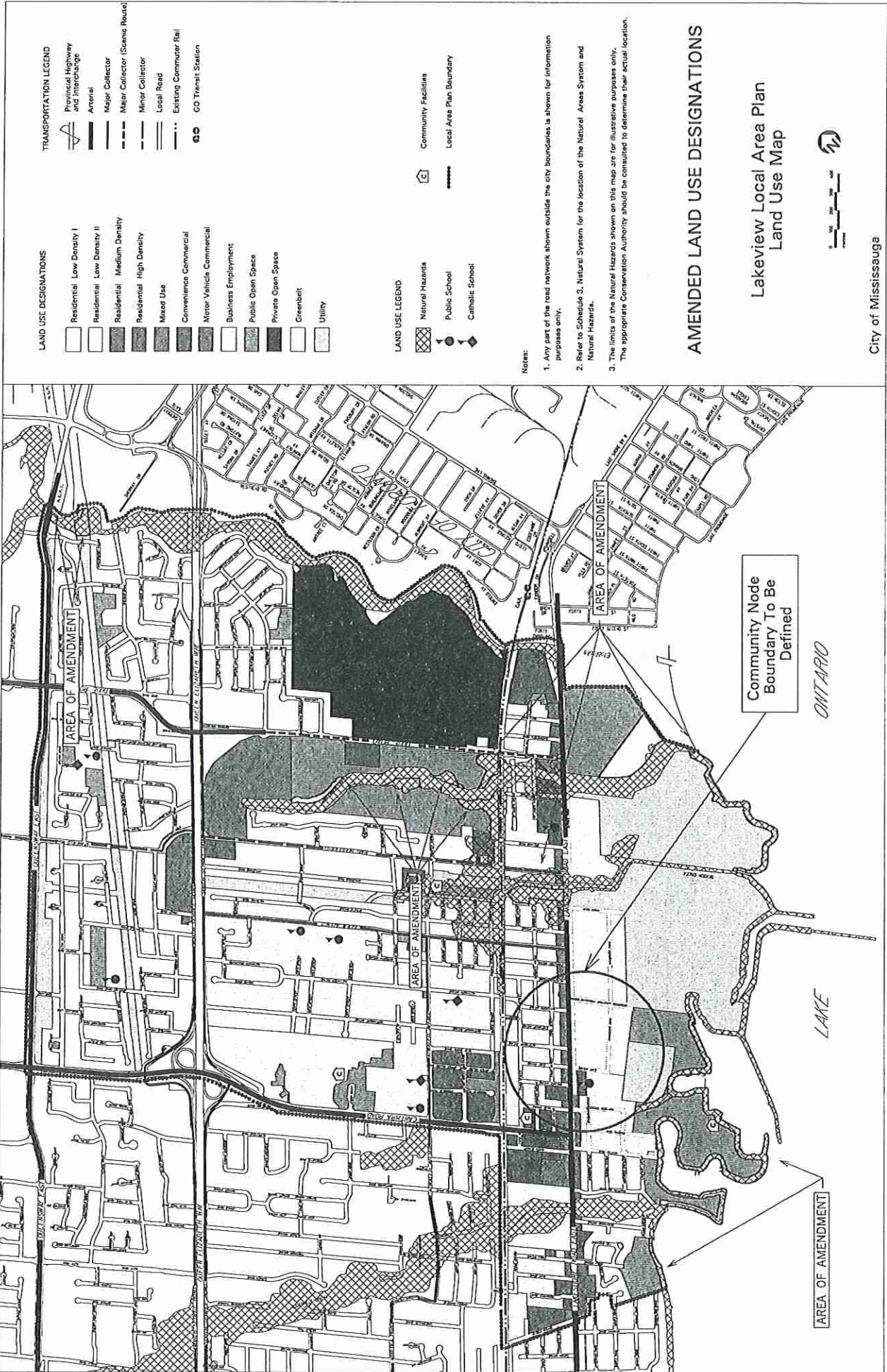


City of Mississauga



Land Parcel: 1809 Gravel, Windsor, City of Mississauga, Mississauga, ON





LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Schematic Routed)
- Minor Collector
- Local Road
- Existing Commuter Rail
- CO Transit Station

LAND USE LEGEND

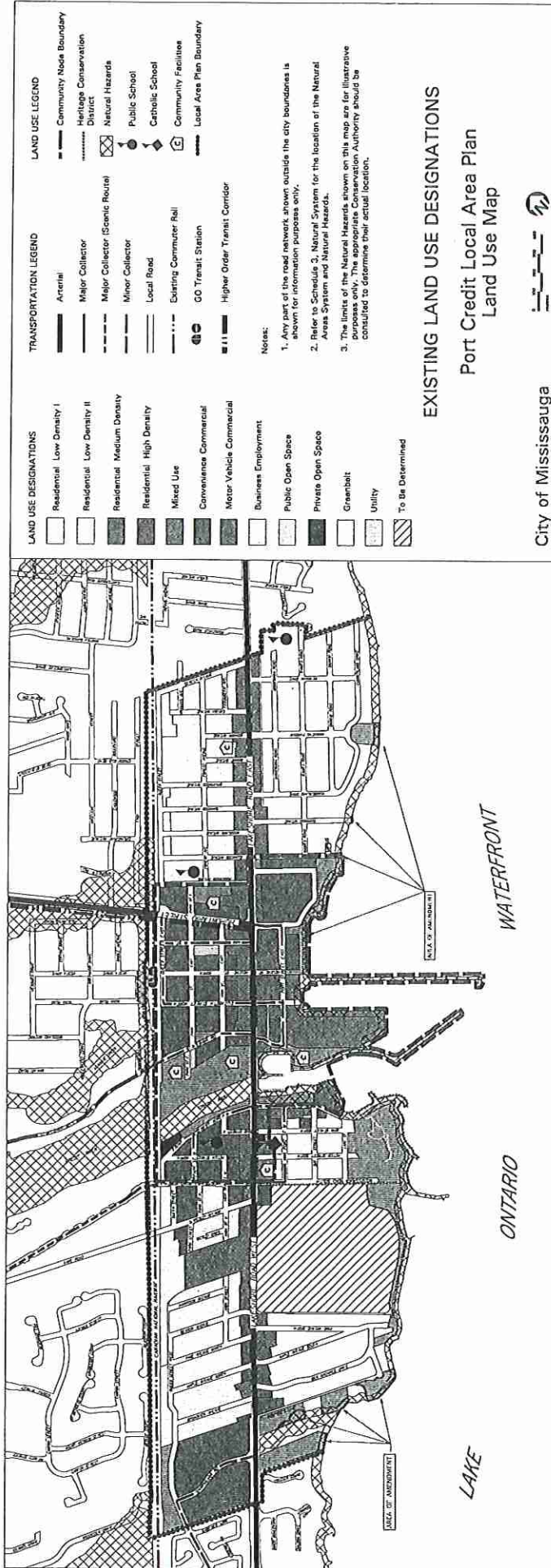
- Natural Hazards
- Public School
- Catholic School
- Community Facilities
- Local Area Plan Boundary

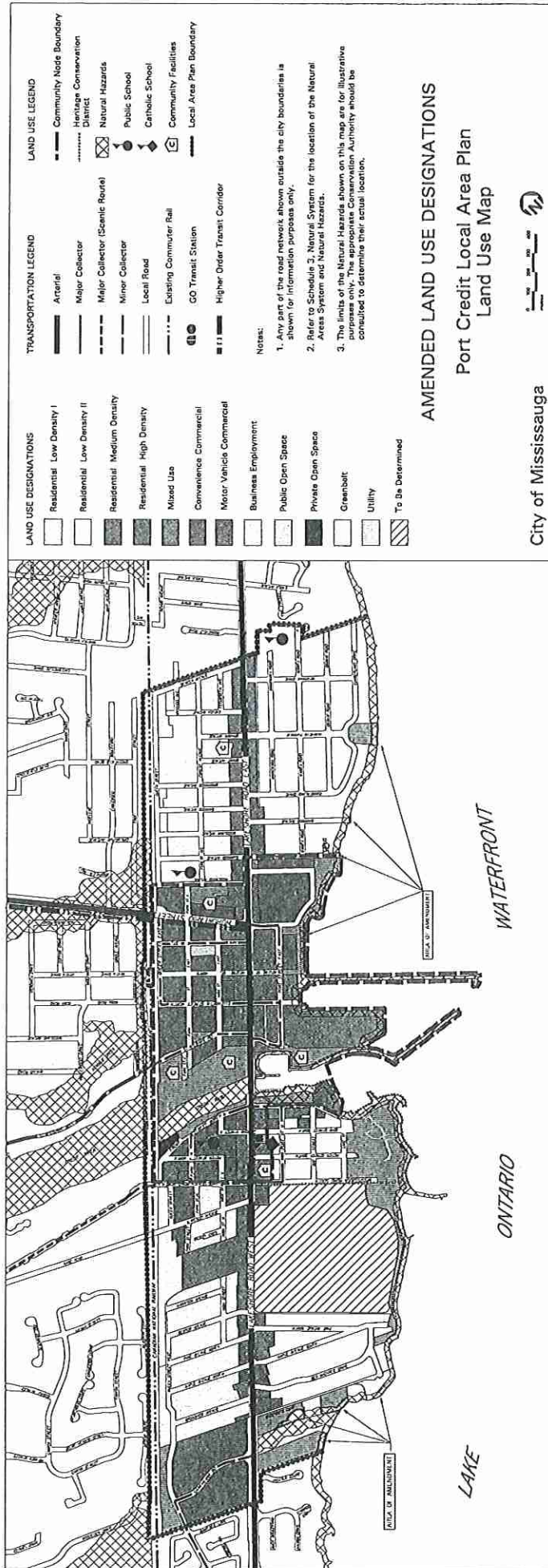
Notes:
 1. Any part of the road network shown outside the city boundaries is shown for information purpose only.
 2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
 3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

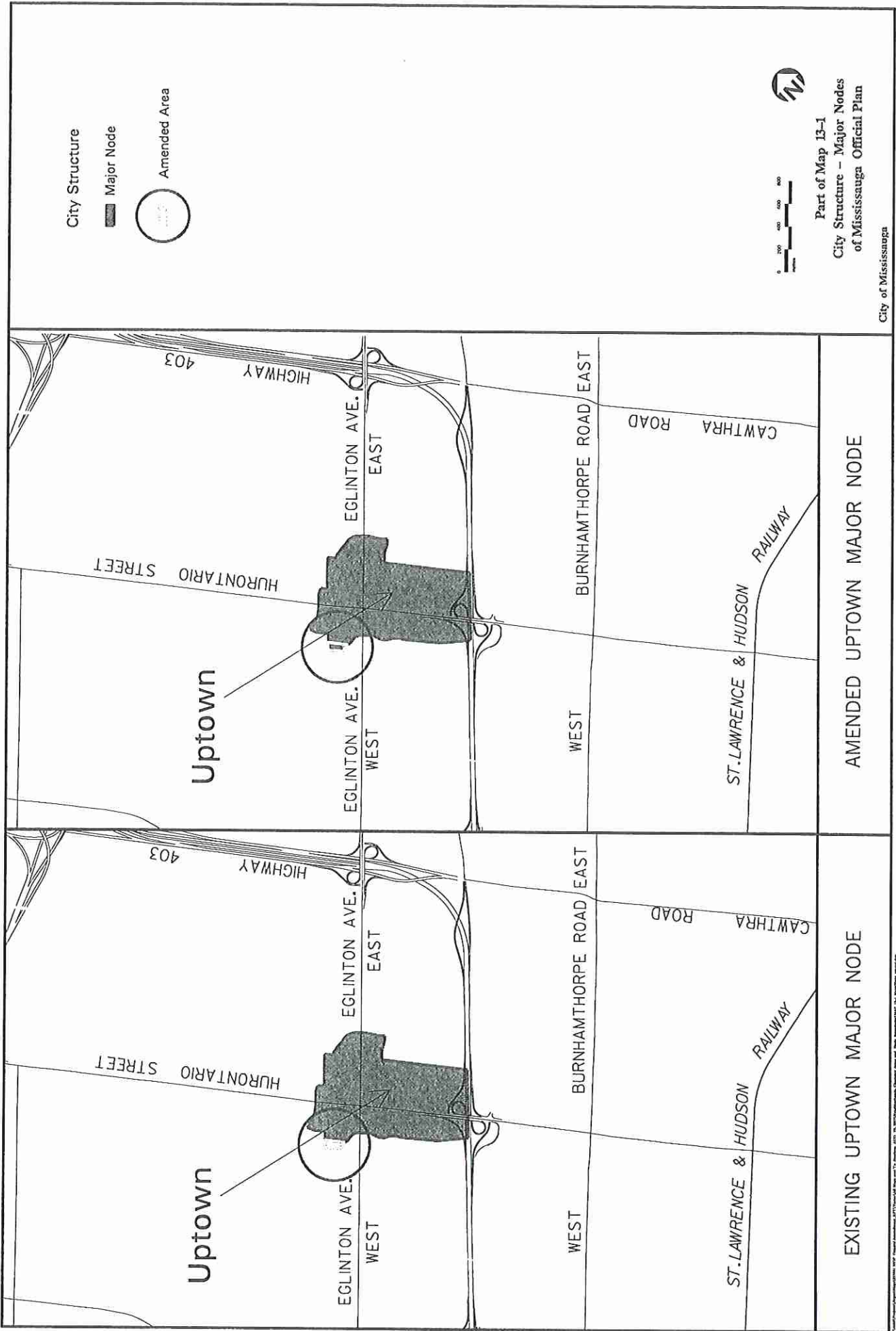
AMENDED LAND USE DESIGNATIONS
 Lakeview Local Area Plan
 Land Use Map



City of Mississauga

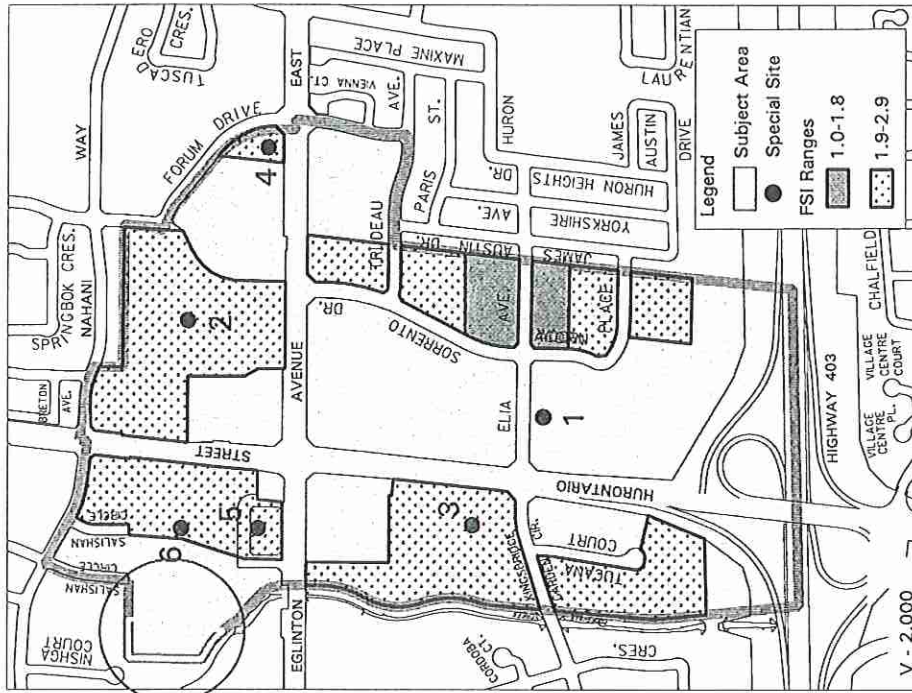




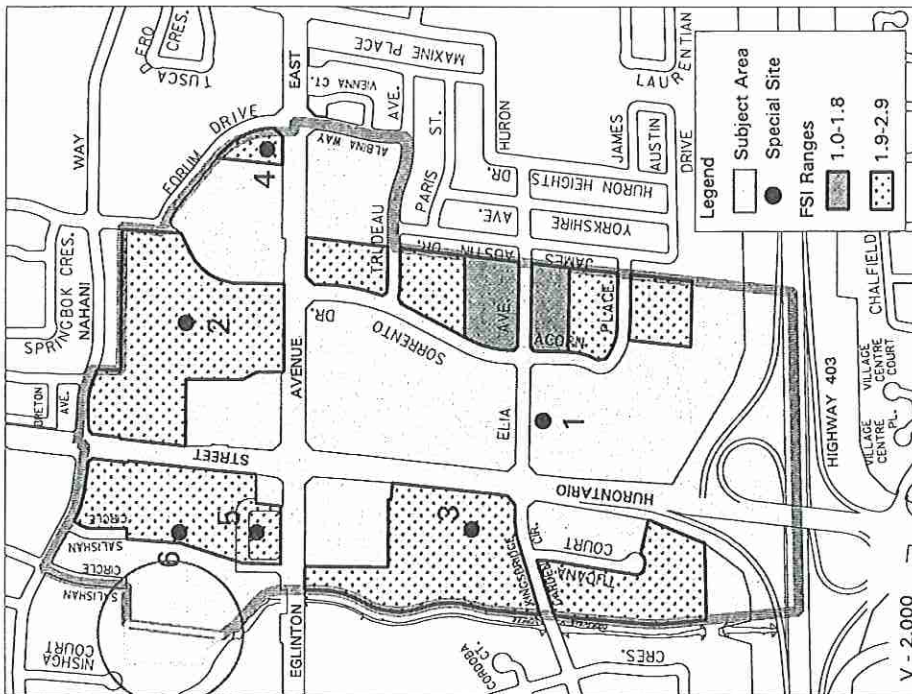




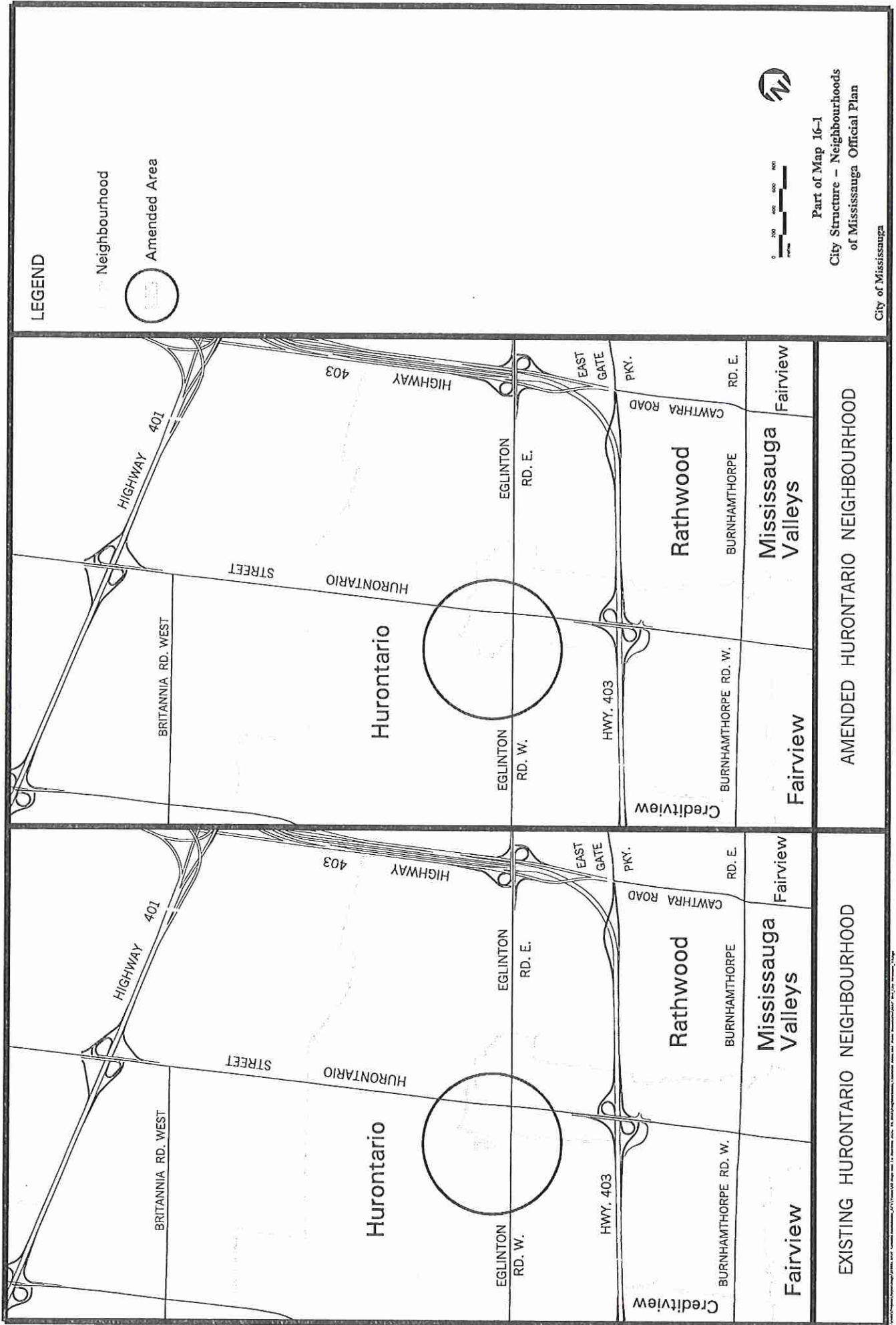
Amended Area



Schedule 'B'
 AMENDED UPTOWN MAJOR NODE CHARACTER AREA



Schedule 'B'
 EXISTING UPTOWN MAJOR NODE CHARACTER AREA



LEGEND

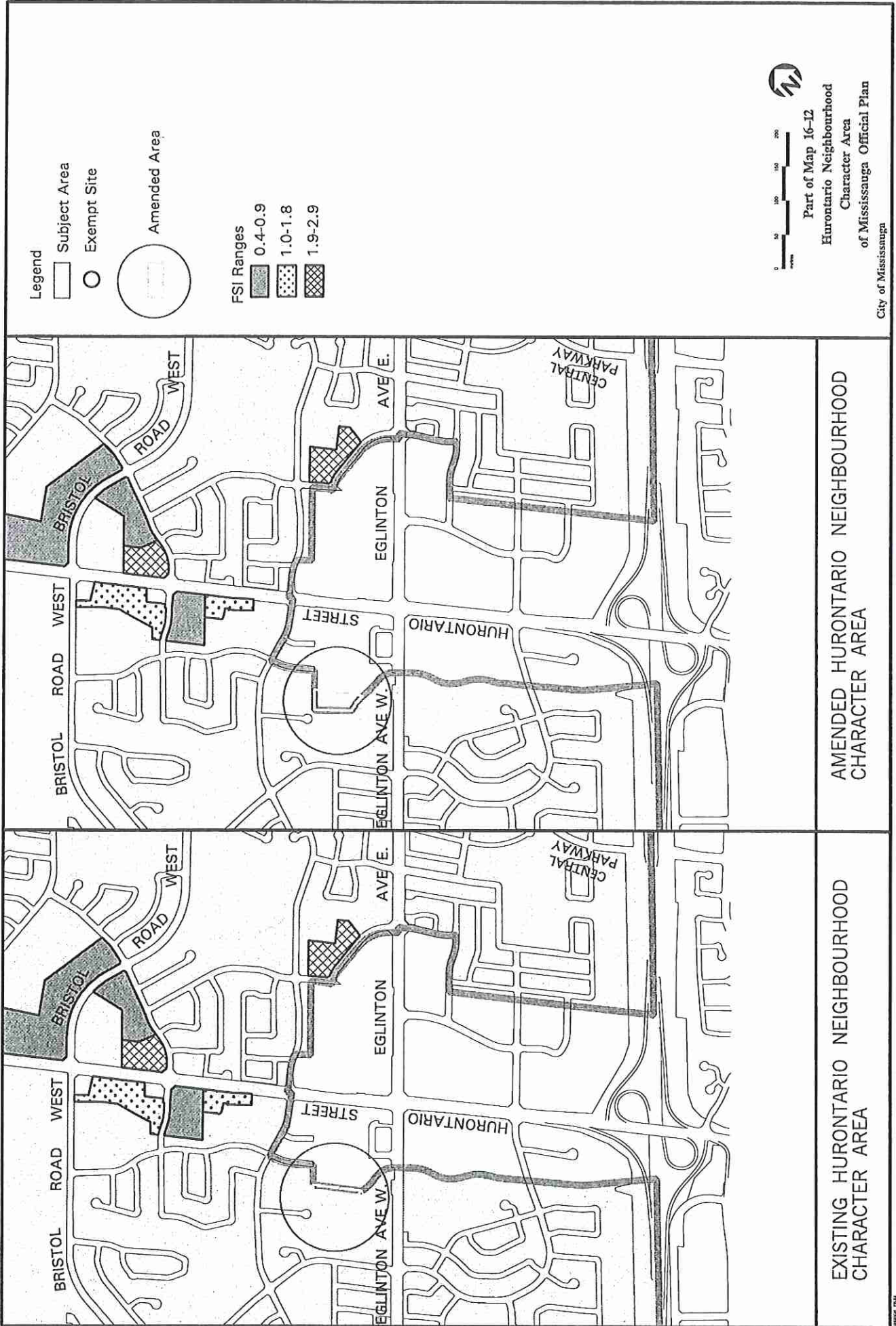
-  Neighbourhood
-  Amended Area



Part of Map 16-1

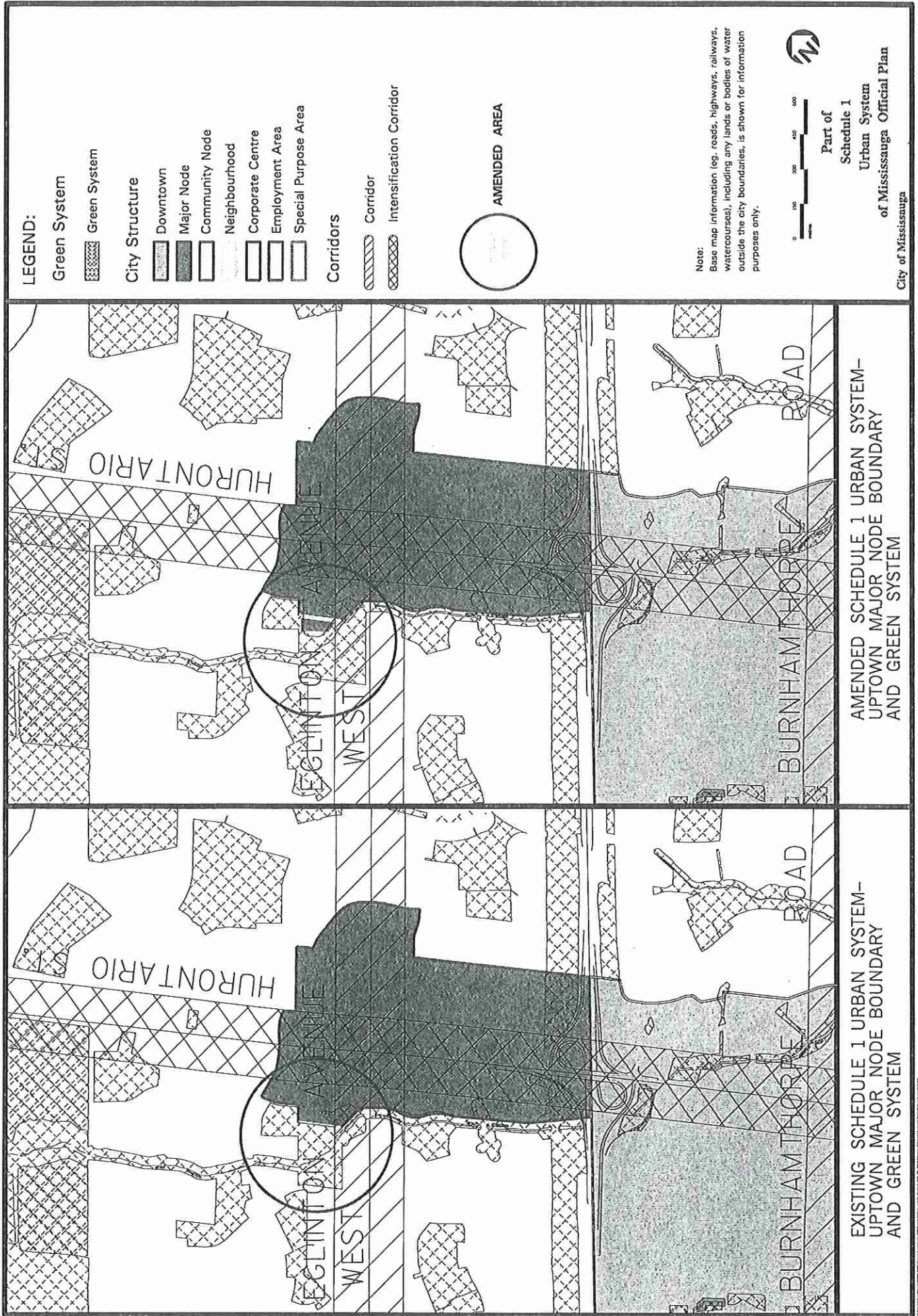
City Structure - Neighbourhoods
of Mississauga Official Plan

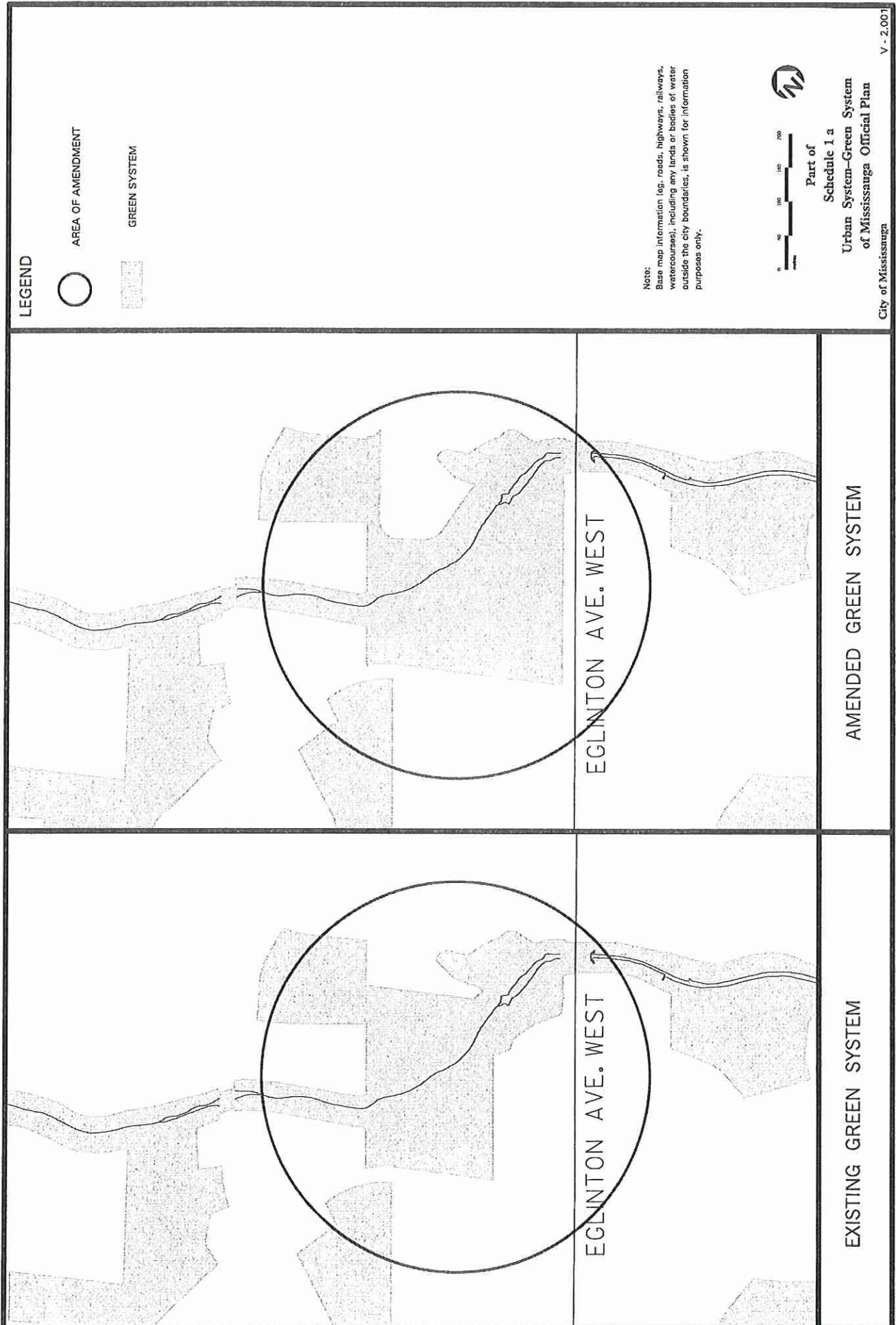
City of Mississauga



EXISTING HURONTARIO NEIGHBOURHOOD
CHARACTER AREA

AMENDED HURONTARIO NEIGHBOURHOOD
CHARACTER AREA





LEGEND

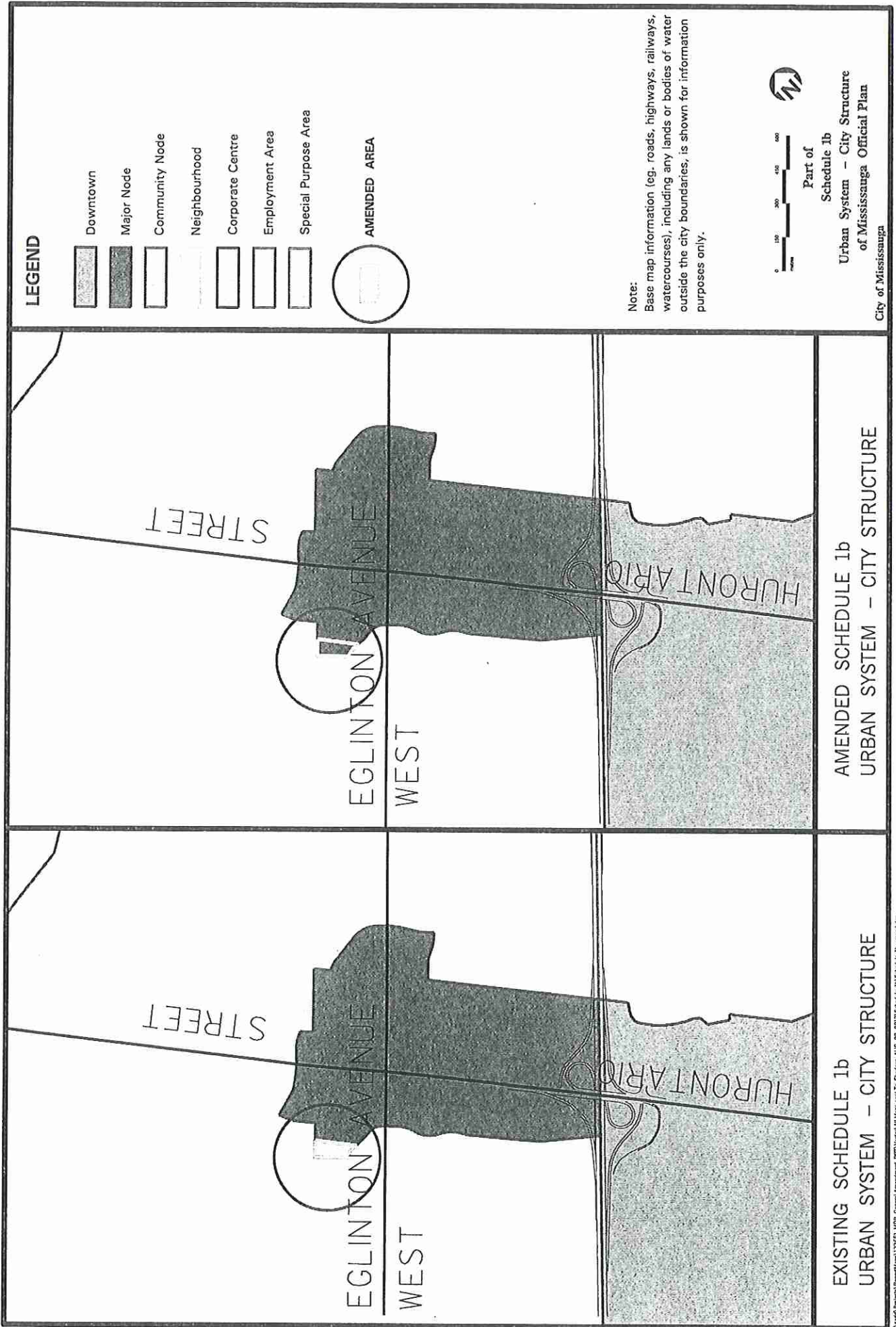
- AREA OF AMENDMENT
- GREEN SYSTEM

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

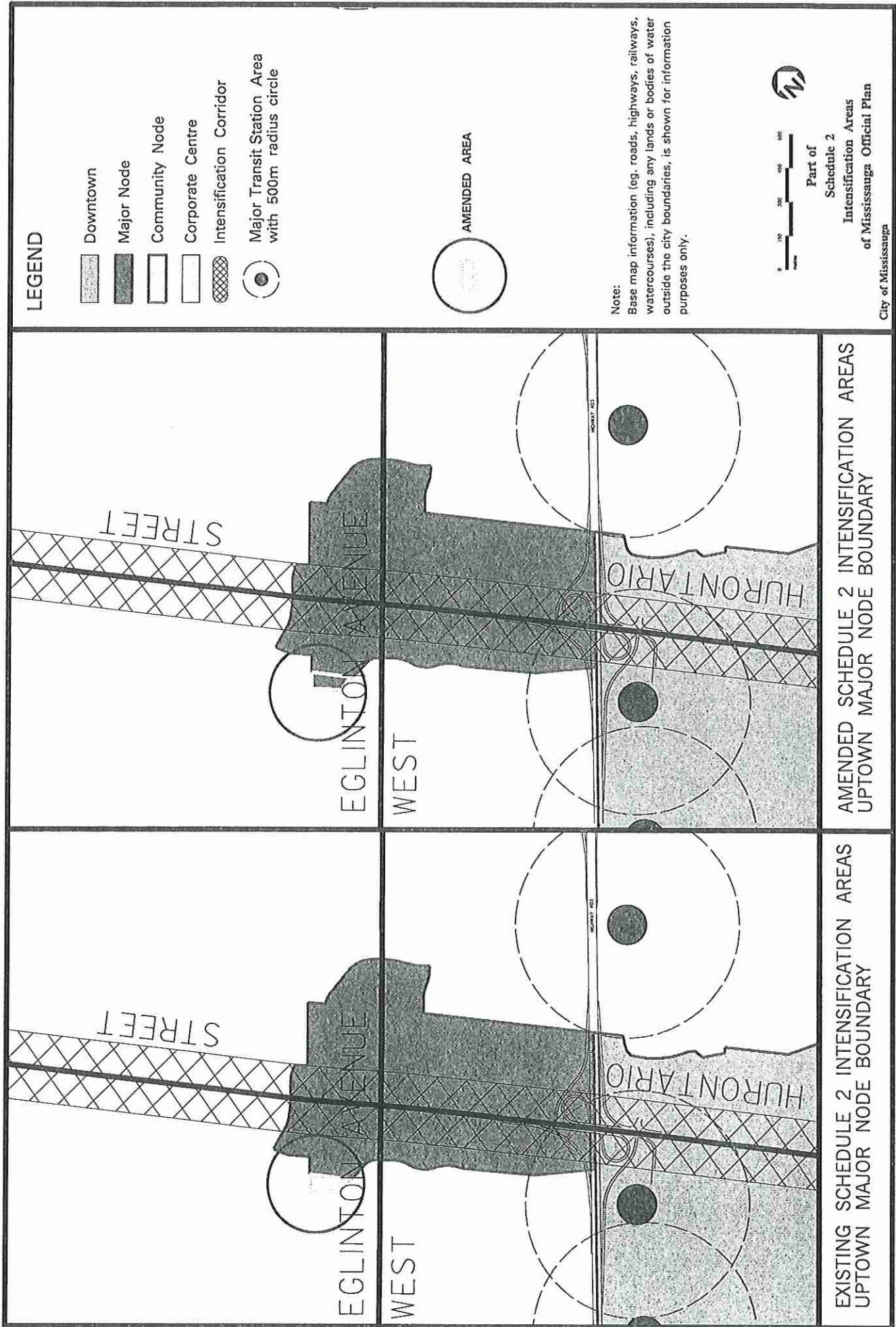


Part of
 Schedule 1 a
 Urban System-Green System
 of Mississauga Official Plan
 City of Mississauga







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LEGEND

-  Downtown
-  Major Node
-  Community Node
-  Corporate Centre
-  Intensification Corridor
-  Major Transit Station Area with 500m radius circle



Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Part of

Schedule 2

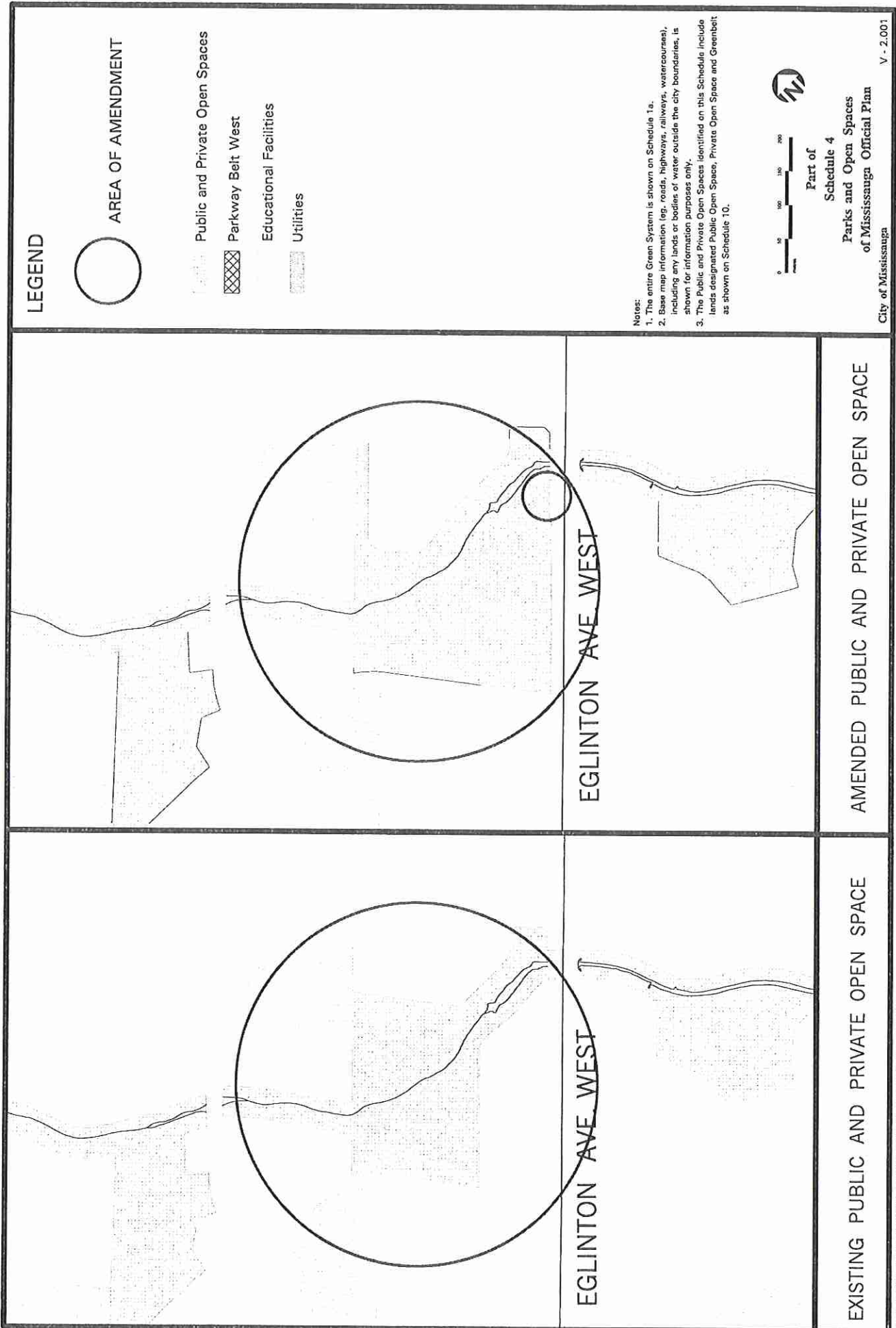
Intensification Areas
of Mississauga Official Plan

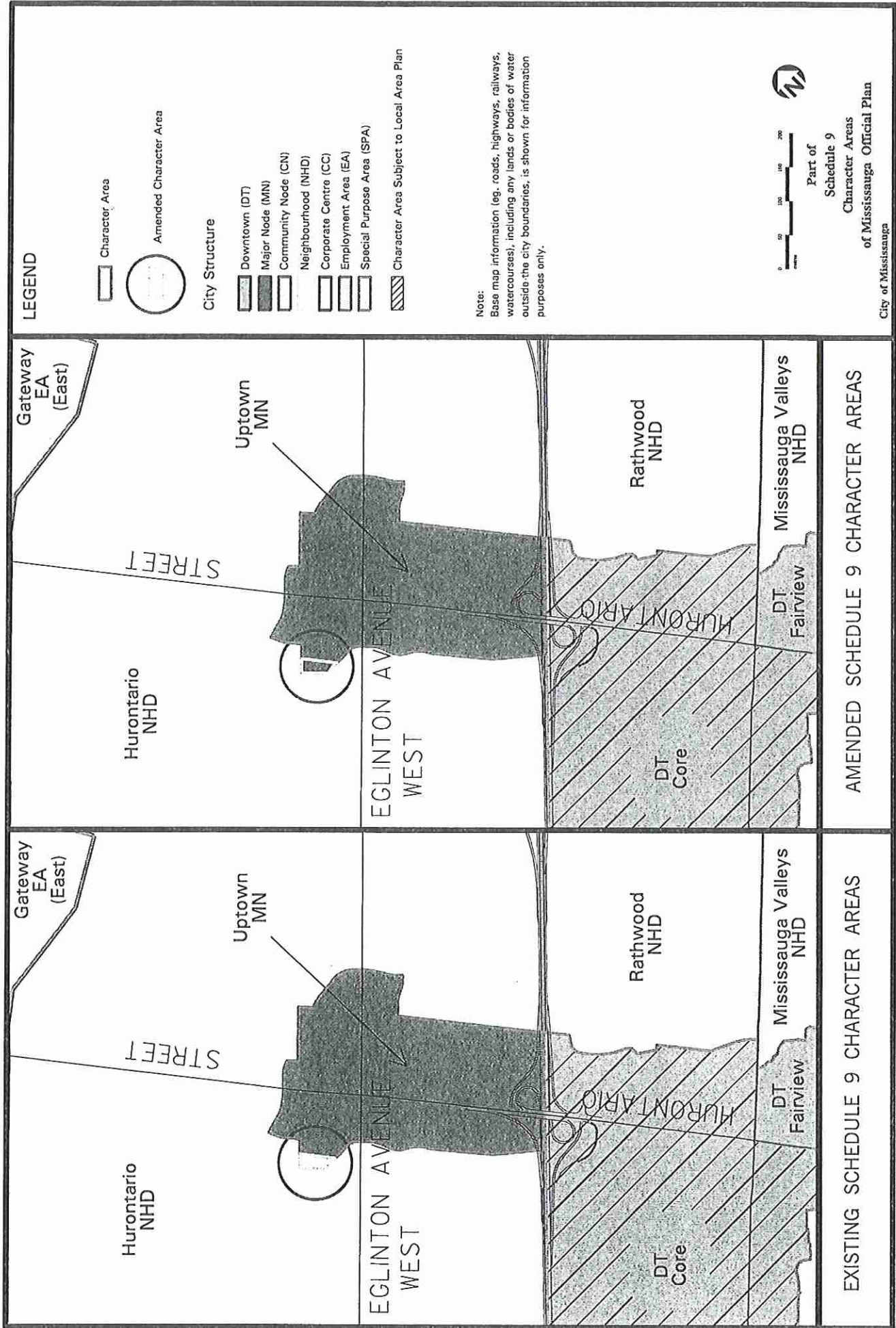
City of Mississauga

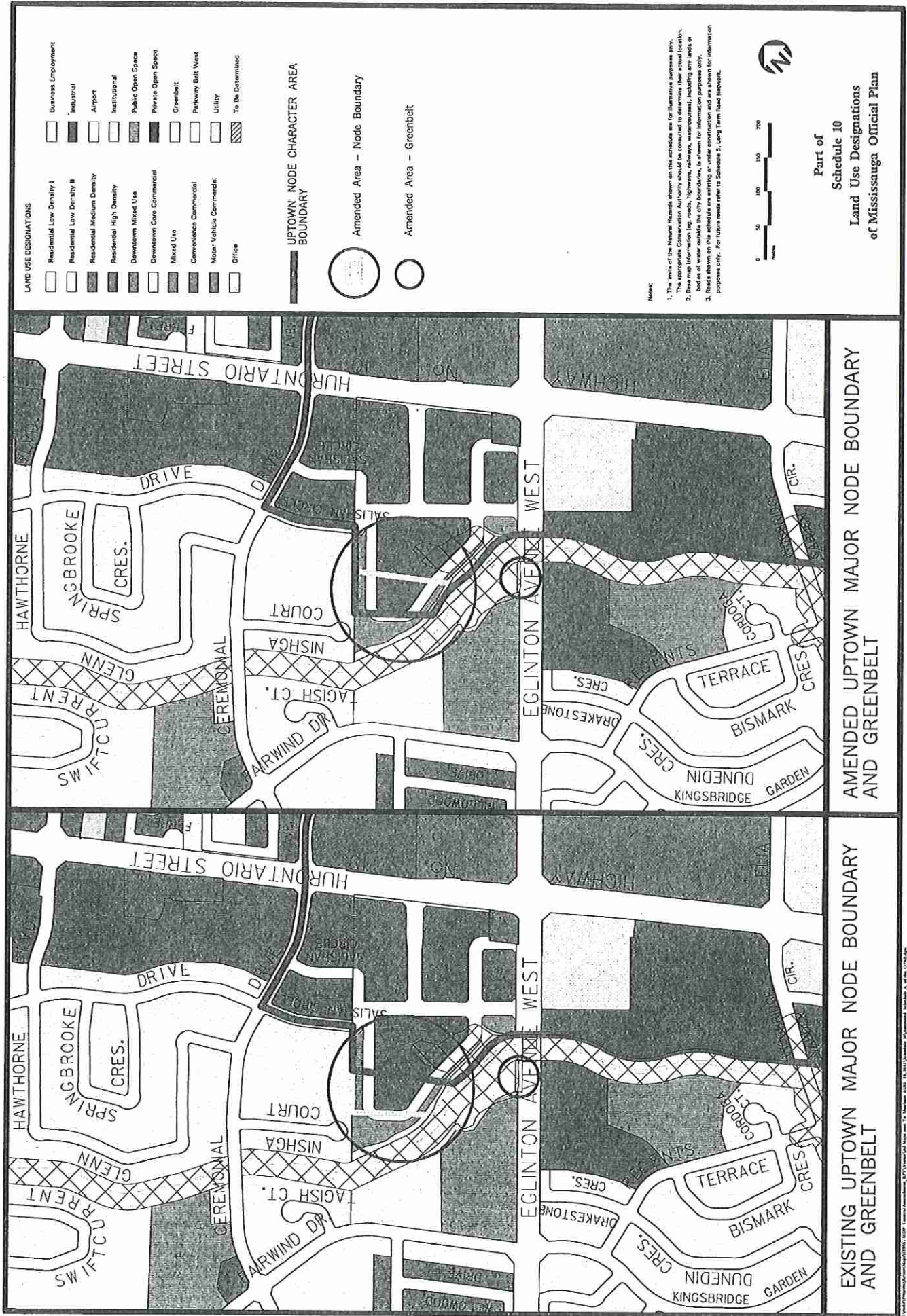
AMENDED SCHEDULE 2 INTENSIFICATION AREAS
UPTOWN MAJOR NODE BOUNDARY

EXISTING SCHEDULE 2 INTENSIFICATION AREAS
UPTOWN MAJOR NODE BOUNDARY

I:\data\Projects\ReportMap\132651_A077_General Amendment\071\Vector\All Maps April 16, 2013\Schedule 2\Schedule 2_amended.dwg







LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown Core Commercial
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility
- To Be Determined

UPTOWN NODE CHARACTER AREA BOUNDARY

- UPTOWN NODE CHARACTER AREA BOUNDARY
- Amended Area - Node Boundary
- Amended Area - Greenbelt

Notes:
 1. The limits of the Natural Heritage shown on this schedule are for illustrative purposes only.
 2. The appropriate Conservation Authority should be consulted to determine their actual location.
 3. Base map information (eg. roads, highways, railways, watercourses, including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 4. Details shown on this schedule are starting or under construction and are shown for information purposes only. For future reference refer to Schedule 4, Long Term Road Network.



Part of
 Schedule 10
 Land Use Designations
 of Mississauga Official Plan

AMENDED UPTOWN MAJOR NODE BOUNDARY AND GREENBELT

EXISTING UPTOWN MAJOR NODE BOUNDARY AND GREENBELT

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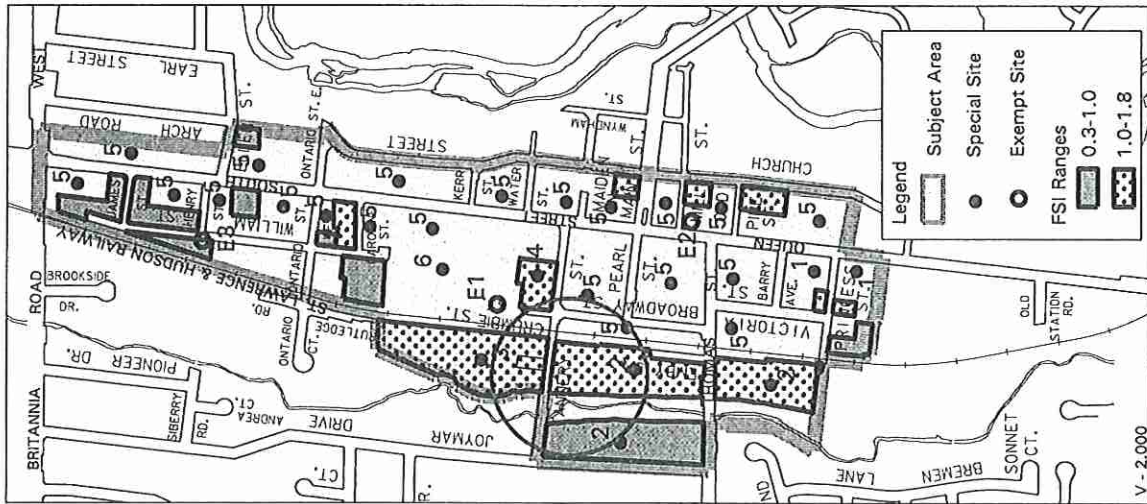
LEGEND

○ AREA OF AMENDMENT

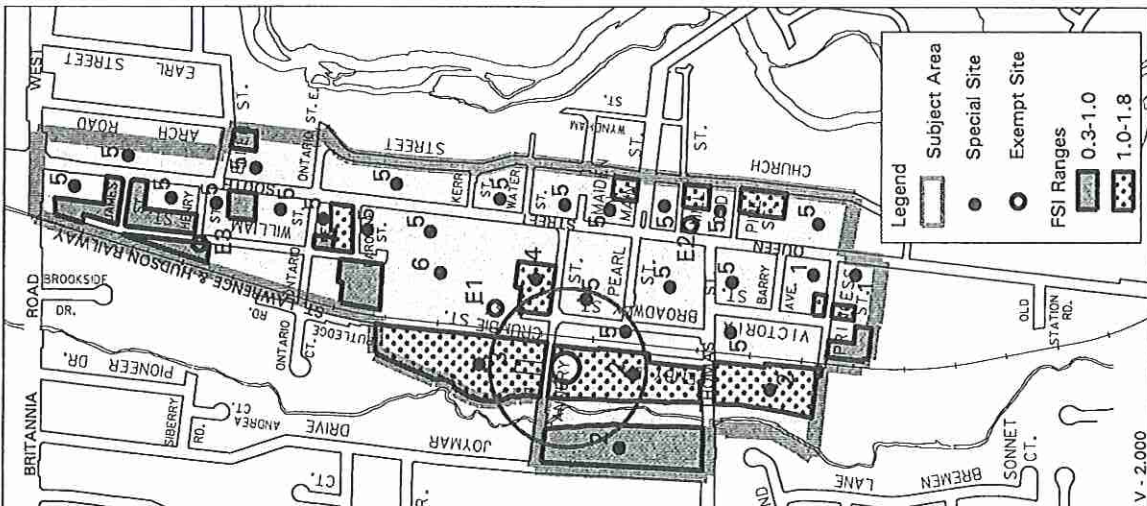


Part of Mississauga Official Plan

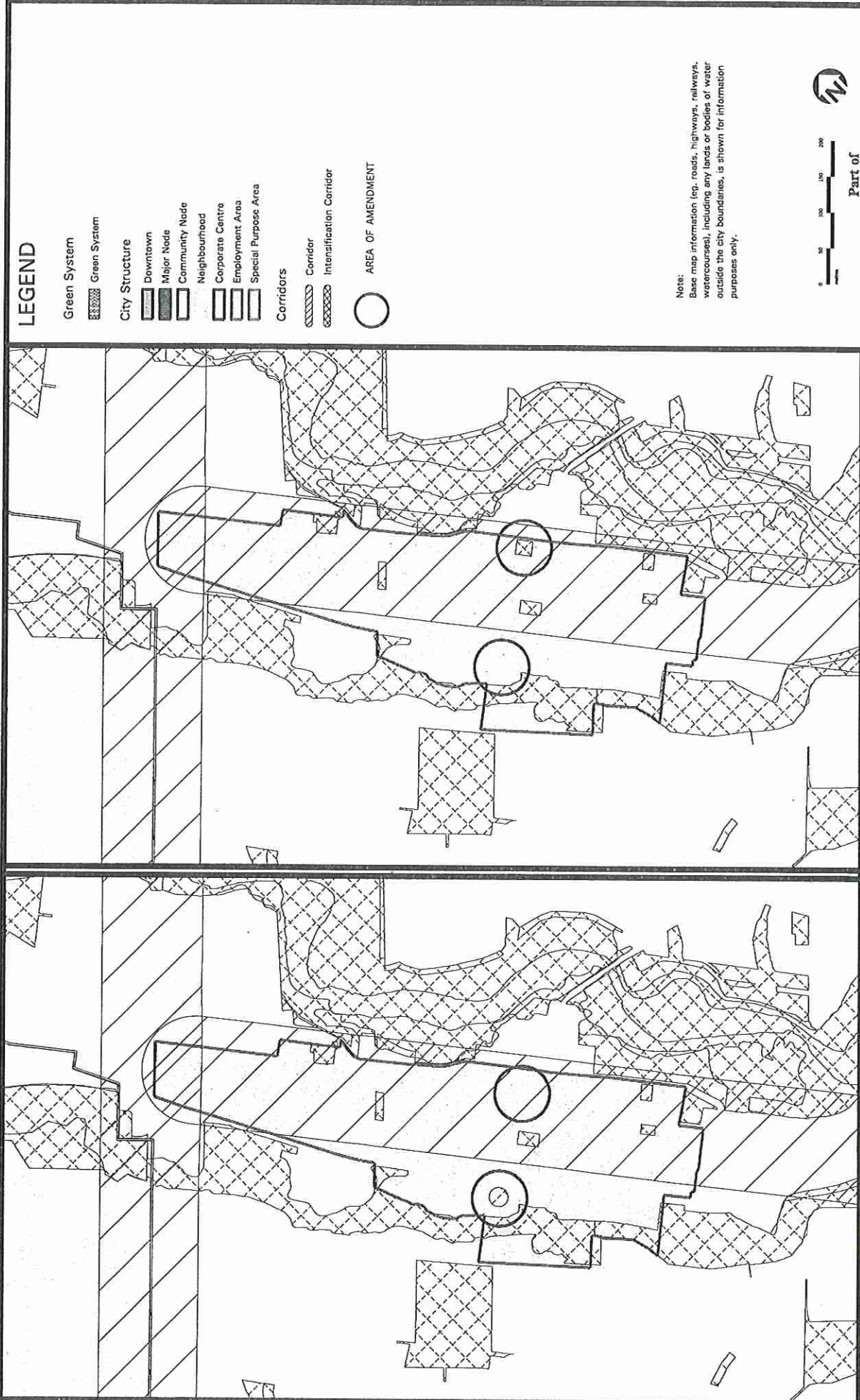
City of Mississauga



AMENDED MAP 14-11: STREETSVILLE
COMMUNITY NODE CHARACTER AREA



EXISTING MAP 14-11: STREETSVILLE
COMMUNITY NODE CHARACTER AREA



LEGEND

- Green System
 - Green System
- City Structure
 - Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area
- Corridors
 - Corridor
 - Intensification Corridor
- AREA OF AMENDMENT

Note:
 Base map information (ep, roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Part of
 Schedule 1
 Urban System
 of Mississauga Official Plan

AMENDED URBAN SYSTEM – GREEN SYSTEM

EXISTING URBAN SYSTEM – GREEN SYSTEM

LEGEND



AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

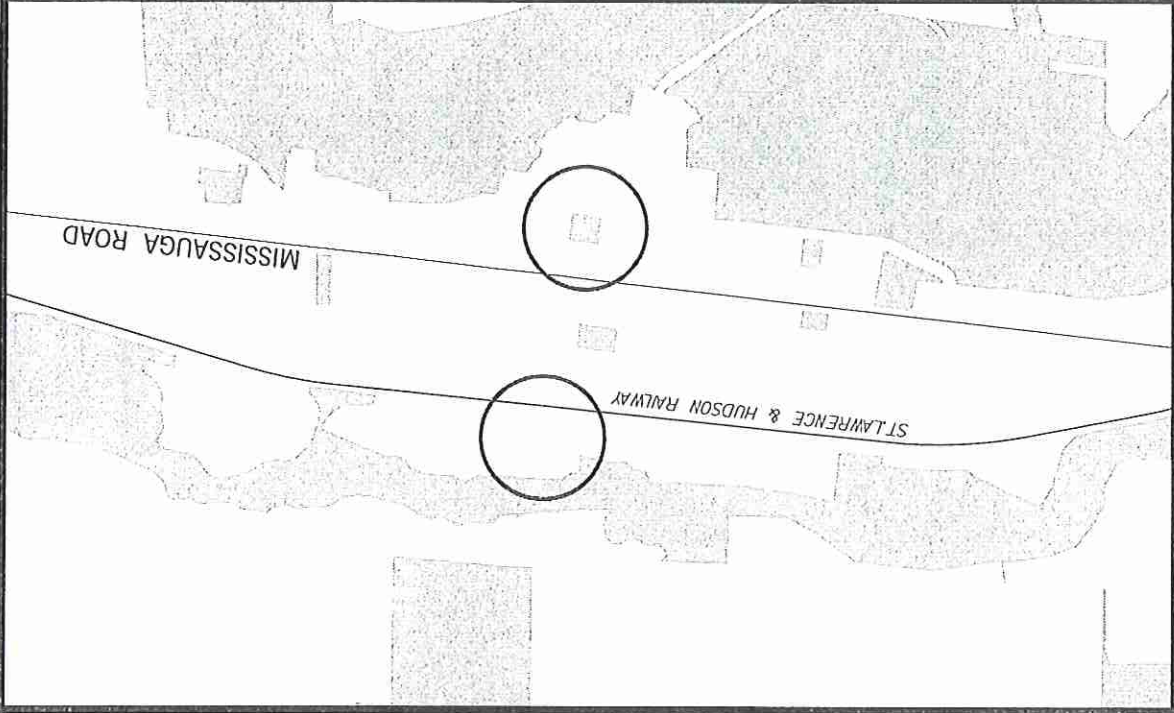


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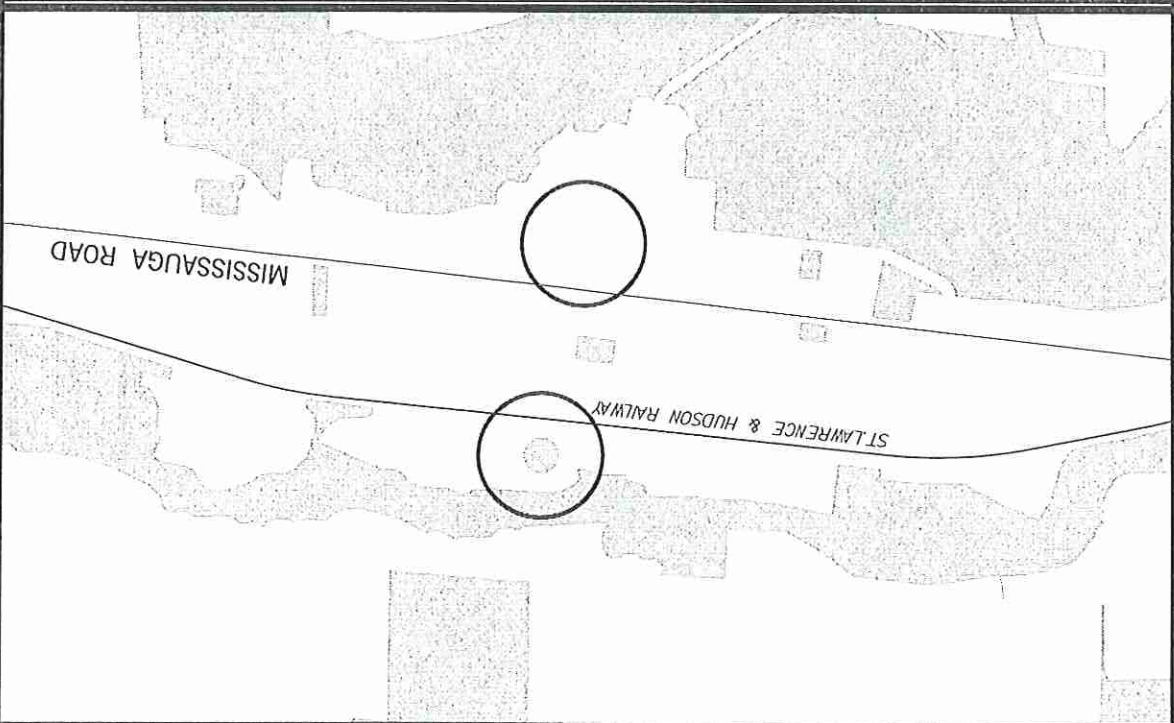
Schedule 1 a
Urban System-Green System
of Mississauga Official Plan

City of Mississauga

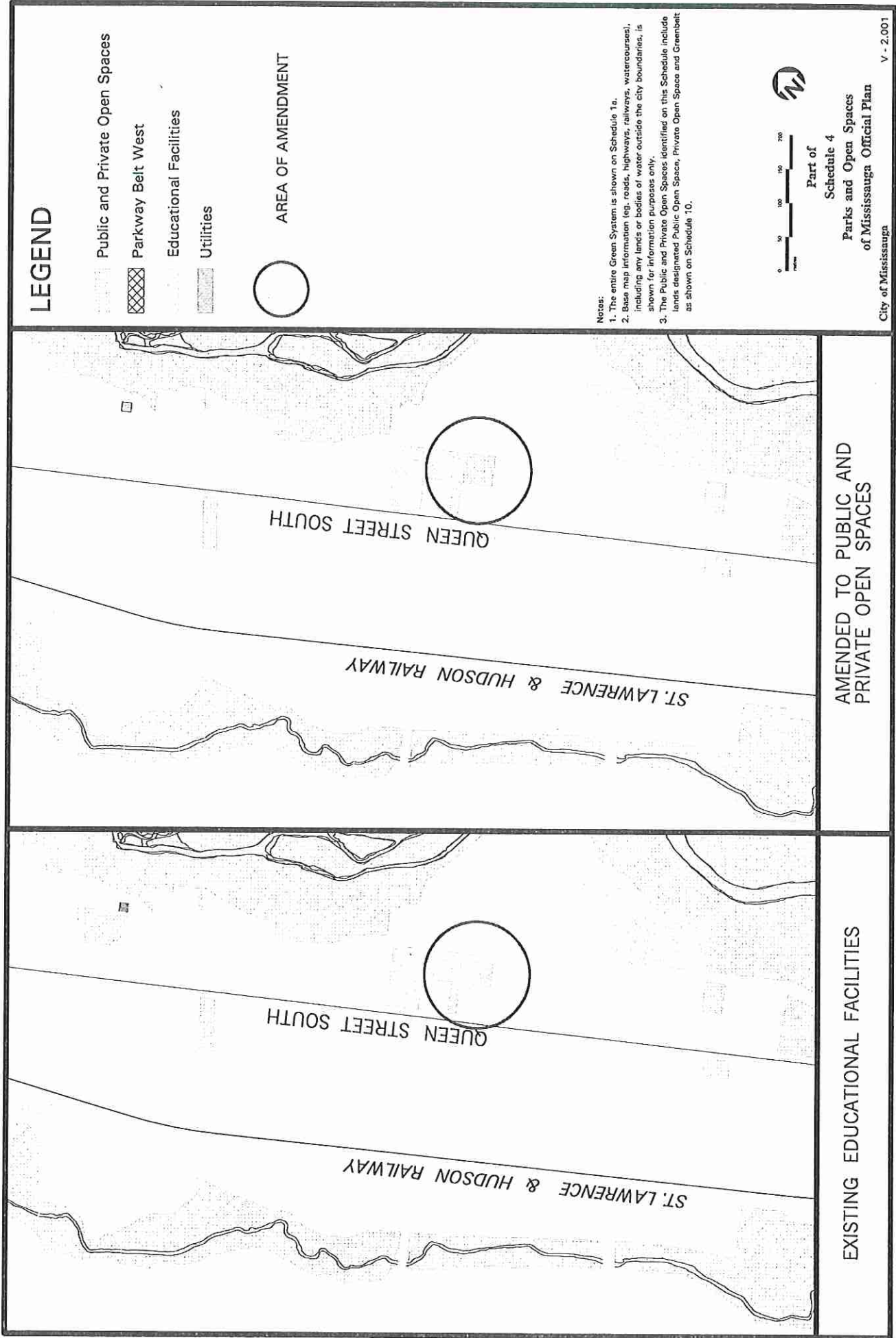
v. 2.001

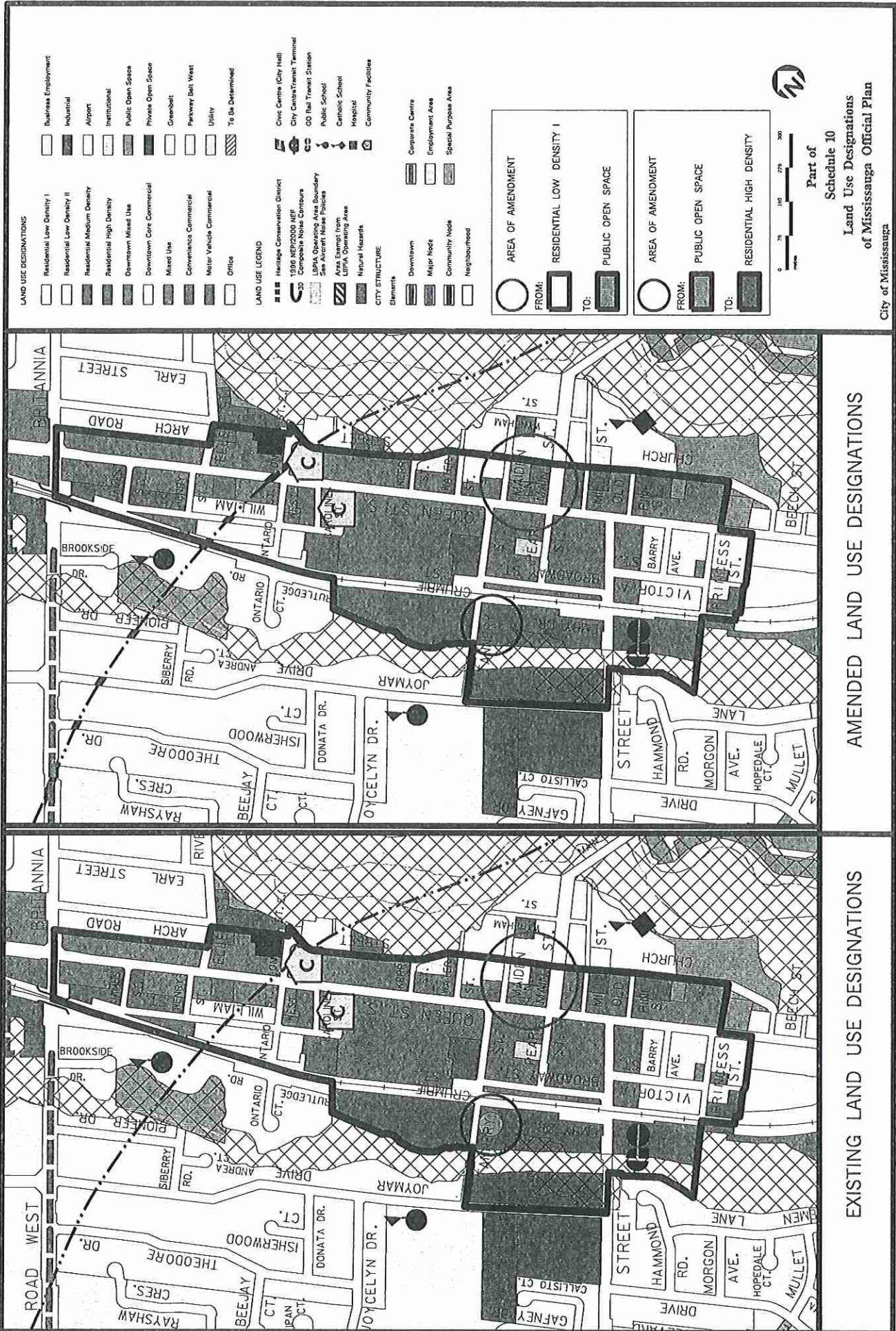


AMENDED GREEN SYSTEM



EXISTING GREEN SYSTEM





AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS

Table 8-1: Road Classification – Arterials

Street	From	To	Jurisdiction	R-O-W*
Airport Rd.	North City boundary	Highway 427	Peel	45 m
Britannia Rd. W.	Ninth Line	Erin Mills Pkwy.	Peel	36 m
Britannia Rd. W.	Erin Mills Pkwy.	Approximately 200 280 m west of Mississauga Rd. <u>Queen St.</u>	Peel	40 m
Britannia Rd. W.	Approximately 200 280 m west of Mississauga Rd. <u>Queen St.</u>	Credit River	Peel	36 m
Britannia Rd. W.	Credit River	Mavis Rd.	Peel	45 m
Britannia Rd. W.	Mavis Rd.	Hurontario St.	Peel	43.5 m
Burnhamthorpe Rd. W.	Ninth Line	Erin Mills Pkwy.	Mississauga	35 m
Burnhamthorpe Rd. W.	Erin Mills Pkwy.	Confederation Pkwy.	Mississauga	50 m
Burnhamthorpe Rd. W.	Confederation Pkwy.	Hurontario St.	Mississauga	60 m
Burnhamthorpe Rd. E.	Hurontario St.	Arista Way	Mississauga	60 m
Burnhamthorpe Rd. E.	Arista Way	Etobicoke Creek	Mississauga	50 m
Cawthra Rd.	Eastgate Pkwy.	Burnhamthorpe Rd. E.	Peel	45 m
Cawthra Rd.	Burnhamthorpe Rd. E.	Silver Creek Blvd.	Peel	36 m
Cawthra Rd.	Silver Creek Blvd.	<u>Queensway E. QEW</u>	Peel	40 45 m
Cawthra Rd.	<u>Queensway E. QEW</u>	Lakeshore Rd. E.	Peel	36 m
Courtneypark Dr. W.	Mavis Rd.	Hurontario St.	Mississauga	35 m
Courtneypark Dr. E.	Hurontario St.	Netherhart Rd.	Mississauga	35 m
Future Arterial / Creekbank Rd.	Highway 401	Eglinton Ave. E.	Mississauga	30 m
Derry Rd. W.	Ninth Line	<u>Argentia Rd.</u> <u>Danton Promenade</u>	Peel	36 m
Derry Rd. W.	<u>Argentia Rd.</u> <u>Danton Promenade</u>	Hurontario St.	Peel	45 m
Derry Rd. E.	Hurontario St.	Highway 427	Peel	45 m
Dixie Rd.	North City boundary	Rometown Dr.	Peel	45 m
Dundas St. W.	Ninth Line	Highway 403	Mississauga	42 m
Dundas St. W.	Highway 403	Mindemoya Rd.	Mississauga	35 m
Dundas St. W.	Mindemoya Rd.	Proudfoot St.	Mississauga	30 m
Dundas St. W.	Proudfoot St.	Hurontario St.	Mississauga	35 m

Street	From	To	Jurisdiction	R-O-W*
Dundas St. E.	Hurontario St.	Etobicoke Creek	Mississauga	35 m
Eastgate Pkwy.	Cawthra Rd.	Dixie Rd.	Mississauga	67 m
Eastgate Pkwy.	Dixie Rd.	Fieldgate Dr.	Mississauga	50 m
Eastgate Pkwy.	Fieldgate Dr.	Eglinton Ave. E.	Mississauga	65 m
Eglinton Ave. W.	Ninth Line	Winston Churchill Blvd.	Mississauga	30 m
Eglinton Ave. W.	Winston Churchill Blvd.	Erin Mill Pkwy.	Mississauga	40 m
Eglinton Ave. W.	Erin Mills Pkwy.	Hurontario St.	Mississauga	45 m
Eglinton Ave. E.	Hurontario St.	Eastgate Pkwy.	Mississauga	45 m
Eglinton Ave. E.	Eastgate Pkwy.	Etobicoke Creek	Mississauga	65 m
Eglinton Ave. W.	Etobicoke Creek	East City boundary	Toronto	50 m
Erin Mills Pkwy.	Turner Valley Rd. / Mississauga Rd.	Queen Elizabeth Way	Peel	45 m
Finch Ave.	C.N.R. tracks	Highway 427	Peel	36 m
Hurontario St.	North City boundary	Highway 403	Mississauga	45 m
Hurontario St.	Highway 403	Elm Dr.	Mississauga	50 m
Hurontario St.	Elm Dr.	St. Lawrence & Hudson Railway tracks	Mississauga	45 m
Hurontario St.	St. Lawrence & Hudson Railway tracks	Queen Elizabeth Way	Mississauga	35 m
Hurontario St.	Queen Elizabeth Way	Lakeshore Rd.	Mississauga	30 m
Lakeshore Rd. W.	Winston Churchill Blvd.	Southdown Rd.	Mississauga	35 m
Lakeshore Rd. W.	Southdown Rd.	Approximately 25 m east of Crozier Ct.	Mississauga	35 m
Lakeshore Rd. W.	Approximately 25 m east of Crozier Ct.	Hurontario St.	Mississauga	26 m
Lakeshore Rd. E.	Hurontario St.	Seneca Ave.	Mississauga	26 m
Lakeshore Rd. E.	Seneca Ave	Greaves Ave.	Mississauga	30 m
Lakeshore Rd. E.	Greaves Ave.	Etobicoke Creek	Mississauga	35 m
Mavis Rd.	North City boundary	Highway 401	Mississauga	35 m
Mavis Rd.	Highway 401	Highway 403	Mississauga	40 m
Mavis Rd.	Highway 403	Queensway W.	Mississauga	35 m
Mississauga Rd.	North City boundary	Turner Valley Rd.	Peel	45 m
Netherhart Rd. / Future Arterial	Courtneypark Dr. E.	Highway 401	Mississauga	35 m
Ninth Line	Highway 401	Highway 403	Mississauga	35 m
Ninth Line	Highway 403	Dundas St. W.	Halton	35 m
Queensway W.	Mavis Rd.	Hurontario St.	Peel	36 m

Street	From	To	Jurisdiction	R-O-W*
Queensway E.	Hurontario St.	Etobicoke Creek	Peel	45 m
Royal Windsor Dr.	Winston Churchill Blvd.	Southdown Rd.	Mississauga	35 m
Southdown Rd.	Queen Elizabeth Way	Lakeshore Rd. W.	Mississauga	35 m
Winston Churchill Blvd.	North City boundary	Dundas St. W.	Mississauga	35 m
Winston Churchill Blvd.	Dundas St. W.	North Sheridan Way	Peel	45 m
Winston Churchill Blvd.	North Sheridan Way	Bromsgrove Rd. <u>Lakeshore Rd. W.</u>	Peel	36 m
Winston Churchill Blvd.	Bromsgrove Rd.	Royal Windsor Dr.	Peel	45 m
Winston Churchill Blvd.	Royal Windsor Dr.	Lakeshore Rd. W.	Peel	36 m

* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate necessary features such as embankments, auxiliary lanes, additional pavement or sidewalk widths, transit facilities, cycling facilities, or to provide for necessary improvements for safety in certain locations.

Table 8-2: Road Classification – Major Collectors

Street	From	To	Jurisdiction	R-O-W*
Aquitaine Ave.	Tenth Line W.	Millcreek Dr.	Mississauga	26 m
Argentia Rd.	Ninth Line	Creditview Rd.	Mississauga	26 m
Atwater Ave.	Mineola Gdns.	Ogden Ave.	Mississauga	20 m
Avebury Rd.	Britannia Rd. W.	Matheson Blvd.	Mississauga	30 m
Battleford Rd.	Tenth Line	Erin Mills Pkwy.	Mississauga	26 m
Belgrave Rd.	Highway 401 at Mavis Rd. interchange R-O-W	Cantay Rd.	Mississauga	30 m
Bloor St.	Central Pkwy. E.	Dixie Rd.	Mississauga	26 m
Bloor St.	Dixie Rd.	Etobicoke Creek	Mississauga	30 m
Bramalea Rd.	North City boundary	Derry Rd. E.	Mississauga	30 m
Bristol Rd. W.	Credit River	Approximately 55 m east of Albert St.	Mississauga	20 m
Bristol Rd. W.	Approximately 55 m east of Albert St.	Creditview Rd.	Mississauga	26 m
Bristol Rd. W.	Creditview Rd.	Hurontario St.	Mississauga	30 m
Bristol Rd. E.	Hurontario St.	Kennedy Rd.	Mississauga	30 m
Britannia Rd. E.	Hurontario St.	Kennedy Rd.	Mississauga	26 m
Abilene Dr. / Britannia Rd. E. (Future Major Collector-conceptual)	Kennedy Rd.	Highway 410	Mississauga	26 m
Britannia Rd. E.	Highway 410	Tomken Rd.	Mississauga	26 m
Britannia Rd. E.	Tomken Rd.	Netherhart Rd. / Future Arterial	Mississauga	26 m
Camilla Rd.	Dundas St. E.	King St. E.	Mississauga	26 m
Cantay Rd.	Mavis Rd.	Britannia Rd. W.	Mississauga	30 m
Capston Dr.	Kateson Rd.	Hurontario St.	Mississauga	26 m
Central Pkwy. W.	Burnhamthorpe Rd. W.	Mavis Rd.	Mississauga	26 m
Central Pkwy. W.	Mavis Rd.	Hurontario St.	Mississauga	30 m
Central Pkwy. E.	Hurontario St.	Rathburn Rd. E.	Mississauga	35 m
Central Pkwy. E.	Rathburn Rd. E.	Highway 403	Mississauga	30 m
Central Pkwy. E.	Highway 403	Eglinton Ave. E.	Mississauga	26 m
Centre View Dr.	Mavis Rd.	Approximately 600 m east of Mavis Rd.	Mississauga	30 m
Centre View Dr.	Approximately 600 m east of Mavis Rd.	Station Gate Rd.	Mississauga	50 m

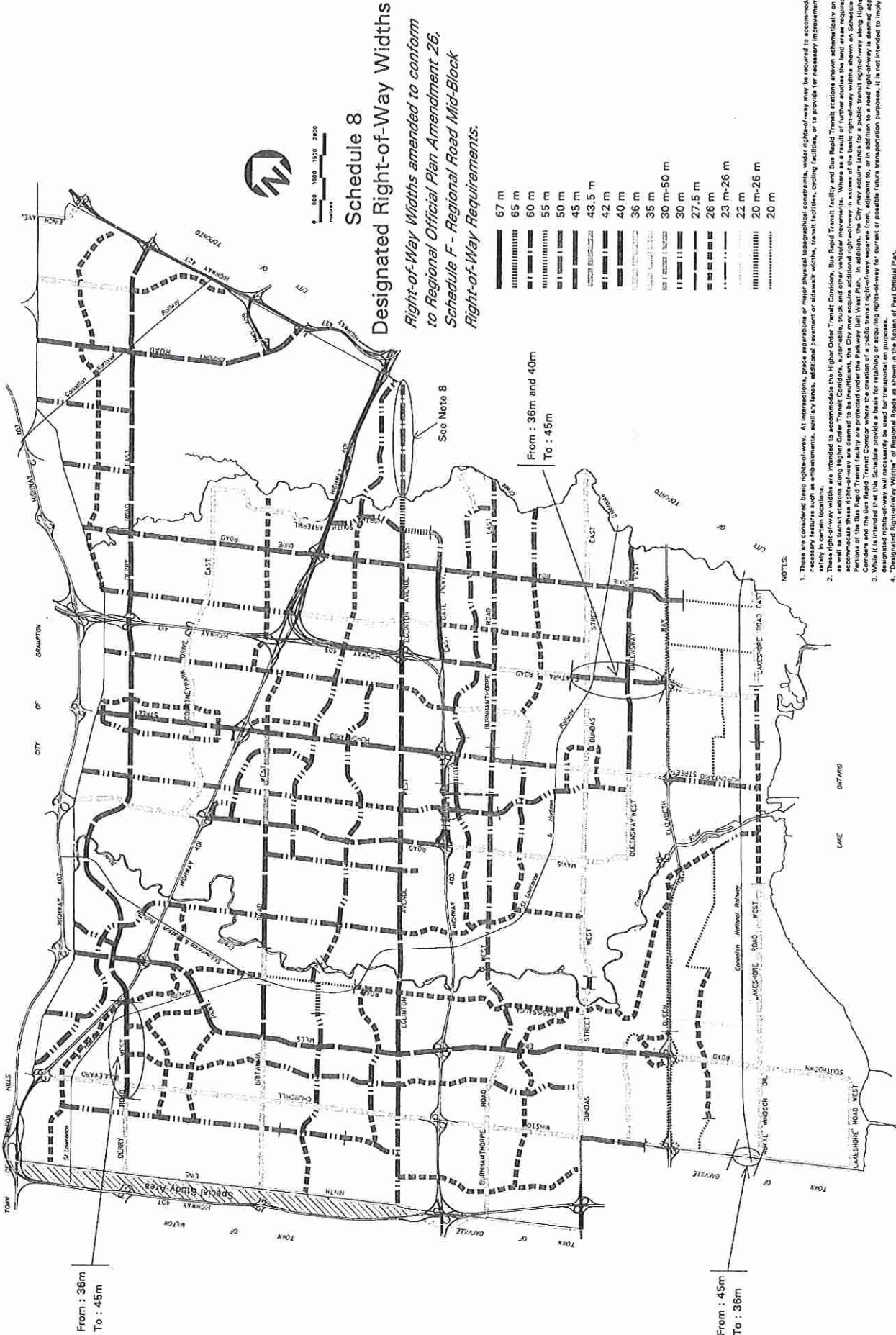
Street	From	To	Jurisdiction	R-O-W*
Centre View Dr.	Station Gate Rd.	Rathburn Rd. W.	Mississauga	30 m – 50 m
Clarkson Rd. N.	South Sheridan Way	Lakeshore Rd. W.	Mississauga	22 m
Confederation Pkwy.	Eglinton Ave. W.	Highway 403	Mississauga	30 m
Confederation Pkwy.	Highway 403	Webb Dr.	Mississauga	40 m
Confederation Pkwy.	Webb Dr.	King St. W.	Mississauga	30 m
Confederation Pkwy.	King St. W.	Queensway W.	Mississauga	26 m
Creditview Rd.	Derry Rd. W.	Eglinton Ave. W.	Mississauga	30 m
Creditview Rd.	Eglinton Ave. W.	Burnhamthorpe Rd. W.	Mississauga	26 m
Proposed east-west road opposite Top Flight Dr.	Derrycrest Dr.	Hurontario St.	Mississauga	30 m
Derrycrest Dr.	Proposed east-west road opposite Top Flight Dr. <u>Vicksburgh Dr.</u>	Derry Rd. W.	Mississauga	30 m
Dixie Rd. (Scenic Route)	Rometown Dr.	Lakeshore Rd. E.	Peel	20 m
Drew Rd.	Tomken Rd.	Airport Rd.	Mississauga	26 m
Duke of York Blvd.	North 403 Major Collector Rd.	Webb Dr.	Mississauga	27.5 m
Edwards Blvd.	North City boundary	World Dr.	Mississauga	26 m
Erin Centre Blvd.	Tenth Line	Winston Churchill Blvd.	Mississauga	26 m
Erin Centre Blvd.	Winston Churchill Blvd.	Erin Mills Pkwy.	Mississauga	30 m
Erin Centre Blvd.	Erin Mills Pkwy.	Mississauga Rd.	Mississauga	26 m
Erindale Station Rd.	Central Pkwy. W.	Dundas St. W.	Mississauga	26 m
Financial Dr.	North City boundary	Derry Rd. W.	Mississauga	30 m
Fowler Dr.	Lincoln Green Way	North Sheridan Way	Mississauga	20 m
Fowler Dr.	North Sheridan Way	Erin Mill Pkwy.	Mississauga	26 m
Glen Erin Dr.	Derry Rd. W.	Britannia Rd. W.	Mississauga	26 m
Glen Erin Dr.	Britannia Rd. W.	Eglinton Ave. W.	Mississauga	30 m
Glen Erin Dr.	Eglinton Ave. W.	Burnhamthorpe Rd. W.	Mississauga	26 m
Glen Erin Dr.	Burnhamthorpe Rd. W.	Dundas St. W.	Mississauga	30 m
Goreway Dr.	North City boundary	Derry Rd. E.	Mississauga	35 m
Goreway Dr.	Derry Rd. E.	Highway 427	Mississauga	26 m
Hillcrest Ave.	Confederation Pkwy.	Hurontario St.	Mississauga	26 m
Indian Rd.	Lorne Park Rd.	Mississauga Rd.	Mississauga	20 m
Kateson Dr.	Courtneypark Dr. W.	Capston Dr.	Mississauga	30 m
Kennedy Rd.	North City boundary	Matheson Blvd. E.	Mississauga	30 m

Street	From	To	Jurisdiction	R-O-W*
Kennedy Rd.	Matheson Blvd. E.	Eglinton Ave. E.	Mississauga	30 m
King St. W.	Confederation Pkwy.	Hurontario St.	Mississauga	26 m
King St. E.	Hurontario St.	Camilla Rd.	Mississauga	26 m
Kirwin Ave.	Hurontario St.	Dundas St. E.	Mississauga	26 m
Leanne Blvd.	Erin Mills Pkwy.	North Sheridan Way	Mississauga	26 m
Lincoln Green Way	Erin Mills Pkwy.	Fowler Dr.	Mississauga	35 m
Lorne Park Rd.	Indian Rd.	Truscott Dr.	Mississauga	20 m
Madill Blvd. extension	Kateson Dr.	Hurontario St.	Mississauga	23 m – 26 m
Main St.	Queen St. S.	Approximately 90 m east of Wyndham St.	Mississauga	30 m
Main St.	Approximately 90 m east of Wyndham St.	Credit River	Mississauga	20 m
Maritz Dr.	Derry Rd. W.	Courtneypark Dr. W.	Mississauga	30 m
Matheson Blvd. W.	Terry Fox Way	Hurontario St.	Mississauga	30 m
Matheson Blvd. E.	Hurontario St.	Highway 403	Mississauga	30 m
Matheson Blvd. E.	Highway 403	Future Arterial / Creekbank Rd.	Mississauga	26 m
Matheson Blvd. E.	Future Arterial / Creekbank Rd. Creekbank Rd.	East City boundary	Mississauga	30 m
McLaughlin Rd.	North City boundary	Matheson Blvd. W.	Mississauga	30 m
McLaughlin Rd. (Scenic Route)	Matheson Blvd. W.	Bristol Rd. W.	Mississauga	26 m
McLaughlin Rd.	Bristol Rd. W.	Eglinton Ave. W.	Mississauga	26 m
Meadowpine Blvd.	North City boundary	Meadowvale Blvd.	Mississauga	30 m
Meadowvale Blvd.	North City boundary	Derry Rd. W.	Mississauga	30 m
Millcreek Dr.	Derry Rd. W.	Erin Mills Pkwy.	Mississauga	26 m
Mineola Gdns.	Mineola Rd. E.	Atwater Ave.	Mississauga	20 m
Mineola Rd. E.	Hurontario St.	Mineola Gdns.	Mississauga	20 m
Mississauga Rd.	Erin Mills Pkwy.	St. Lawrence & Hudson Railway tracks	Mississauga	26 m
Mississauga Rd. (Scenic Route)	St. Lawrence & Hudson Railway tracks	Indian Rd.	Mississauga	26 m
Mississauga Rd. (Scenic Route)	Indian Rd.	Canadian National Railway tracks	Mississauga	23-26 m
Mississauga Rd. N. (Scenic Route)	Canadian National Railway tracks	Lakeshore Rd. E.	Mississauga	26 m
Morning Star Dr.	Airport Rd.	Highway 427	Mississauga	26 m

Street	From	To	Jurisdiction	R-O-W*
North 403 Major Collector Rd.	Mavis Rd.	Hurontario St.	Mississauga	30 m
North Service Rd.	Hurontario St.	Cawthra Rd.	Mississauga	22 m
North Service Rd.	Cawthra Rd.	Brentano Blvd.	Mississauga	20 m
North Sheridan Way	Winston Churchill Blvd.	Erin Mills Pkwy.	Mississauga	20 m
North Sheridan Way	Fowler Dr.	East-West section of North Sheridan Way	Mississauga	26 m
North Sheridan Way	East-West section of North Sheridan Way	Mississauga Rd.	Mississauga	20 m
Ogden Ave.	South Service Rd.	Lakeshore Rd. E.	Mississauga	20 m
Ponytrail Dr.	Rathburn Rd. E.	Burnhamthorpe Rd. E.	Mississauga	30 m
Queen St. N.	St. Lawrence & Hudson Railway tracks	Britannia Rd. W.	Mississauga	26 m
Queen St. S. (Scenic Route)	Britannia Rd. W.	St. Lawrence and Hudson Railway tracks	Mississauga	20 m
Rathburn Rd. W.	Creditview Rd.	Mavis Rd.	Mississauga	26 m
Rathburn Rd. W.	Mavis Rd.	Approximately 50 m east of Elora Dr.	Mississauga	30 m
Rathburn Rd. W.	Approximately 50 m east of Elora Dr.	Station Gate Rd.	Mississauga	40 m
Rathburn Rd. W.	Station Gate Rd.	Centre View Dr.	Mississauga	55 m
Rathburn Rd. W.	Centre View Rd.	Hurontario St.	Mississauga	40 m
Rathburn Rd. E.	Hurontario St.	Approximately 150 m east of Shipp Dr.	Mississauga	40 m
Rathburn Rd. E.	Approximately 150 m east of Shipp Dr.	Ponytrail Dr.	Mississauga	30 m
Rathburn Rd. E.	Ponytrail Dr.	Etobicoke Creek	Mississauga	35 m
Ridgeway Dr.	Eglinton Ave. W.	Dundas St. W.	Mississauga	26 m
Sheridan Park Dr.	Winston Churchill Blvd.	Erin Mills Pkwy.	Mississauga	35 m
South Service Rd.	Hurontario St.	Park Royale Blvd.	Mississauga	20 m
South Sheridan Way	Winston Churchill Blvd.	Mississauga Rd.	Mississauga	20 m
Tenth Line W.	Argentia Rd.	Britannia Rd. W.	Mississauga	30 m
Tenth Line W.	Britannia Rd. W.	McDowell Dr.	Mississauga	26 m
Tenth Line W.	McDowell Dr.	Tacc Dr.	Mississauga	30 m
Tenth Line W.	Tacc Dr.	Erin Centre Blvd.	Mississauga	26 m
Tenth Line W.	Erin Centre Blvd.	Eglinton Ave. W.	Mississauga	30 m
Terry Fox Way	Britannia Rd. W.	Eglinton Ave. W.	Mississauga	30 m

Street	From	To	Jurisdiction	R-O-W*
The College Way	Ridgeway Dr.	Mississauga Rd.	Mississauga	26 m
Thomas St.	Ninth Line	Tenth Line W.	Mississauga	26 m
Thomas St.	Tenth Line	McFarren Blvd. / Gafney Dr.	Mississauga	30 m
Thomas St.	McFarren Blvd. / Gafney Dr.	Queen St. S.	Mississauga	20-26 m
Tomken Rd.	North City boundary	Highway 401	Mississauga	30 m
Tomken Rd.	Highway 401	Eastgate Pkwy.	Mississauga	35 m
Tomken Rd.	Eastgate Pkwy.	Dundas St. E.	Mississauga	26 m
Topflight Dr.	Hurontario St.	Edwards Blvd.	Mississauga	26 m
Torbram Rd.	North City boundary	Derry Rd. E.	Mississauga	30 m
Truscott Dr.	Winston Churchill Blvd.	Sandgate Cres.	Mississauga	20 m
Truscott Dr.	Sandgate Cres.	Lorne Park Rd.	Mississauga	26 m
<u>Vicksburgh Dr.</u>	<u>Derrycrest Dr.</u>	<u>Hurontario St.</u>	<u>Mississauga</u>	<u>30 m</u>
Wainscot Dr.	Eglinton Ave. W.	White Clover Way	Mississauga	26 m
Whittle Rd.	Highway 401 at Hurontario St. interchange R-O-W	Matheson Blvd. E.	Mississauga	26 m
World Dr.	Hurontario St.	Edwards Blvd.	Mississauga	26 m

* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate necessary features such as embankments, auxiliary lanes, additional pavement or sidewalk widths, transit facilities, cycling facilities, or to provide for necessary improvements for safety in certain locations.



Schedule 8
Designated Right-of-Way Widths
Right-of-Way Widths amended to conform to Regional Official Plan Amendment 26, Schedule F - Regional Road Mid-Block Right-of-Way Requirements.

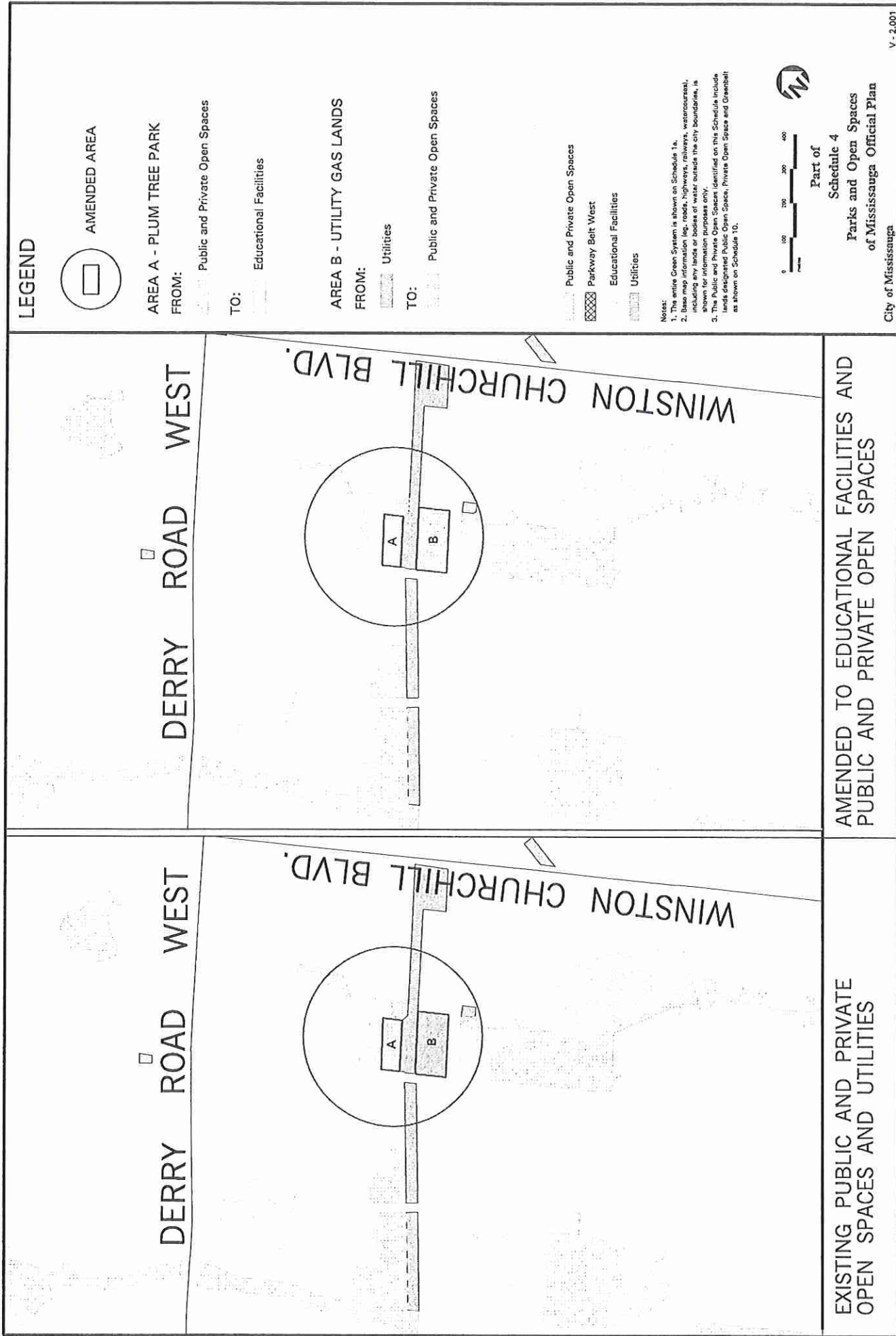
67 m
65 m
60 m
55 m
50 m
45 m
43.5 m
42 m
40 m
36 m
35 m
30 m-50 m
30 m
27.5 m
26 m
23 m-26 m
22 m
20 m-26 m
20 m

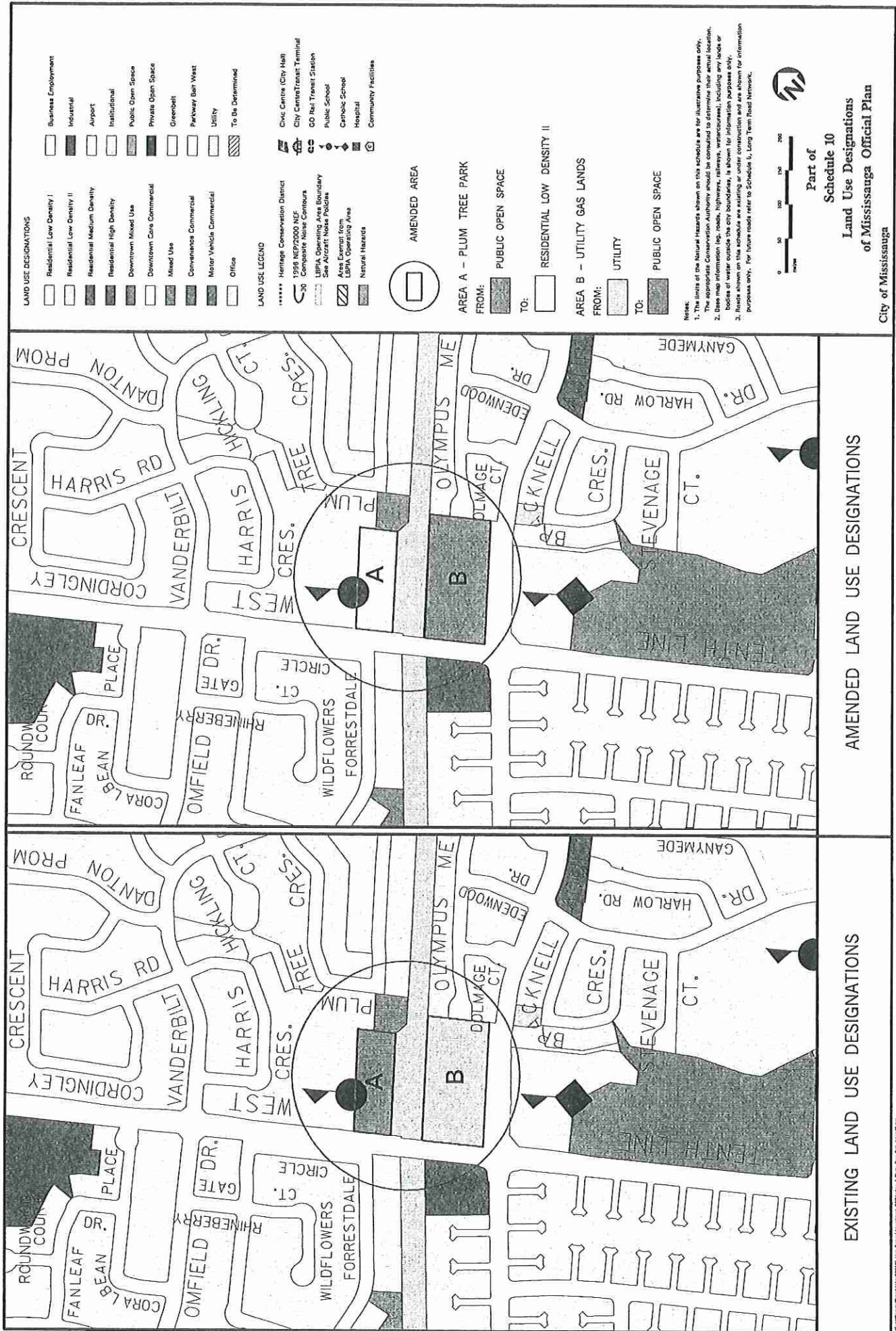
From : 36m
To : 45m

From : 45m
To : 36m

NOTES:

1. These are considered being rights-of-way. At intersections, grade separations of major physical topographical constraints, water rights-of-way may be required to accommodate necessary features such as embankments, auxiliary lanes, additional pavement or sidewalk widths, transit facilities, cycling facilities, or to provide for necessary improvements for safety in certain locations.
2. The right-of-way widths are intended to accommodate the High Order Transit Corridor, Bus Rapid Transit Corridor, Bus Rapid Transit Facility and Bus Rapid Transit stations shown schematically on Schedule 6, as well as transit stations along Higher Order Transit Corridor, automobile, truck and other vehicle modes. Where a transit station is shown schematically on Schedule 6, it is intended to accommodate these right-of-way widths. In addition, the City may acquire additional right-of-way in areas of the basic right-of-way widths shown on Schedule 6.
3. Portions of the Bus Rapid Transit facility are protected under the Parkway Belt Way Plan. In addition, the City may acquire lands for a public transit right-of-way along Highway Transit Corridor and the Parkway Belt Way Plan. The City may also acquire lands for a public transit right-of-way separate from, adjacent to, or in addition to a road right-of-way as deemed appropriate. While it is intended that the right-of-way widths shown on this map are for transit purposes, it is not intended to imply that all designated right-of-way will necessarily be used for transportation purposes.
4. "Designated Right-of-Way Widths" of Regional Roads as shown in the Region of Peel Official Plan.
5. "Designated Right-of-Way Widths" shown on the map are not all under Mississauga jurisdiction.
6. The right-of-way widths shown on this map are not all under Mississauga jurisdiction.
7. The right-of-way widths shown on this map are not all under Mississauga jurisdiction.
8. The right-of-way widths shown on this map are not all under Mississauga jurisdiction.
9. All lines shown are conceptual.





AMENDED LAND USE DESIGNATIONS

EXISTING LAND USE DESIGNATIONS



**WESTON
CONSULTING**

planning + urban design

VIA EMAIL

November 11, 2013

File: 5643

Chairman and Members of the
Planning & Development Committee
City of Mississauga
300 City Centre Drive,
Mississauga, Ontario L5B 3C1

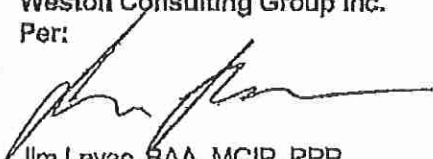
Attn: Ms. Mumtaz Alikhan, Legislative Coordinator

Dear Ms. Alikhan:

**Re: PDC Agenda Item # 3: Mississauga Official Plan
Proposed Housekeeping Amendments**

Please be advised that we wish to go on record as having concerns with the attached proposed Official Plan housekeeping amendment pertaining to Section 16.1.2.1. In the past, we have written on behalf of numerous clients regarding the general intent of this policy as discouraging intensification in all residential neighbourhoods. Our previous concern pertained more specifically to its application to condominium blocks. In regards to a previous OP withdraw on behalf of our client for file OZ 12/002 W7, we received confirmation from the City (see attached letter) that the Clergy principle would apply to our condominium development based on the time the application was received. Despite this, City staff have continued to make reference to Policy 16.1.2.1 in their reporting on this application. The proposed housekeeping amendment intends to make Infill common element or standard plans of condominium subject to the same requirements. The R16 zone category was created in 2007 to recognize and allow these types of developments to occur. In our opinion, the proposed amendment will discourage this type of Infill redevelopment which is otherwise permitted under the R16 zone category.

Yours truly,
Weston Consulting Group Inc.
Per:



Jim Levac, BAA, MCIP, RPP
Senior Associate
Encl.

Copy: Mary Flynn-Guglietti, McMillan LLP
Raffi Konialian

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM

January 10, 2014

BY EMAIL & REGULAR MAIL

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attn: Chair & Members of Committee

**Re: Planning & Development Committee, January 13, 2014 Public Meeting
Item 2 – Mississauga Official Plan – General Amendment
City of Mississauga
Our File No. 1421**

We are the planners of record writing on behalf of Orlando Corporation (herein referred to as 'Orlando'), a major landowner and commercial/industrial developer with significant properties located within the City of Mississauga. Our comments are as follows regarding the above captioned Item 2 'General Amendment' which concerns proposed modifications to the Mississauga Official Plan.

LOCAL AREA REVIEWS ARE ONLY BINDING WHERE PROCESSED & ADOPTED AS AN OPA

A new concept of Local Area Review [LAR] is proposed to substantially replace many existing policy references to Local Area Plan (LAP) *"for consistency with policy 1.1.4.c. that refers to a local area review."*

For greater certainty and clarity on this proposed modification we request that the City confirms through the Official Plan that LARs:

- (i) are not OP policy and do not, by themselves, establish any binding development criteria...they are only reviews that might lead to an OPA; and
- (ii) are to be made binding by processing and adopting an OPA.

POUND & STEWART ASSOCIATES LIMITED

205 BELSIZE DRIVE, SUITE 101, TORONTO, ONTARIO, CANADA M4S 1M3 • 416 482 9797
305 RENFREW DRIVE, SUITE 101, MARKHAM, ONTARIO, CANADA L3R 9S7 • 905 305 9797
1 800 250 9056 • WWW.CITYPLAN.COM • INFO@CITYPLAN.COM

Accordingly, we request that the proposed OP modifications to Sections 1.1.4, 3.2, 8.2.2 and 17.1.1 and Policies 7.4.1.9, 10.2.4 and 19.5.2, and others as applicable, specifically make provision for the above understanding.

For example, in Section 17.1.1, per the second sentence of the proposed modification Policy 17.1.1.1, this should be revised to make clear that an LAR does not, by itself, establish maximum height requirements, ...it can only recommend same. And, in reference to proposed modification 19.5.2, it should be made clear that the LAR itself does not constitute an OPA.

Further, where a LAR process is contemplated for a given area it is recommended that development and re-development should not be unduly restricted pending completion of the LAR, and the potential implementation of a LAP, where the development and re-development proposal can demonstrate that it satisfies the policies of the in effect Official Plan.

CLARIFICATION IS REQUIRED FOR OUTDOOR STORAGE POLICY 9.5.4.6.

Proposed modified Policy 9.5.4.6 reads as follows:

“Outdoor storage ~~should~~ will not be located adjacent to, or be visible from city boundaries, the public realm or residential lands by incorporating the use of appropriate setbacks, screening, landscaping and buffering.”

This proposed modified policy should be amended by deleting reference to “located adjacent to, or be” as the proposed policy is meant to address the concept of “visibility” rather than “location” from the public realm.

Outdoor storage is permitted in the Business Employment designation as an accessory use, and as a primary use in the Industrial designation. The City’s concern appears to be one of visibility. Therefore if outdoor storage is not visible from the public realm then the intent of the policy has been achieved in our opinion. Accordingly there should be no specific reference to the location of outdoor storage in this policy, unless the outdoor storage is to be located next to an existing sensitive land use.

TERMINOLOGY AMENDMENTS IN CHAPTERS 11 - 18 TO REPLACE "WILL" WITH "MAY"

City Staff express concern that the phrases "*will be permitted*" and "*will also be permitted*" to identify permitted uses by land use designations or conditions where a use may be permitted, may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstance. Replacing "*will be permitted*" with "*may be permitted*" for example appears to restrict current permitted uses, and adds a 'subjective' or 'discretionary' aspect that presently does not exist. Replacing "*will also be permitted*" with "*may also be permitted*" is also not supported.

Proposed policy 11.2 and other related policies [12, 13, 14, 15 and 16] should not be amended as proposed for the following reasons.

Employment Areas and Corporate Centres benefit from the certainty and clarity with the present approach. Avoiding this 'subjective' or 'discretionary' approach provides clarity and a higher level of certainty to achieving planned function, and the economic development objectives of the City, which are to promote and encourage economic development and competitiveness, as established in the Official Plan. Given the changes to the *Planning Act*, per Bill 51, *Planning and Conservation Statute Law Amendment Act, 2006*, which has occurred through Mississauga Official Plan concerning the protection of employment lands and areas, we question the value in furthering this contemplated 'subjective' or 'discretionary' approach.

From a planning hierarchical approach this 'subjective' or 'discretionary' aspect is not generally evident in Provincial and Regional planning policy themes or documents that relate to municipal land use planning. As well, this 'subjective' or 'discretionary' approach is typically not evident in the Official Plans of municipalities surrounding the City of Mississauga.

Furthermore there are numerous planning and development controls in place that govern and regulate permitted uses as set out in the Official Plan, such as;

- Official Plan policy requirements ;
- Zoning By-law Regulations;
- Site Plan Control Agreements;
- Building Code and Fire Code Permits;
- Development Permits from Conservation Authorities;
- Environmental Compliance Approvals from the MOE, etc.
- Development Agreements;
- Among others.

Notwithstanding the foregoing, we support the use of "may be permitted" as it relates to a particular new use, typically not located in Employment Areas and/or Corporate Centres, that may be disruptive to the planned function of traditional Employment Area uses, as set out in Provincial, Regional and City planning policy documents.

Thank-you for the opportunity to provide our submission and we welcome the opportunity to meet with Staff as required to discuss these matters in further detail. Please provide written notification regarding any future public notices, reports, by-laws, and Committee and Council decisions regarding the above captioned item.

Yours truly,
Pound & Stewart Associates Limited



Philip Stewart, MCIP, RPP

la/

1421ltr.Mississauga.PDC.Jan.10.14

- cc. Ms. M. Alikhan, Legislative Coordinator, City of Mississauga
- cc. Ms. C. Greer, City Clerk, City of Mississauga
- cc. Mr. E. Sajecki, Commissioner of Planning & Building, City of Mississauga
- cc. Mr. B. Hill, Manager, Region of Peel
- cc. Mr. L. Longo, Aird & Berlis
- cc. Orlando Corporation

POUND & STEWART ASSOCIATES LIMITED



Corporate Report

Clerk's Files

Originator's
Files

CD-02.MIS

PDC MAY 5 2014

DATE: April 15, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 5, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **General Amendment to Mississauga Official Plan - Report on
Comments**

RECOMMENDATION: That the proposed amendments to Mississauga Official Plan contained in the report titled "General Amendment to Mississauga Official Plan-Report on Comments" dated April 15, 2014, from the Commissioner of Planning and Building, be approved.

**REPORT
HIGHLIGHTS:**

- A public meeting was held on January 13, 2014 to hear comments regarding the proposed Mississauga Official Plan – General Amendment;
- In response to comments received, it is proposed that:
 - Policy 1.1.4.c. clarify the parameters of a local area review and the local area review implementation process;
 - Terminology be modified, where appropriate, from "local area plan" to "local area review" or "character area policy";
 - The intent of Policy 9.5.4.6 to ensure outdoor storage is not visually intrusive or creating blank wall conditions and that it applies to all sensitive land uses, not just residential lands, be clarified;

- The proposed amendment to replace the term “will” with “may” throughout Part 3 of the Plan, be withdrawn and instead that the definition of “will” be expanded to include the need for permitted land uses to meet all other policies of the Plan; and
- Sections 1.1.4 and 11.1 clarify that the uses in Part 3 of the Plan will be permitted provided that all other policies of the Plan are met.

BACKGROUND:

On November 11, 2013, City Council considered the report titled, “Mississauga Official Plan – General Amendment” dated October 22, 2013, from the Commissioner of Planning and Building¹ and directed that a public meeting be held to consider proposed official plan amendments as recommended in the report. Prior to the November 11, 2013 Planning and Development Committee meeting, a letter dated November 11, 2013 from Jim Levac, Weston Consulting, was received.

The statutory public meeting, to fulfill the requirements of the *Planning Act*, was held by the Planning and Development Committee on January 13, 2014.

At its meeting of January 22, 2014, City Council adopted the following recommendations:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on January 13, 2014 to consider the proposed amendment as outlined in the report titled “Mississauga Official Plan – General Amendment”, (reference Item 3 of the November 11, 2013 PDC Agenda, available online at this link: www7.mississauga.ca/documents/agendas/committees/pdc/11_11_13_PDC_Agenda.pdf) dated October 22, 2013, from the Commissioner of Planning and Building, be received.

¹This report is available at the following link:
www7.mississauga.ca/documents/agendas/committees/pdc/11_11_13_PDC_Agenda.pdf

2. That staff report back to the Planning and Development Committee on the submissions made with respect to the report titled "Mississauga Official Plan – General Amendment" dated October 22, 2013, from the Commissioner of Planning and Building.
3. That the letter dated January 10, 2014 from Mr. Philip Stewart, Pound and Stewart Planning Consultants, be received.

Subsequent to the public meeting, no further correspondence has been received. The two letters are attached as Appendix 1 to this report.

COMMENTS:

This report responds to the comments received regarding the recommendations to amend Mississauga Official Plan (MOP) as proposed in the report titled "Mississauga Official Plan – General Amendment" dated October 22, 2013. Based on the comments received, some revisions to the proposed amendment to MOP are recommended. They are outlined below.

1. **Letter dated November 11, 2013 from Jim Levac, Weston Consulting**

Issue/Comment

Regarding Section 16.1.2.1, the proposed amendment intends to make infill common element or standard plans of condominium subject to the same requirements as new lots created by land division. The proposed amendment will discourage this type of infill redevelopment which is otherwise permitted under the R16 zone category.

Response

Policy 16.1.2.1 pertains to infill residential development in low density residential neighbourhoods in Neighbourhood Character Areas. Under the City Structure, Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are not considered appropriate areas for significant intensification. Where infill development is proposed,

it is to be compatible in built form and scale to surrounding development. Neighbourhood policies support this intent.

The proposed amendment will update Policy 16.1.2.1 to recognize the various legal mechanisms used in the land development process. In addition to new lots being created by land division, the City is also seeing infill development applications for units or POTLs (a "parcel of tied land") created by standard or common element condominiums, respectively.

Regardless if infill development is in the form of new lots, units or POTLs, it should be subject to the same criteria under Policy 16.1.2.1, to preserve the character of residential low density neighbourhoods and meet the intent of the Neighbourhood Character Area policies in MOP.

Recommendation

No change to the proposed amendment to Policy 16.1.2.1 is recommended.

2. Letter dated January 10, 2014 from Philip Stewart, Pound & Stewart

Mr. Stewart commented on three MOP amendment items. Based on these comments modifications/amendments to the previous comments are proposed. Where deletions to policies are proposed they are shown as ~~strikeouts~~ and additions are **highlighted**.

2.1 Issue/Comment

It should be clarified that the local area reviews are not MOP policy and do not, by themselves, establish any binding development criteria and are to be made binding by processing and adopting an official plan amendment (OPA).

Response

It is agreed that the definition and parameters for a “local area review” require clarification. A local area review may be undertaken for all or part of one or more Character Areas and may result in an amendment to city wide policies or Character Area policies which may be contained within a Local Area Plan. An OPA is needed to implement any new or amended policies resulting from a local area review.

In view of the concerns expressed, the following is proposed:

- Clarification to the “Local Area Plans” definition under Policy 1.1.3, Part 4 – Implementation and Glossary, that Local Area Plans may be made up of all or part of one or more Character Areas;
- Clarification to the “local area review” definition in Policy 1.1.4.c.;
- Where appropriate, replacement of the term “local area plan” with “character area policies”, meaning the approved policies resulting from a local area review; and
- Where appropriate, replacement of the term “local area plan” with “local area review”, where a policy refers to a process to confirm, determine, consider, or identify Character Area boundaries, land uses or other policies.

Several policies in Chapter 5, Direct Growth, and Chapter 10, Foster a Strong Economy, were under appeal at the time of the preparation of the MOP General Amendment report. The appeal affecting these policies has been withdrawn, allowing for proposed amendments to replace the term “local area plan” with either “local area review” or “character area policies”.

Recommendation

That policies be amended as outlined in Appendix 2, to replace “local area plan” with the appropriate terminology, “local area review” or “character area policies”.

2.2 Issue/Comment

Policy 9.5.4.6, pertaining to outdoor storage, should be further amended by deleting reference to “located adjacent to, or be” as the policy is meant to address the concept of “visibility” rather than “location” from the public realm.

Response

The recommendation was to amend the word “should” to “will” in Policy 9.5.4.6 is to ensure that outdoor storage is not located adjacent to, or be visible from city boundaries, the public realm or residential land uses.

Narrowing the scope of this policy to only the visual impacts does not address other potential outdoor storage nuisances such as odor or dust. Also, screening should not result in blank wall conditions, particularly when adjacent to highly visible locations such as arterial roads or highways.

Further, the impacts of outdoor storage extend beyond residential land uses to all sensitive land uses, including but not limited to, day care centres, educational facilities and health facilities. A further modification is proposed to Policy 9.5.4.6 to broaden the reference from residential lands to all sensitive land uses.

Recommendation

That Policy 9.5.4.6. be modified as follows:

9.5.4.6 Outdoor storage ~~should will~~ not be located adjacent to, or be visible from city boundaries, the public realm or residential lands ~~sensitive land uses~~ by incorporating the use of appropriate setbacks, screening, landscaping and buffering.

2.3 Issue/Comment

Terminology amendments in Chapters 11 – 18 that replace “will” with “may” in phrases including “*will be permitted*” and “*will also be permitted*” are not supported. This approach appears to restrict current permitted uses, and adds a ‘subjective’ or ‘discretionary’ aspect that presently does not exist.

Response

It is intended that the uses in Part 3 of MOP will be permitted provided that all other policies of the Plan are met. To alleviate the concern that a discretionary aspect is being added with the use of “may” and to clarify the intent, the following approach is proposed:

- Expand the definition of “will” to include the need for permitted land uses to meet all other policies of MOP; and
- Expand sections Section 1.1.4, How to Read Mississauga Official Plan, and in Section 11.1 Introduction, of Chapter 11, General Land Use Designations, to clarify how the list of permitted uses is intended to be read.

With these proposed changes, the original recommended amendment to replace “will” with “may” is no longer required.

Recommendations

That the proposal to replace the term “will” with “may” throughout Part 3 of MOP be withdrawn, and instead the following policies be revised as shown:

- Section 1.1.4, How to Read Mississauga Official Plan (paragraph 1):

To understand the planning rationale and policy objectives of Mississauga Official Plan, also referred to as “Official Plan”, “the Plan” or “this Plan”, it should be read in its entirety and all relevant text, tables, and schedules are to be applied to each situation. The uses listed in Part 3 of this Plan will be permitted provided that all other policies of this Plan are met.

- 1.1.4.11

“will” denotes a mandatory requirement of the Plan. “Will” used in conjunction with a permitted land use means the use is permitted if all other policies of the plan are met.

- Section 11.1, Introduction (paragraph 2):

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. Uses permitted in Chapters 11 to 18 will be permitted provided that all other policies of this Plan are met.

STRATEGIC PLAN:

MOP 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” public consultation informed the preparation of the Plan. The policy themes of MOP advance the strategic pillars for change, which are:

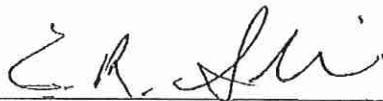
- Move: Developing a Transit Oriented City
- Belong: Ensuring Youth, Older Adults and New Immigrants Thrive

Connect: Complete Our Neighbourhoods
Prosper: Cultivating Creative and Innovative Businesses
Green: Living Green

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The comments and issues raised in the two letters received have been reviewed and addressed. Amendments are proposed to clarify “local area review” terminology, address the visibility of outdoor storage and clarify the definition of “will”.

ATTACHMENTS: Appendix 1: Written Comments Received
Appendix 2: Response to Comments Regarding Local Area Reviews



Edward R. Sajecki
Commissioner of Planning and Building

SBM. Prepared By: Sharleen Bayovo, Planner, Policy Planning Division

Written Comments Received

- (a) Letter dated November 11, 2013 from Jim Levac, Weston Consulting
- (b) Letter dated January 10, 2014 from Philip Stewart, Pound & Stewart Associates Limited

APPENDIX
ITEM #1a



WESTON
CONSULTING

planning + urban design

VIA EMAIL

November 11, 2013
File: 5643

Chairman and Members of the
Planning & Development Committee
City of Mississauga
300 City Centre Drive,
Mississauga, Ontario L6B 3C1

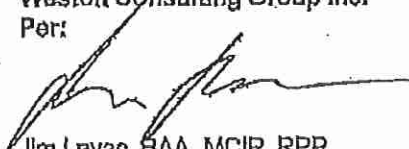
Attn: Ms. Mumtaz Alikhan, Legislative Coordinator

Dear Ms. Alikhan:

Re: PDC Agenda Item # 3: Mississauga Official Plan
Proposed Housekeeping Amendments

Please be advised that we wish to go on record as having concerns with the attached proposed Official Plan housekeeping amendment pertaining to Section 16.1.2.1. In the past, we have written on behalf of numerous clients regarding the general intent of this policy as discouraging intensification in all residential neighbourhoods. Our previous concern pertained more specifically to its application to condominium blocks. In regards to a previous OP withdraw on behalf of our client for file OZ 12/002 W7, we received confirmation from the City (see attached letter) that the Clergy principle would apply to our condominium development based on the time the application was received. Despite this, City staff have continued to make reference to Policy 16.1.2.1 in their reporting on this application. The proposed housekeeping amendment intends to make infill common element or standard plans of condominium subject to the same requirements. The R16 zone category was created in 2007 to recognize and allow these types of developments to occur. In our opinion, the proposed amendment will discourage this type of infill redevelopment which is otherwise permitted under the R16 zone category.

Yours truly,
Weston Consulting Group Inc.
Per:


Jim Levac, BAA, MCIP, RPP
Senior Associate
Encl.

Copy: Mary Flynn-Guglietti, McMillan LLP
Raffi Konialian

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM

January 10, 2014

BY EMAIL & REGULAR MAIL

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attn: Chair & Members of Committee

Re: Planning & Development Committee, January 13, 2014 Public Meeting
Item 2 – Mississauga Official Plan – General Amendment
City of Mississauga
Our File No. 1421

We are the planners of record writing on behalf of Orlando Corporation (herein referred to as 'Orlando'), a major landowner and commercial/Industrial developer with significant properties located within the City of Mississauga. Our comments are as follows regarding the above captioned Item 2 'General Amendment' which concerns proposed modifications to the Mississauga Official Plan.

LOCAL AREA REVIEWS ARE ONLY BINDING WHERE PROCESSED & ADOPTED AS AN OPA

A new concept of Local Area Review [LAR] is proposed to substantially replace many existing policy references to Local Area Plan (LAP) *"for consistency with policy 1.1.4.c. that refers to a local area review."*

For greater certainty and clarity on this proposed modification we request that the City confirms through the Official Plan that LARs:

- (i) are not OP policy and do not, by themselves, establish any binding development criteria...they are only reviews that might lead to an OPA; and
- (ii) are to be made binding by processing and adopting an OPA.

POUND & STEWART ASSOCIATES LIMITED

Accordingly, we request that the proposed OP modifications to Sections 1.1.4, 3.2, 8.2.2 and 17.1.1 and Policies 7.4.1.9, 10.2.4 and 19.5.2, and others as applicable, specifically make provision for the above understanding.

For example, in Section 17.1.1, per the second sentence of the proposed modification Policy 17.1.1.1, this should be revised to make clear that an LAR does not, by itself, establish maximum height requirements, ...It can only recommend same. And, in reference to proposed modification 19.5.2, it should be made clear that the LAR itself does not constitute an OPA.

Further, where a LAR process is contemplated for a given area it is recommended that development and re-development should not be unduly restricted pending completion of the LAR, and the potential implementation of a LAP, where the development and re-development proposal can demonstrate that it satisfies the policies of the in effect Official Plan.

CLARIFICATION IS REQUIRED FOR OUTDOOR STORAGE POLICY 9.5.4.6.

Proposed modified Policy 9.5.4.6 reads as follows:

"Outdoor storage should will not be located adjacent to, or be visible from city boundaries, the public realm or residential lands by incorporating the use of appropriate setbacks, screening, landscaping and buffering."

This proposed modified policy should be amended by deleting reference to "located adjacent to, or be" as the proposed policy is meant to address the concept of "visibility" rather than "location" from the public realm.

Outdoor storage is permitted in the Business Employment designation as an accessory use, and as a primary use in the Industrial designation. The City's concern appears to be one of visibility. Therefore if outdoor storage is not visible from the public realm then the intent of the policy has been achieved in our opinion. Accordingly there should be no specific reference to the location of outdoor storage in this policy, unless the outdoor storage is to be located next to an existing sensitive land use.

TERMINOLOGY AMENDMENTS IN CHAPTERS 11 - 18 TO REPLACE "WILL" WITH "MAY"

City Staff express concern that the phrases "*will be permitted*" and "*will also be permitted*" to identify permitted uses by land use designations or conditions where a use may be permitted, may be interpreted to mean that all of the listed uses will be permitted regardless of the circumstance. Replacing "*will be permitted*" with "*may be permitted*" for example appears to restrict current permitted uses, and adds a 'subjective' or 'discretionary' aspect that presently does not exist. Replacing "*will also be permitted*" with "*may also be permitted*" is also not supported.

Proposed policy 11.2 and other related policies [12, 13, 14, 15 and 16] should not be amended as proposed for the following reasons.

Employment Areas and Corporate Centres benefit from the certainty and clarity with the present approach. Avoiding this 'subjective' or 'discretionary' approach provides clarity and a higher level of certainty to achieving planned function, and the economic development objectives of the City, which are to promote and encourage economic development and competitiveness, as established in the Official Plan. Given the changes to the *Planning Act*, per Bill 51, *Planning and Conservation Statute Law Amendment Act, 2006*, which has occurred through Mississauga Official Plan concerning the protection of employment lands and areas, we question the value in furthering this contemplated 'subjective' or 'discretionary' approach.

From a planning hierarchical approach this 'subjective' or 'discretionary' aspect is not generally evident in Provincial and Regional planning policy themes or documents that relate to municipal land use planning. As well, this 'subjective' or 'discretionary' approach is typically not evident in the Official Plans of municipalities surrounding the City of Mississauga.

Furthermore there are numerous planning and development controls in place that govern and regulate permitted uses as set out in the Official Plan, such as;

- Official Plan policy requirements ;
- Zoning By-law Regulations;
- Site Plan Control Agreements;
- Building Code and Fire Code Permits;
- Development Permits from Conservation Authorities;
- Environmental Compliance Approvals from the MOE, etc.
- Development Agreements;
- Among others.

Notwithstanding the foregoing, we support the use of "may be permitted" as it relates to a particular new use, typically not located in Employment Areas and/or Corporate Centres, that may be disruptive to the planned function of traditional Employment Area uses, as set out in Provincial, Regional and City planning policy documents.

Thank-you for the opportunity to provide our submission and we welcome the opportunity to meet with Staff as required to discuss these matters in further detail. Please provide written notification regarding any future public notices, reports, by-laws, and Committee and Council decisions regarding the above captioned item.

Yours truly,
Pound & Stewart Associates Limited



Phillip Stewart, MCIP, RPP

la/

1421tr.Mississauga.PDC.Jan.10.14

- cc. Ms. M. Alikhan, Legislative Coordinator, City of Mississauga
- cc. Ms. C. Greer, City Clerk, City of Mississauga
- cc. Mr. E. Sajeckl, Commissioner of Planning & Building, City of Mississauga
- cc. Mr. B. Hill, Manager, Region of Peel
- cc. Mr. L. Longo, Ald & Berlis
- cc. Orlando Corporation

POUND & STEWART ASSOCIATES LIMITED

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POLICY/ SECTION	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)
1. Introduction	
1.1.3.	<p>That Policy 1.1.3, Part 4 - Implementation and Glossary, Local Area Plans, be amended as follows:</p> <p>Local Area Plans are also part of Mississauga Official Plan. Local area plans address unique circumstances particular to a specific area and must be read in conjunction with Parts 1 to 4 and the schedules of this document. <u>Local area plans may be made up of all or part of one or more Character Areas.</u></p>
1.1.4.c. (second bullet)	<p>That Policy 1.1.4.c. be amended as follows:</p> <p><u>A local area review may be undertaken for all or part of one or more of a Character Areas, Corridor or Major Transit Station Area is typically undertaken by or on behalf of the City and will be incorporated into this Plan by amendment. It may develop a vision for the study area as well as address a variety of matters such as land use, transportation, environment or urban design. While a local area review would generally result in an amendment to Character Area policies which may be contained within a Local Area Plan, it may also identify a need for amendments to City wide policies. These reviews are typically undertaken by or on behalf of the City. An official plan amendment would be required to implement the results of a local area review.</u></p>
3. Promote Collaboration	
3.2.2	<p>That Policy 3.2.2 be amended as follows:</p> <p>The City may consider establishing a Local Advisory Panel as input to the local area plan review.</p>
5. Direct Growth	
5.3.1.7	<p>That Policy 5.3.1.7 be amended as follows:</p> <p><u>Local area plans Character Area policies will determine establish</u> how the density and population to employment targets will be achieved within the Downtown.</p>
5.3.2.2	<p>That Policy 5.3.2.2 be amended as follows:</p> <p>Local area plans reviews will confirm or determine detailed boundaries for Major Nodes.</p>
5.3.2.7	<p>That Policy 5.3.2.7 be amended as follows:</p> <p><u>Local area plans Character Area policies will determine establish</u> how the density and population to employment targets will be achieved within Major Nodes.</p>

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

POLICY/
SECTION

5.3.3.2	<p>That Policy 5.3.3.2 be amended as follows:</p> <p>Local area plans <u>reviews</u> will confirm or determine detailed boundaries for Community Nodes.</p>
5.3.3.7	<p>That Policy 5.3.3.7 be amended as follows:</p> <p>Local area plans <u>Character Area policies</u> will determine <u>establish</u> how the density and population to employment targets will be achieved within Community Nodes.</p>
5.3.4.2	<p>That Policy 5.3.4.2 be amended as follows:</p> <p>Local area plans <u>reviews</u> will confirm or determine detailed boundaries for Corporate Centres.</p>
5.3.4.7	<p>That Policy 5.3.4.7 be amended as follows:</p> <p>Local area plans <u>Character Area policies</u> will address the mix of business uses and density requirements within each Corporate Centre. These Plans <u>policies</u> may result in the establishment of minimum employment and building densities, building heights, urban design standards or transportation policies, among other matters.</p>
5.3.5.3	<p>That Policy 5.3.5.3 be amended as follows:</p> <p>Where higher density uses are proposed, they should be located on sites <u>on sites</u> identified by a local area plan <u>review</u>, along Corridors or in conjunction with existing apartment sites or commercial centres.</p>
5.4.6	<p>That Policy 5.4.6 be amended as follows:</p> <p>Local area plans <u>reviews</u> will review <u>propose</u> land use and design policies for Corridors and delineation <u>may delineate</u> the boundaries of Corridors <u>boundaries</u>.</p>
5.4.10	<p>That Policy 5.4.10 be amended as follows:</p> <p>Local area plans <u>reviews</u> will consider the appropriateness of transit supportive uses at the intersection of two Corridors. Local area plans <u>policies</u> may permit additional heights and densities at these locations provided that the development reduces the dependency on cars and supports the policies of this Plan.</p>
5.5.2	<p>That Policy 5.5.2 be amended as follows:</p> <p>Local area plans <u>reviews</u> for the Downtown, Major Nodes, Community Nodes and Corporate Centres will determine appropriate locations for intensification within these areas.</p>

RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)

POLICY/
SECTION

7. Complete Communities

7.4.1.9

Original proposed amendment to Policy 7.4.1.9 (PDC Report, October 22, 2013):

Local area ~~plans~~ reviews may suggest ways to protect cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

That the proposed amendment to Policy 7.4.1.9 be modified as follows:

Local-area ~~plans~~ Character Area policies may ~~suggest ways to protect~~ identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

8. Create a Multi-Modal City

8.2.2.1.b.
(last sentence)

Original proposed amendment to Policy 8.2.2.1.b. (PDC Report, October 22, 2013):

Local area ~~plans~~ reviews may provide further guidance on vehicular access.

That the last sentence of Policy 8.2.2.1.b. be modified as follows:

Local-area ~~plans~~ Character Area policies may provide further guidance on vehicular access.

8.2.2.5
(first sentence)

Original proposed amendment to Policy 8.2.2.5 (PDC Report, October 22, 2013):

Additional roads may be identified during the review of development applications and ~~the preparation of~~ through local area ~~plans~~ reviews.

That the first sentence of Policy 8.2.2.5 be modified as follows:

Additional roads may be identified during the review of development applications and ~~the preparation of~~ through the local area ~~plans~~ review process.

10. Foster a Strong Economy

10.2.4

Original proposed amendment to Policy 10.2.4 (PDC Report, October 22, 2013):

Within Intensification Areas, ground floor retail uses are encouraged within office buildings. Local Area ~~Plans~~ area reviews may determine where ground floor retail uses will be required.

POLICY/ SECTION	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)
	<p>That Policy 10.2.4 be modified as follows:</p> <p>Within Intensification Areas, ground floor retail uses are encouraged within office buildings. <u>Local Area Plans Character Area policies may determine identify</u> where ground floor retail uses will be required.</p>
10.4.2	<p>That Policy 10.4.2 be amended as follows:</p> <p>Retail uses will be permitted within Corporate Centres, where they support employment uses and employees. Character Area policies of <u>local area plans</u> will identify appropriate locations and types of uses.</p>
10.4.3	<p>That Policy 10.4.3 be amended as follows:</p> <p>Retail uses may be permitted within Neighbourhoods to provide retail uses convenient to the local residents. Character Area policies of <u>local area plans</u> will identify appropriate locations and types of uses.</p>
10.4.5	<p>That Policy 10.4.5 be amended as follows:</p> <p>Retail uses outside the Downtown, Major Nodes and Community Nodes will be directed to <u>Corridors and Major Transit Station Areas</u> or in locations as identified in Character Area policies of <u>local area plans</u>.</p>
10.4.8	<p>That Policy 10.4.8 be amended as follows:</p> <p>Local area <u>plans reviews</u> or planning studies will consider alternative land uses for lands designated for retail uses within Employment Areas.</p>
17. Employment Areas	
17.1.1 (second sentence)	<p>Original proposed amendment to Policy 17.1.1 (PDC Report, October 22, 2013):</p> <p>Local area <u>plans reviews</u> or planning studies may establish maximum height requirements.</p>
	<p>That the second sentence of Policy 17.1.1 be modified as follows:</p> <p><u>Local area plans Character Area policies of planning studies</u> may establish maximum height requirements.</p>

X:\PLANUPDATE