

11 General Land Use Designations

11.1 Introduction

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

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

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

Mississauga is also divided into a series of Character Areas, the boundaries of which are shown on Schedule 9. Chapters 12 to 18 also contain policies regarding Character Areas where the general policies may be further modified. Therefore, to determine permitted land uses, the policies of Chapter 11 must be read in conjunction with the policies in Chapters 12 to 18. Uses permitted in Chapters 11 to 18 will be permitted provided that all other policies of this Plan are met.

Local area plans are part of this Plan. A local area plan may be prepared for all or parts of Character Areas, **Corridors** or **Major Transit Station Areas**

and are not necessarily coincident with the boundaries of these areas. A local area plan will contain general and detailed policies which elaborate on, or provide exception to the policies or schedules of this document, for the area to which it applies.

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

Policies shown in a text box are protected **Major Transit Station Area** policies in accordance with the Planning Act. The **Protected Major Transit Station Area** policies of this section will not come into force and effect until the **Major Transit Station Area** policies of the Region of Peel Official Plan adopted by Region of Peel By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing, and Mississauga Official Plan Amendment No. 144 is in force and effect.

In the event of a conflict between the policies of the Region of Peel Official Plan as adopted by Region of Peel By-law 20-2022 and the policies of Mississauga Official Plan Amendment No. 142, the Region of Peel Official Plan policies will prevail to the extent of the conflict, but in all other respects Mississauga Official Plan Amendment No. 142 will remain in effect.

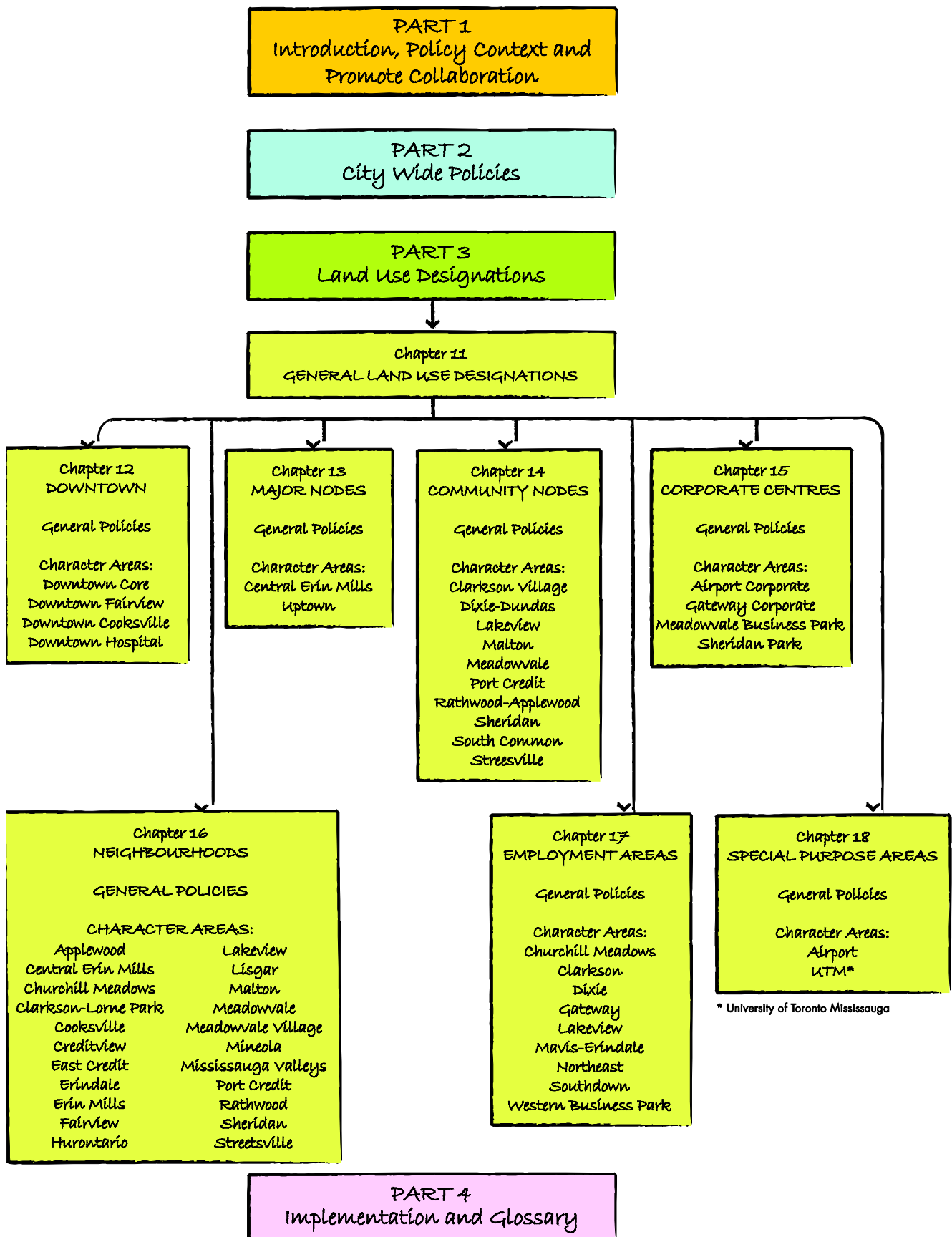


Figure 11-1: This chart shows a breakdown of the Mississauga Official Plan structure with a focus on Part 3.

11.2 General Land Use

11.2.1 Uses Permitted in all Designations

11.2.1.1 The following uses will be permitted in all land use designations, except Greenlands 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.

11.2.1.2 Publicly funded schools and community facilities are identified by symbols on Schedule 10: Land Use Designations, for information purposes only. These symbols may be deleted, moved or added to without amendment to this Plan.

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.

11.2.2 Utility

11.2.2.1 In addition to the Uses Permitted in all Designations, lands designated Utility will also permit the following uses:

- a. parking; and
- b. accessory uses.

11.2.2.2 Utility uses are not permitted when lands are identified as a Provincially significant wetland.

11.2.2.3 When public works not subject to the *Environmental Assessment Act* are planned to traverse, coincide with, or otherwise affect the Natural Heritage System, an Environmental Impact Study will be required to be submitted to and approved by the City and the appropriate conservation authority.

11.2.3 Greenlands

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

11.2.3.2 Lands designated Greenlands permit the following uses:

- a. conservation;
- b. **electric power distribution and transmission facility**;
- c. facilities that by their nature must locate near water or traverse **watercourses** (e.g. bridges, storm sewer outlets and stormwater management facilities);
- d. flood control and/or erosion management;
- e. passive recreational activity;
- f. parkland;

- g. piped services and related facilities for water, wastewater and stormwater; and
- h. accessory uses.

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

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

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

11.2.3.6 Active recreational facilities will not be permitted.

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

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

11.2.4 Open Space

11.2.4.1 The Open Space network consists of two designations:

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

11.2.4.2 In addition to the Uses Permitted in all Designations, lands designated Public Open Space will also permit the following uses:

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

11.2.4.3 Lands designated Private Open Space permit the following uses:

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

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

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

11.2.4.6 Accessory uses should generally be limited to a maximum of 20% of the total Gross Floor Area

(GFA) and should be on the same lot, clearly subordinate to the functioning of the permitted use.

11.2.5 Residential

11.2.5.1 Residential consists of four designations:

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

11.2.5.2 In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

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

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

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

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

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

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

- a. all forms of townhouse dwellings.

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

- a. apartment dwelling.
- b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and
- c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities.

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

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

11.2.5.9 On a lot with a principal dwelling residence (detached, semi-detached or townhouse), a maximum of three units will be permitted in the form of:

- a. a maximum of two additional units in the principal residence; or
- b. a maximum of one additional unit in the principal residence and one additional unit within a building ancillary to the main structure.

11.2.5.10 To maintain the objective of having three units on a lot, any severance of such lots containing ancillary additional residential units, as per 11.2.5.9.b, will be discouraged.

11.2.5.11 Notwithstanding any of the policies of this Plan,

- a. conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes shall be permitted; and,

- b. purpose-built fourplexes are permitted in lands designated Residential Low Density I and II.

11.2.6 Mixed Use

11.2.6.1 In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses:

- a. commercial parking facility;
- b. financial institution;
- c. funeral establishment;
- d. **makerspaces**
- e. motor vehicle rental;
- f. motor vehicle sales;
- g. overnight accommodation;
- h. personal service establishment;
- i. post-secondary educational facility;
- j. residential, in conjunction with other permitted uses;
- k. restaurant;
- l. retail store; and
- m. **secondary office.**

11.2.6.2 The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses.

11.2.6.3 Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation.

11.2.6.4 Residential uses will be permitted in the same building with another permitted use but

dwelling units will not be permitted on the ground floor.

11.2.6.5 Residential uses will not include detached, semi-detached or duplex dwellings.

11.2.6.6 If a development application includes buildings that are considered Residential High Density and are not combined with other permitted uses, a development master plan is required.

11.2.6.7 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

11.2.6.8 Zoning by-law amendments will be required for new drive-through facilities in Intensification Areas and may be permitted where it can be demonstrated that the drive-through facility will not interfere with the intended function and form of the Character Area. Such applications may be permitted in circumstances where the location, design and function of the drive-through facility achieves the intent of the Plan, including, but not limited to, policies regarding the following:

- a. minimum height;
- b. minimal building setbacks;
- c. continuity of the planned built form;
- d. continuity and character of the streetscape;
- e. no driveways or parking areas between the building and the street;
- f. active facades that address principal street frontages, and
- g. the provision for pedestrian movement into and through the site.

The application will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.6.9 Drive-through facilities may be permitted in non-intensification areas, provided that the proposed development does not interfere with the intended function and form of these Character Areas.

Drive-through facilities may be permitted where the location, design and function of the drive-through facility achieves the intent of the Plan and adequately addresses to the satisfaction of the City, among other matters, the nature of surrounding areas, compatibility with surrounding uses, the specific location of the site within the Character Area and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.7 Mixed Use Limited

11.2.7.1 Lands designated Mixed Use Limited will permit all uses within the Mixed Use Designation, except:

- a. sensitive land uses, including residential;
- b. and drive-through facilities.

11.2.7.2 The following additional uses will be permitted:

- a. banquet hall;
- b. media broadcast and communication facilities;
- c. commercial school, except for a truck driving school;
- d. conference centre; and
- e. entertainment, recreation and sports facilities.

11.2.7.3 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

11.2.7.4 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use:

- a. is appropriate in accordance with the policies of this Plan;
- b. can be appropriately designed, buffered and/or separated from Employment Areas and/or major facilities;
- c. is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions;
- d. does not pose a risk to public health and safety;
- e. prevents or mitigates negative impacts and minimizes the risk of complaints;
- f. has regard for City land requirements relating to hazard land identified through flood mitigation studies;
- g. does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines; and
- h. permits Employment Areas to be developed for their intended purpose.

11.2.7.5 The introduction of sensitive land uses, such as residential, should not negatively impact the continued viability of existing nearby businesses and industries.

11.2.7.6 Development on lands within a floodplain, will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures where necessary.

11.2.7.7 A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied.

11.2.7.8 Conditions to be met prior to the removal of a holding provision, include but are not limited to the following:

- a. acceptance of compatibility assessments, as identified by the City;
- b. acceptance of flood mitigation recommendations; and
- c. all flood remedial works are complete and deemed functional to the satisfaction of the City, Conservation Authority, the Province and other regulatory bodies.

11.2.8 Office

11.2.8.1 In addition to the Uses Permitted in all Designations, lands designated Office will also permit the following uses:

- a. major office;
- b. **secondary office**; and
- c. accessory uses.

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

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

11.2.9 Institutional

11.2.9.1 In addition to the Uses Permitted in all Designations, lands designated Institutional will also permit the following uses:

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

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

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

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

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

11.2.10 Convenience Commercial

11.2.10.1 In addition to the Uses Permitted in all Designations, lands designated Convenience Commercial will also permit the following uses:

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

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

11.2.10.3 Residential uses will be permitted in the same building with another permitted use but dwelling units will not be permitted on the ground floor.

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

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

11.2.10.6 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

11.2.10.7 Zoning by-law amendments will be required for new drive-through facilities in Intensification Areas and may be permitted where it can be demonstrated that the drive-through facility will not interfere with the intended function and form of the Character Area. Such applications may be permitted in circumstances where the location, design and function of the drive-through facility achieves the intent of the Plan, including, but not limited to, policies regarding the following:

- a. minimum height;
- b. minimal building setback;
- c. continuity of the planned built form;
- d. continuity and character of the **streetscape**;
- e. no driveways or parking areas between the building and the street;
- f. active facades that address principal street frontages, and
- g. the provision for pedestrian movement into and through the site.

The application will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.10.8 Drive-through facilities may be permitted in non-intensification areas, provided that the proposed development does not interfere with the intended function and form of these Character Areas. Drive-through facilities may be permitted where the location, design and function of the drive-through facility achieves the intent of the Plan and adequately addresses to the satisfaction of the City, among other matters, the nature of surrounding areas, compatibility with surrounding uses, the specific location of the site within the Character Area and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.11 Motor Vehicle Commercial

11.2.11.1 In addition to the Uses Permitted in all Designations, lands designated Motor Vehicle Commercial will also permit the following uses:

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

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

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

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

11.2.11.5 Generally more than one Motor Vehicle Commercial use at any intersection will be discouraged. However, a maximum of two Motor Vehicle Commercial uses may be permitted at any

intersection. When two Motor Vehicle Commercial uses locate at the same intersection they are encouraged to locate at diagonally opposite corners, where feasible.

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

11.2.12 Business Employment

11.2.12.1 In addition to the Uses Permitted in all Designations, lands designated Business Employment will also permit the following uses:

- a. adult entertainment establishment;
- b. animal boarding establishment which may include outdoor facilities;
- c. banquet hall;
- d. body rub establishment;
- e. broadcasting, communication and utility rights-of-way, cardlock fuel dispensing facility;
- f. commercial parking facility;
- g. commercial school;
- h. conference centre;
- i. entertainment, recreation and sports facilities; financial institution;
- j. funeral establishment;
- k. manufacturing;
- l. Motor Vehicle Commercial;
- m. motor vehicle body repair facilities;
- n. motor vehicle rental;
- o. overnight accommodation;
- p. research and development;
- q. restaurant;
- r. **secondary office**;

- s. self storage facility;
- t. transportation facilities;
- u. trucking terminals;
- v. warehousing, distributing and wholesaling;
- w. **waste processing stations** or **waste transfer stations** and composting facilities; and
- x. accessory uses.

11.2.12.2 The maximum **floor space index (FSI)** for **secondary offices** is 1.0.

11.2.12.3 Permitted uses will operate mainly within enclosed buildings.

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

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

11.2.12.6 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

11.2.12.7 Zoning by-law amendments will be required for new drive-through facilities in Intensification Areas and may be permitted where it can be demonstrated that the drive-through facility will not interfere with the intended function and form of the Character Area. Such applications may be permitted in circumstances where the location, design and function of the drive-through facility achieves the intent of the Plan, including, but not limited to, policies regarding the following:

- a. minimum height;
- b. minimal building setback;
- c. continuity of the planned built form;
- d. continuity and character of the streetscape;
- e. no driveways or parking areas between the building and the street;

- f. active facades that address principal street frontages, and
- g. the provision for pedestrian movement into and through the site.

The application will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.12.8 Drive-through facilities may be permitted in non-intensification areas, provided that the proposed development does not interfere with the intended function and form of these Character Areas. Drive-through facilities may be permitted where the location, design and function of the drive-through facility achieves the intent of the Plan and adequately addresses to the satisfaction of the City, among other matters, the nature of surrounding areas, compatibility with surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.13 Industrial

11.2.13.1 In addition to the Uses Permitted in all Designations, lands designated Industrial will also permit the following uses:

- a. adult entertainment establishment;
- b. animal boarding establishment which may include an outdoor facility;
- c. banquet hall;
- d. body rub establishment;
- e. broadcasting, communication and utility rights-of-way;
- f. cardlock fuel dispensing facility;
- g. commercial school;
- h. conference centre;

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

11.2.13.2 The maximum **floor space index (FSI)** for **secondary offices** is 0.5.

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

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

11.2.13.5 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

11.2.13.6 Zoning by-law amendments will be required for new drive-through facilities in Intensification Areas and may be permitted where it can be demonstrated that the drive-through facility will not interfere with the intended function and form of the Character Area. Such applications may be permitted in circumstances where the location, design and function of the drive-through facility achieves the intent of the Plan, including, but not limited to, policies regarding the following:

- a. minimum height;
- b. minimal building setback;
- c. continuity of the planned built form;
- d. continuity and character of the **streetscape**;
- e. no driveways or parking areas between the building and the street;
- f. active facades that address principal street frontages, and
- g. the provision for pedestrian movement into and through the site.

The application will address, among other matters, the nature of surrounding uses, the specific location of the site within the Character Area, and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.13.7 Drive-through facilities may be permitted in non-intensification areas, provided that the proposed development does not interfere with the intended function and form of these Character Areas. Drive-through facilities may be permitted where the location, design and function of the drive-through facility achieves the intent of the Plan and adequately addresses to the satisfaction of the City, among other matters, the nature of surrounding areas, compatibility with surrounding uses, the specific location of the site within the Character Area and opportunities for the integration of the drive-through facility with other uses within the development.

11.2.14 Parkway Belt West

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

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

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

11.2.15 Airport

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

11.3 Land Use Designations in Local Area Plans

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

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

- a. Downtown Mixed Use (Downtown Core Local Area Plan);
- b. Downtown Core Commercial (Downtown Core Local Area Plan); and

11.4 To Be Determined

The use of lands designated To Be Determined, will be addressed in future studies.