



Table of Contents

The City of Mississauga Official Plan is divided into four parts: Part 1: Overview and City Wide Policies, Part 2: Land Use Area Specific Policies, and Part 3: Implementation and Glossary, and Part 4: Local Area Plans and Schedules

PART 1: OVERVIEW AND CITY WIDE POLICIES

1.0 Introduction

1.1 Introduction	1-2
1.2 Background.....	1-3
1.3 How to Read Mississauga Official Plan 2051	1-6
1.4 Policy Context	1-9
1.5 Promote Collaboration.....	1-12

2.0 Vision

2.1 Vision Statement	2-2
2.2 Historical Context	2-3
2.3 Current Context	2-5
2.4 Guiding Principles	2-6
2.5 Achieving the Guiding Principles.....	2-7

3.0 Directing New Development

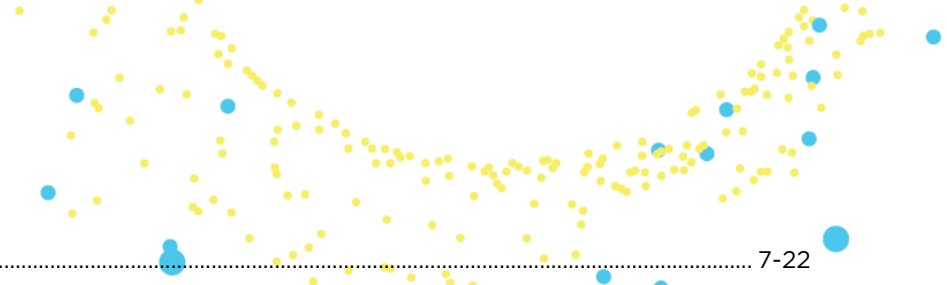
3.1 Introduction	3-2
3.2 Growth Forecast.....	3-3
3.3 City Structure.....	3-5

4.0 Sustaining the Natural Environment

4.1 Introduction.....	4-2
4.2 Climate Response	4-3
4.3 Green System	4-5



4.4 Urban Agriculture	4-26
4.5 Water.....	4-27
4.6 Air Quality	4-35
4.7 Soil.....	4-36
4.8 Land Use Compatibility	4-37
4.9 Energy and Power Generation.....	4-38
4.10 Brownfield Sites.....	4-39
4.11 Human-Made Hazards	4-40
4.12 Waste Management.....	4-41
4.13 Noise.....	4-42
5.0 Housing Choices and Affordable Homes	
5.1 Introduction	5-2
5.2 New Housing Supply Objectives	5-3
5.3 Achieving the Housing Supply Objectives	5-4
6.0 Recognizing our Past	
6.1 Introduction	6-2
6.2 Cultural Heritage Resources and Properties	6-3
6.3 Cultural Heritage Landscapes.....	6-5
6.4 Archaeological Resources.....	6-8
6.5 Archaeological Protection Areas	6-9
7.0 Getting Around our Communities	
7.1 Introduction	7-2
7.2 Inclusive Multimodal Transportation System	7-3
7.3 Complete Streets.....	7-5
7.4 Transit Network	7-14
7.5 Active Transportation Network	7-16
7.6 Parking.....	7-18
7.7 Transportation Demand Management	7-21



7.8 Goods Movement	7-22
7.9 Rail Corridors	7-24
7.10 Airport	7-25

8.0 Well Designed Healthy Communities

8.1 Introduction	8-2
8.2 Urban Form	8-3
8.3 City Pattern	8-4
8.4 Public Realm	8-6
8.5 Movement	8-14
8.6 Buildings and Site Development	8-17
8.7 Community Infrastructure	8-29
8.8 Cultural Infrastructure	8-31

9.0 Supporting Jobs and Businesses

9.1 Introduction	9-2
9.2 Office	9-4
9.3 Industry	9-5
9.4 Retail	9-6
9.5 Post-Secondary Institutions	9-7

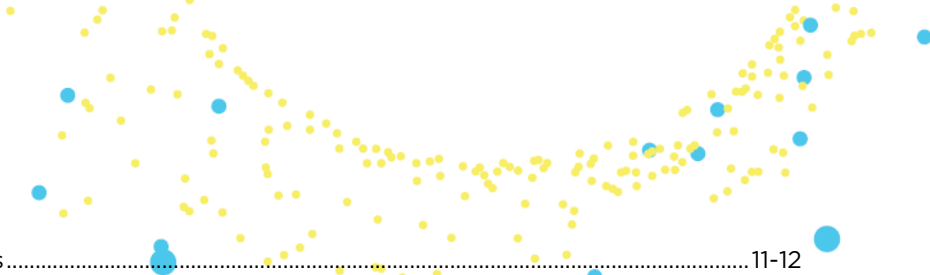
PART 2: LAND USE AREA SPECIFIC POLICIES

10.0 Land Use Designations

10.1 Introduction	10-2
10.2 General Land Use	10-3

11.0 Transit Communities

11.1 Introduction	11-2
11.2 General	11-3
11.3 Protected Major Transit Station Areas	11-5



11.4 Planned Major Transit Station Areas.....	11-12
---	-------

11.5 Dundas Street Corridor.....	11-12
----------------------------------	-------

12.0 Downtown Core

12.1 Introduction.....	12-2
------------------------	------

12.2 Vision.....	12-4
------------------	------

12.3 Guiding Principles.....	12-5
------------------------------	------

12.4 Districts.....	12-6
---------------------	------

12.5 Population and Employment Balances in the Downtown Core.....	12-9
---	------

12.6 General.....	12-10
-------------------	-------

12.1 Land Use.....	12-12
--------------------	-------

12.2 Parks and Open Space.....	12-16
--------------------------------	-------

12.3 Community and Cultural Infrastructure.....	12-18
---	-------

12.4 Transportation.....	12-19
--------------------------	-------

12.5 Urban Design.....	12-23
------------------------	-------

12.6 Implementation.....	12-37
--------------------------	-------

13.0 Growth Centres

13.1 Introduction.....	13-2
------------------------	------

13.2 Uptown.....	13-8
------------------	------

13.3 Fairview, Cooksville and Hospital Urban Growth Centre.....	13-11
---	-------

13.4 Fairview.....	13-16
--------------------	-------

13.5 Cooksville.....	13-18
----------------------	-------

13.6 Hospital.....	13-23
--------------------	-------

14.0 Growth Nodes

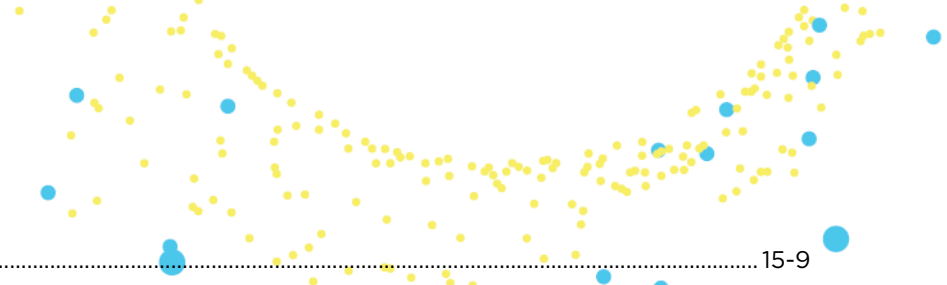
14.1 Introduction.....	14-2
------------------------	------

14.2 Growth Nodes.....	14-7
------------------------	------

15.0 Neighbourhoods

15.1 Introduction.....	15-2
------------------------	------

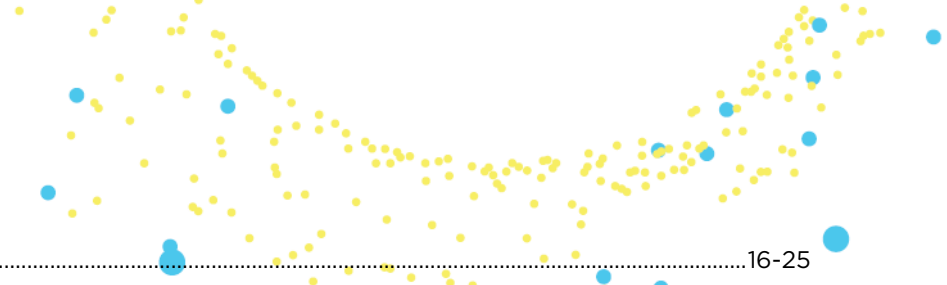
15.2 Applewood.....	15-8
---------------------	------



15.3 Clarkson-Lorne Park.....	15-9
15.4 Cooksville.....	15-10
15.5 Fairview.....	15-13
15.6 Hurontario.....	15-14
15.7 Lakeview.....	15-15
15.8 Lisgar.....	15-16
15.9 Malton.....	15-17
15.10 Meadowvale.....	15-21
15.11 Meadowvale Village.....	15-23
15.12 Mineola.....	15-28
15.13 Ninth Line.....	15-29
15.14 Port Credit.....	15-39
15.15 Rathwood.....	15-40
15.16 Streetsville.....	15-41

16.0 Employment Areas

16.1 Introduction.....	16-2
16.2 Land Uses.....	16-4
16.3 Employment Area Land Removal.....	16-7
16.4 Densities.....	16-7
16.7 Airport Corporate Centre.....	16-8
16.8 Churchill Meadows.....	16-10
16.9 Clarkson.....	16-12
16.10 Dixie.....	16-13
16.11 Gateway.....	16-15
16.12 Gateway Corporate Centre.....	16-17
16.13 Lakeview Innovation Corridor.....	16-20
16.14 Mavis-Erindale.....	16-21
16.15 Meadowvale Corporate Centre.....	16-23



16.16 Northeast.....	16-25
16.17 Sheridan Park Corporate Centre.....	16-26
16.18 Southdown	16-30
16.19 Western Business Park	16-40

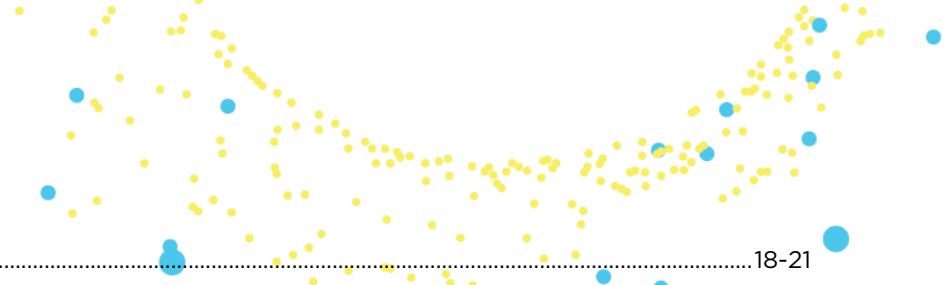
17.0 Special Sites

For the complete list of Special Sites, please see Chapter 17.

PART 3: IMPLEMENTATION AND GLOSSARY

18.0 Implementation

18.1 Jurisdiction.....	18-2
18.2 Monitoring	18-2
18.3 Finance.....	18-3
18.4 Development Applications.....	18-3
18.5 Zoning.....	18-9
18.6 Zone Subject to a Holding Provision	18-9
18.7 Bonus Zoning	18-10
18.8 Temporary Use By-law.....	18-11
18.9 Interim Control By-law	18-12
18.10 Development Zone	18-12
18.11 Development Permits.....	18-13
18.12 Subdivisions.....	18-13
18.13 Site Plans	18-13
18.14 Condominiums	18-14
18.15 Non-Conforming Uses.....	18-14
18.16 Design Excellence.....	18-16
18.17 Greenlands	18-16
18.18 Public Open Space and Recreational Facilities.....	18-17
18.19 Infrastructure and Utilities.....	18-20



18.20 Property Standards.....	18-21
18.21 Demolition Permits.....	18-22
18.22 Community Improvement.....	18-22
18.23 Inclusionary Zoning Agreements.....	18-24
18.24 Delegation Authority.....	18-24

19.0 Glossary

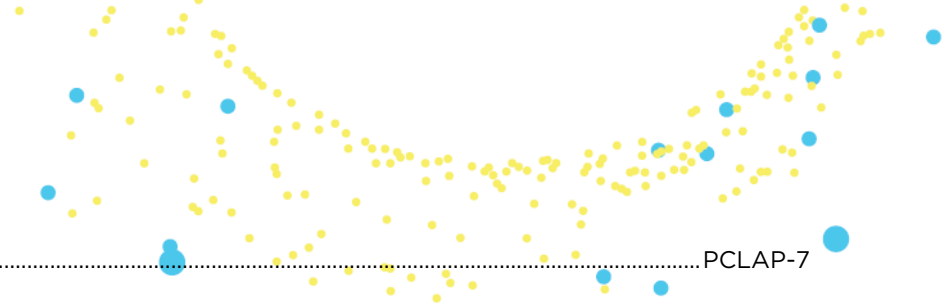
PART 4: LOCAL AREA PLANS AND SCHEDULES

Lakeview Local Area Plan

1 Introduction.....	LLAP-2
2 Context.....	LLAP-3
3 Vision.....	LLAP-5
4 Guiding Principles.....	LLAP-6
5 Community Concept.....	LLAP-7
6 Neighbourhood Character Areas.....	LLAP-8
7 Natural Environment.....	LLAP-9
8 Cultural Heritage.....	LLAP-10
9 Cultural Infrastructure.....	LLAP-11
10 Distinct Identity and the Waterfront.....	LLAP-12
11 Transportation.....	LLAP-12
12 Urban Form.....	LLAP-14
13 Land Use Designations.....	LLAP-20
14 Implementation.....	LLAP-21

Port Credit Local Area Plan

1 Introduction.....	PCLAP-2
2 Context.....	PCLAP-3
3 Vision.....	PCLAP-4
4 Guiding Principles.....	PCLAP-5
5 Community Concept.....	PCLAP-6



6 Natural Environment	PCLAP-7
7 Cultural Heritage	PCLAP-8
8 Community and Cultural Infrastructure	PCLAP-8
9 Distinct Identity & Character	PCLAP-9
10 Lake Ontario Waterfront	PCLAP-10
11 Transportation and Complete Streets.....	PCLAP-10
12 Urban Form.....	PCLAP-12
13 Land Use Designations	PCLAP-16
14 Implementation.....	PCLAP-17

Schedules can be found in Mississauga Official Plan 2051 Schedules.

Schedule 1: City Structure

Schedule 2: Natural System

Schedule 3: Long Term Street Network

Schedule 4: Long Term Transit Network

Schedule 5: Long Term Cycling Routes

Schedule 6: Designated Right-of-Way Widths

Schedule 7: Land Use Designations

Schedule 8: Protected Major Transit Station Areas