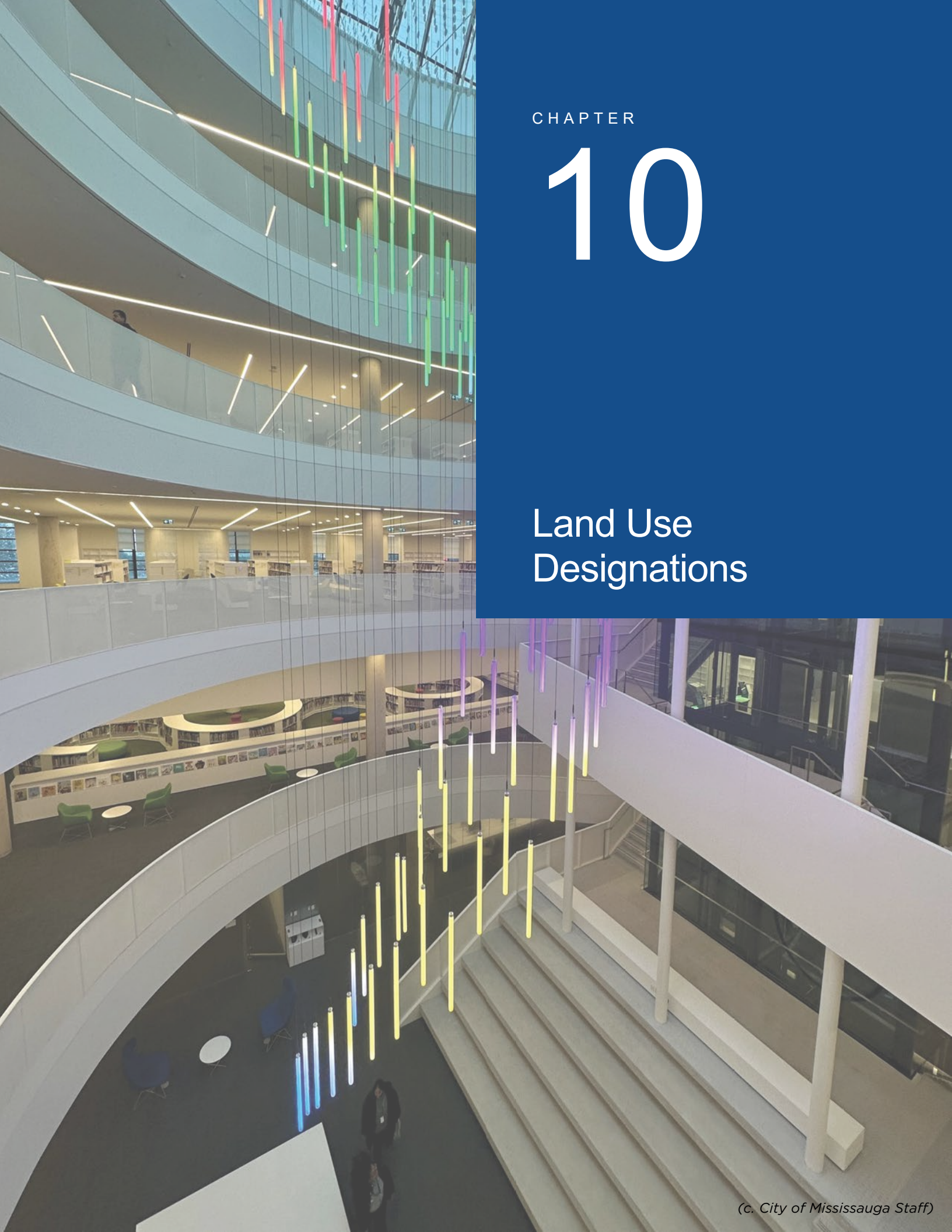
CHAPTER

10

Land Use Designations



(c. City of Mississauga Staff)

10.1 Introduction

Land use designations are a high-level planning tool that describe the use and form of development permitted on a parcel of land. Land use designations can be permissive in allowing development of the land in accordance with policies and requirements that govern the intensity and compatibility of uses. They can also be restrictive in prohibiting development in select areas such as environmentally-sensitive lands.

City wide policies for all land use designations are included in this chapter. Chapters 11 to 16 contain modifications to the general policies specific to each City Structure element. These modifications may add or delete permitted uses and built forms.

Mississauga is also divided into a series of Character Areas, the boundaries of which are shown on Schedule 1. Chapters 11 to 16 also contain policies regarding Character Areas where the general policies may be further modified. Therefore, to determine permitted land uses, the policies of this Chapter must be read in conjunction with the policies in Chapters 11 to 16. Uses permitted in Chapters 11 to 16 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 and may not necessarily entirely overlap 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 7: Land Use Designations, identifies the uses of land permitted by this Plan and will be read in conjunction with Schedule 1: City Structure, as well as all other policies of this Plan. 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.

Lands within a ***Protected Major Transit Station Area*** are subject to density, height and land use policies and schedules related to the applicable ***Protected Major Transit Station Area.*** In case of a conflict between these policies and other policies and schedules within this Plan, ***Protected Major Transit Station Area*** policies and schedules will take precedence, where applicable.

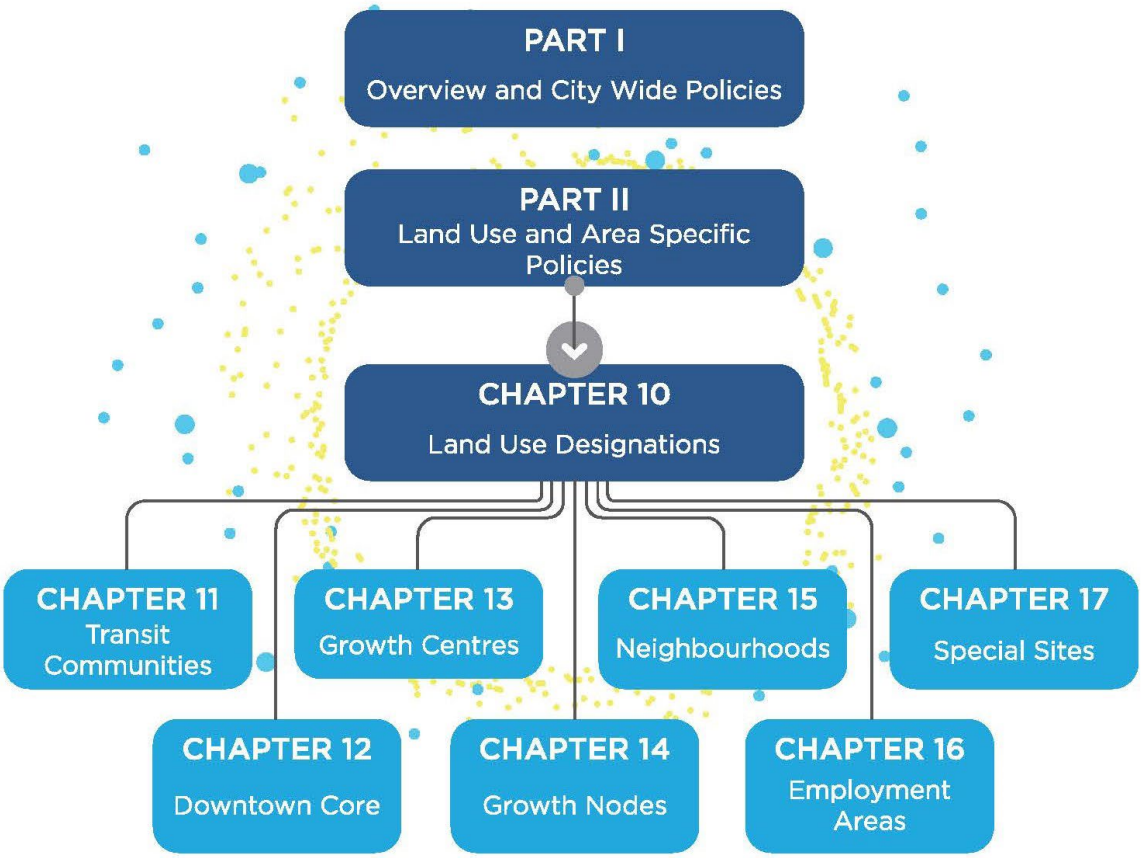


Figure 10.1. Structure of the Mississauga Official Plan with a focus on Land Use Designations *(c. City of Mississauga)*

10.2 General Land Use

10.2.1 Uses Permitted in all Designations

The following uses will be permitted in all land use designations, except Greenlands unless specifically allowed:

a. ***community infrastructure***;

b. *urban agriculture*;

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.

10.2.1.1 Uses accessory to a ***community infrastructure*** use, may be permitted. Accessory uses should generally be limited to a maximum of 20 percent of the total gross floor area (GFA) and should be on the same lot and clearly subordinate to the functioning of the permitted use.

10.2.2 Utility

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

a. parking; and

b. accessory uses.

10.2.2.2 Utility uses are not permitted when lands are identified as a Provincially *Significant Wetland*, ***natural hazards, natural hazard lands*** and ***other wetlands***, unless deemed satisfactory by the City and appropriate conservation authority.

10.2.2.3 When public works not subject to the *Environmental Assessment Act* are planned to traverse, coincide with, or otherwise affect the Natural Heritage System, ***natural hazards***, ***natural hazard lands*** or ***other wetlands***, an acceptable assessment such as an ***Environmental Impact Study*** will be required to be submitted to and approved by the City and conservation authorities where applicable.

10.2.3 Greenlands

10.2.3.1 Lands designated Greenlands 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.

10.2.3.2 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.

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

10.2.3.4 Permitted uses will be subject to fulfilling the requirements of the City and other appropriate approval agencies.

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

10.2.3.6 Active recreational facilities will not be permitted.

10.2.3.7 ***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 City and other appropriate approval agencies. If an Environmental Assessment is not required under the *Environmental Assessment Act*, the acceptable assessment such as an ***Environmental Impact Study*** will evaluate all options available.

10.2.3.8 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, *wetlands* and shorelines.

10.2.3.9 Development in regulated areas is subject to approvals by the appropriate conservation authority.

10.2.4 Open Spaces

10.2.4.1 The Open Spaces network includes lands designated:

a. Public Open Space; and

b. Private Open Space.

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

a. cemetery;

b. conservation;

c. golf course;

d. nursery gardening;

e. recreational facility;

f. stormwater retention and stormwater quality pond; and

g. accessory uses.

10.2.4.3 Lands designated Private Open Space permit the following uses:

a. cemetery;

b. conservation;

c. golf course; and

d. accessory uses.

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

10.2.4.5 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.

10.2.4.6 Accessory uses should generally be limited to a maximum of 20 percent of the total gross floor area (GFA) and should be on the same lot, clearly subordinate to the functioning of the permitted use.

10.2.5 Residential

10.2.5.1 Residential consists of four designations:

a. Residential Low-Rise I;

b. Residential Low-Rise II;

c. Residential Mid-Rise; and

d. Residential High-Rise.

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

a. home occupation; and

b. *additional needs housing*.

10.2.5.3 The policies of residential designations are to be read in conjunction with those of the Housing Choices and Affordable Homes, Well Designed Healthy Communities, and applicable Character Area chapters.

10.2.5.4 Lands designated Residential Low-Rise I will permit all low-rise street-facing dwellings, up to three storeys.

10.2.5.5 Policy 10.2.5.4 will not be interpreted so as to encourage, facilitate or justify the assembly of lots for the purpose of intensification that is not compatible with the existing local planning context.

10.2.5.6 Lands designated Residential Low-Rise I will also permit small-scale retail stores and service establishments provided that they demonstrate compatibility with nearby homes. This includes the prevention of unacceptable adverse impacts related to matters

including noise, parking, delivery, location, scale and massing. Small-scale retail and service uses support *complete communities* and daily life in neighbourhoods by providing destinations that are close enough for walking and cycling to be the most attractive transportation option. In addition to mitigating traffic congestion, this enhances human health and reduces greenhouse gas emissions.

10.2.5.7 Lands designated Residential Low-Rise II will permit all types of townhouse dwellings up to four storeys and apartment buildings up to four storeys.

10.2.5.8 Lands designated Residential Mid-Rise will permit dwelling units in buildings with heights that are:

a. at least 5 storeys;

b. up to a maximum of 8 storeys, unless otherwise set by area-specific height limits; and

c. subject to Character Area and Special Site policies.

10.2.5.9 Development on lands designated Residential Mid-Rise will ensure buildings:

a. provide for appropriate transition to surrounding low-rise properties;

b. maintain street proportion and open views of the sky from the public realm by stepping back building massing in accordance with this Plan's policies and applicable City guidelines; and

c. allow for daylight and privacy for units by providing appropriate facing distances, building heights, angular planes and step-backs.

10.2.5.10 Lands designated Residential High-Rise will permit dwelling units in buildings that are above eight storeys, with a maximum height as specified in the Character Area or Special Site provisions. If the Character Area does not specify a maximum height, then the maximum height will not be greater than the tallest existing building on the property.

10.2.5.11 Lands designated Residential Mid-Rise and Residential High-Rise will also permit:

a. uses permitted in the Residential Low-Rise II designation, accessory to apartment dwellings on the same property; and

b. uses permitted in the Convenience Commercial designation at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities.

10.2.6 Mixed Use

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

a. commercial parking facility;

b. entertainment and indoor sports facilities;

c. financial institution;

d. funeral establishment;

e. ***makerspaces***;

f. motor vehicle rental;

g. motor vehicle sales;

h. overnight accommodation;

i. post-secondary educational facility;

j. residential, in conjunction with other permitted uses;

k. restaurant;

l. retail store;

m. ***secondary office***; and

n. service establishment.

10.2.6.2 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. This mix of uses is required in order to create *complete communities* with destinations that are close enough for walking and cycling to be the most attractive transportation option. In addition to mitigating traffic congestion, this enhances human health and reduces greenhouse gas emissions.

10.2.6.3 Development on lands designated Mixed Use will:

a. provide a minimum retail and service commercial space, equal to the greater of the two following requirements, unless otherwise specified by Character Area or Special Site policies:

    i. retail and service commercial gross floor area (GFA) on the ground floor of each proposed building or the equivalent gross floor area (GFA) across the site. Low-rise buildings intended for transition will not be included in the gross floor area (GFA) calculation; or

    ii. sites under 5 hectares will maintain 65% of the total existing retail and service commercial gross floor area (GFA) and sites equal to or greater than 5 hectares will maintain 45% of the total existing retail and service commercial gross floor area (GFA).

b. provide a concentration of a mixture of uses that meet the needs of the local population; and

c. work to support local access to food through building design to include or allow for a future grocery store or retail food store, in areas where there is a demonstrated need.

10.2.6.4 Development subject to the requirements of policy 10.2.6.3, may exceed building heights specified by Character Area, ***Protected Major Transit Station area*** or Special Site policies by a maximum of 3 storeys in order to accommodate non-residential uses above the ground floor.

10.2.6.5 Within *Strategic Growth Areas*, redevelopment of sites with substantial office uses located on Mixed-Use designated lands should maintain the existing gross floor area (GFA) of these uses.

10.2.6.6 In addition to the Mixed-Use policies of this plan, development of Mixed-Use sites within Neighbourhood Character Areas that are over 1 hectare in size will:

a. include a mix of low and mid-rise buildings with maximum heights of 8 storeys. Additional height up to a maximum of 3 storeys can be granted consistent with 10.2.6.4;

b. have a maximum ***floor space index (FSI)*** of 1.75 to guide the form, massing and density of proposed buildings. Commercial floor space above the first floor required in accordance with Policy 10.2.6.3 will not be included in the ***floor space index (FSI)*** calculation;

c. provide a well-connected road system, including the addition of public roads to encourage walking, cycling and support public transit;

d. ensure roads surrounding blocks are public and meet City right-of-way and design standards;

e. provide public open space that is designed and located to create a central focus, in accordance with the policies of this Plan and the City's Park Plan;

f. provide for appropriate massing and transition to surrounding context;

g. ensure newly created blocks maximize connectivity, pedestrian walkability, vehicular access, servicing routes and internal permeability. Block perimeters will generally not exceed 520 m;

h. include a variety of unit sizes and tenures to accommodate a range of households;

i. explore opportunities for energy conservation through design and the use of ***renewable energy*** sources; and

j. adhere to urban form and design policies of this Plan and the City's Green Development Standards.

10.2.6.7 Notwithstanding the policies of the ***Protected Major Transit Station Areas*** of this Plan, Mixed-Use sites within Neighbourhood Character Areas, that are over 1 hectare in size and within a ***Protected Major Transit Station Areas***, will have maximum heights that are the greater of those arrived at through 10.2.6.6 or identified in Schedule 8.

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

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

10.2.6.10 Zoning by-law amendments will be required for new drive-through facilities in *Strategic Growth 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 façades 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.

10.2.6.11 Drive-through facilities may be permitted in non-*Strategic Growth 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.

10.2.7 Downtown Mixed Use

10.2.7.1 The following uses shall be permitted in the Downtown Mixed Use Designation:

a. apartment;
b. car share facilities;
c. commercial parking facility;
d. hospital;
e. long term care building;
f. ***major office***;
g. ***makerspaces***;
h. overnight accommodation;
i. post-secondary educational facility;
j. residential uses associated with an institutional use;
k. retirement building;

l. ***secondary office;***

m. townhouses accessory to an apartment; and

n. accessory commercial uses: retail store, personal service, restaurant, financial institution.

10.2.7.2 The following uses are not permitted:

a. convenience restaurant or financial institution with drive-through facility; and

b. motor vehicle sales and rental facility.

10.2.7.3 Owners/developers will be encouraged to advise all purchasers or tenants occupying new residential units within the 600 m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, of the possibility of adverse odour emissions.

10.2.7.4 Redevelopment of sites designated Downtown Mixed Use with substantial office uses should maintain the existing gross floor area (GFA) of these uses.

10.2.8 Downtown Core Mixed Use

10.2.8.1 Lands designated Downtown Core Mixed Use will accommodate the highest concentration of retail commercial activities in the city in addition to a mix of other land uses.

10.2.8.2 The following uses shall be permitted in the Downtown Core Mixed Use:

a. apartment;

b. commercial parking facility;

c. financial institution;

d. hospital;

e. long term care building;

f. ***major office***;

g. ***makerspaces***;

h. overnight accommodation;

i. personal service establishment;

j. post-secondary educational facility;

k. service establishment;

l. residential uses associated with an institutional use;

m. restaurant;

n. retail store;

o. retirement building;

p. ***secondary office***; and.

q. townhouses accessory to an apartment.

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

10.2.8.4 The following uses are not permitted:

a. convenience restaurant with drive-through facility; and

b. motor vehicle sales and rental facility.

10.2.9 Mixed Use Limited

10.2.9.1 Lands designated Mixed Use Limited will permit all uses within the Mixed Use Designation, except *sensitive land uses* including residential.

10.2.9.2 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.

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

10.2.9.4 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. is 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 adjacent *Employment Areas* to be developed for their intended purpose.

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

10.2.9.6 Lands designated Mixed-Use Limited where sensitive land uses, such as residential, have been permitted in keeping with policies 10.2.9.4 and 10.2.9.5, are subject to the Mixed-Use designation policies.

10.2.9.7 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.

10.2.9.8 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.

10.2.9.9 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.

10.2.10 Office

10.2.10.1 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.

10.2.10.2 Accessory uses will generally be limited to a maximum of 20 percent of the total gross floor area (GFA).

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

10.2.10.4 Within the Downtown and Growth Centres, redevelopment of existing office buildings on lands that are designated Office that results in the loss of office floor space will not be permitted, unless the same amount of office space is retained or replaced through new development. Within all other *Strategic Growth Areas*, redevelopment of sites with substantial office uses located on Office designated lands should maintain the existing gross floor area (GFA) of these uses.

10.2.11 Institutional

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

a. hospital;

b. postsecondary educational facility;

c. residential dwellings associated with an institutional use; and

d. accessory uses.

10.2.11.2 Institutional uses will be located in *Strategic Growth Areas*.

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

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

10.2.12 Mixed Employment

10.2.12.1 Lands designated Mixed Employment will permit all uses permitted within the Mixed-Use designation, except residential uses.

10.2.13 Convenience Commercial

10.2.13.1 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. service establishment;

f. restaurant;

g. retail store; and

h. ***secondary office***.

10.2.13.2 Gas bars will be permitted provided they are adjacent to an arterial street.

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

10.2.13.4 Zoning by-law amendments will be required for new drive-through facilities in *Strategic Growth 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 façades 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.

10.2.13.5 Drive-through facilities may be permitted in non-*Strategic Growth 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.

10.2.14 Motor Vehicle Commercial

10.2.14.1 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.

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

10.2.14.3 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.

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

10.2.14.5 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.

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

10.2.15 Business Employment

10.2.15.1 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;
f. truck fuel dispensing facility;
g. commercial parking facility;
h. commercial school;
i. conference centre;
j. entertainment, recreation and sports facilities;
k. financial institution;
l. funeral establishment;
m. manufacturing;
n. motor vehicle commercial;
o. motor vehicle body repair facility
p. motor vehicle rental;
q. overnight accommodation;
r. research and development;
s. restaurant;
t. ***secondary office***;
u. self storage facility;
v. transportation facilities;
w. trucking terminals;
x. warehousing, distributing and wholesaling;
y. ***waste processing stations*** or ***waste transfer stations*** and composting facilities; and
z. accessory uses.

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

10.2.15.3 Permitted uses will operate mainly within enclosed buildings.

10.2.15.4 Accessory uses will generally be limited to a maximum of 20 percent of the total gross floor area (GFA).

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

10.2.15.6 Motor vehicle sales are permitted as an accessory use to motor vehicle repair, provided that the accessory use does not exceed 40 percent of the gross floor area (GFA) of the motor vehicle repair facility. Outdoor storage and display of motor vehicles accessory to motor vehicle repair is permitted.

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

10.2.15.8 Zoning by-law amendments will be required for new drive-through facilities in *Strategic Growth 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 façades 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.

10.2.15.9 Drive-through facilities may be permitted in non- *Strategic Growth 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.

10.2.16 Industrial

10.2.16.1 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. truck 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.

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

10.2.16.3 Accessory uses will generally be limited to a maximum of 20 percent of the total gross floor area.

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

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

10.2.16.6 Zoning by-law amendments will be required for new drive-through facilities in *Strategic Growth 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 façades 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.

10.2.16.7 Drive-through facilities may be permitted in non-*Strategic Growth 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.

10.2.17 Parkway Belt West

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

10.2.18 Airport

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