



Notice of Passing of a Zoning By-law & an Official Plan Amendment (OPA 95)

City-Initiated By-law affecting City-wide and in the Clarkson-Lorne Park, East Credit and Lisgar Neighbourhood in the City of Mississauga

Date of Decision: July 3, 2019
Date of Notice: July 11, 2019
Last Date of Appeal: July 30, 2019

TAKE NOTICE that on July 03, 2019, the Council of the Corporation of the City of Mississauga passed Official Plan Amendment 95 (By-law 0110-2019) and Zoning By-law 0111-2019, to amend Zoning By-law 0225-2007, under Sections 17 or 21, and 34 of the Planning Act, R.S.O., 1990, c.P.13 as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to revise some of the Community Node, Neighbourhood, Mixed Use and Convenience Commercial Polices, to clarify the intention of mixed use development; make changes to the Residential High Density Polices to create a distinction from Mixed Use; to amend the policy with respect to the "120 m" test; and to make a number of site specific changes for two parcels of land, one Special Site Policy and an Exempt Site Policy. These changes are for consistency with the actual or proposed land uses, and for conformity with the Zoning By-law.

The purpose of the Zoning By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to change wording in various sections of the Zoning By-law that have been identified for clarification or updating. Other changes to the Zoning By-law include amending definitions, deleting outdated terminology, adding regulations for setbacks to cemeteries, removing references to real estate offices, resident physicians, dentists, drugless practitioners and health professionals, removing some regulations for non-residential uses in apartment zones and removing maximum gross floor area for smaller commercial plazas. Amendments include changes to the following sections: Definitions, General Provisions, General Provisions for Residential Zones, Residential, Commercial, Employment, and Parkway Belt zones. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 95 is in full force and effect.**

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at elto.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **July 30, 2019**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$300.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Lisa Christie** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5542**, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk,
300 City Centre Drive, 2nd Floor, Mississauga ON L5B 3C1

Amendment No. 95
to
Mississauga Official Plan

By-law No. 0110-2019

A by-law to Adopt Mississauga Official Plan Amendment No. 95

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 95, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes to Residential High Density, Mixed Use, Convenience Commercial and Neighbourhood Polices, and land use designation changes in the Clarkson-Lorne Park, East Credit and Lisgar Neighbourhood Character Areas;

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

1. The document attached hereto, constituting Amendment No. 95 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 3RD day of JULY, 2019.

ORIGINAL SIGNED BY
BONNIE CROMBIE
Signed _____
MAYOR

ORIGINAL SIGNED BY
SACHA SMITH
Signed _____
CLERK

Amendment No. 95
to
Mississauga Official Plan

The following text and Maps "A" to "E5" attached constitutes Amendment No. 95.

Also attached but not constituting part of the Amendment are Appendices I and II.

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 May 31, 2019, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to revise some of the Community Node, Neighbourhood, Mixed Use and Convenience Commercial Polices, to clarify the intention of mixed use development; make changes to the Residential High Density Polices to create a distinction from Mixed Use; to amend the policy with respect to the "120 m" test; and to make a number of site specific changes for two parcels of land, one Special Site Policy and an Exempt Site Policy. These changes are for consistency with the actual or proposed land uses, and for conformity with the Zoning By-law.

LOCATION

The lands affected by this Amendment are located city-wide (general policy changes) and in the Clarkson-Lorne Park, East Credit and Lisgar Neighbourhood Character Areas (specific properties), as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The amendments to the general policies in the Residential High Density, Mixed Use, Convenience Commercial and Neighbourhood sections of the Plan are required to clarify intent and provide better guidance to applicants and staff when assessing development applications.

The subject lands for the specific amendments are designated Utility to be redesignated to Residential Low Density I and Residential Medium Density to be redesignated to Greenlands. The site with changes to site specific polices is designated Residential Medium Density.

A chart which summarizes the proposed Mississauga Official Plan amendments and the corresponding location map is attached as part of Appendix II to this Amendment.

Details of the Amendments are found on Maps "A" to "E5".

The proposed Amendments are acceptable from a planning standpoint and should be approved to ensure that clear and concise policies are in the Plan to guide future development, and to ensure that consistency is maintained between the land use designations/uses/zoning for all properties in the City.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 5.3.3, Direct Growth, Community Nodes, of Mississauga Official Plan, is hereby amended by deleting Policy 5.3.3.8 and replacing it with the following:

5.3.3.8 Redevelopment of Mixed Use sites in Community Nodes that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the commercial component will be maintained after redevelopment.

2. Section 5.3.5, Direct Growth, Neighbourhoods, of Mississauga Official Plan, is hereby amended by deleting Policy 5.3.5.4 and replacing it with the following:

5.3.5.4 Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment.

3. Section 11.2.5, General Land Use Designations, Residential, of Mississauga Official Plan, is hereby amended by adding the following:

11.2.5.6:

- b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property;
- 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.

4. Section 11.2.5, General Land Use Designations, Residential, of Mississauga Official Plan, is hereby amended by deleting Policies 11.2.5.10 and 11.2.5.11.

5. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.1 j. and replacing with the following:

j. residential, in conjunction with other permitted uses;

6. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting the following words in Policy 11.2.6.1:

The following uses are not permitted:

- a. self-storage facility; and
- b. detached and semi-detached dwellings.

7. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.2 and replacing with the following:

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.
8. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.3 and replacing with the following:

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.
9. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.4 and replacing with the following:

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.
10. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.5 and replacing with the following:

11.2.6.5 Residential uses will not include detached, semi-detached or duplex dwellings.
11. Section 11.2.6, General Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.6.6 and replacing with the following:

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.
12. Section 11.2.9, General Land Use Designations, Convenience Commercial, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.9.1 f. and replacing with the following:

f. residential, in conjunction with other permitted uses;
13. Section 11.2.9, General Land Use Designations, Convenience Commercial, of Mississauga Official Plan, is hereby amended by deleting Policy 11.2.9.3 and replacing with the following:

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

14. Section 16.1.2, Neighbourhoods, Residential, of Mississauga Official Plan, is hereby amended by deleting Policy 16.1.2.1 and replacing 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 will be evaluated in the context of the existing lot pattern in the surrounding area.
15. Section 16.1.2, Neighbourhoods, Residential, of Mississauga Official Plan, is hereby amended by deleting Policy 16.1.2.2.
16. Section 16.1.2, Neighbourhoods, Residential, of Mississauga Official Plan, is hereby amended by deleting Policy 16.1.2.5 and replacing with the following:

16.1.2.5 Proposals for additional development on lands with existing apartment buildings will recognize and provide appropriate transition to adjacent low density residential uses.
17. Section 16.8, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Exempt Site 3 from Map 16.8: East Credit Neighbourhood Character Area in accordance with the changes to the Exempt Site Policies.
18. Section 16.8.4, Exempt Site Policies, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Section 16.8.4.3, Exempt Site 3.
19. Section 16.14.5, Special Site Policies, Lisgar Neighbourhood Area Character Area, of Mississauga Official Plan, is hereby amended by deleting Special Site 2 from Map 16-14: Lisgar Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
20. Section 16.14.5, Special Site Policies, Lisgar Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Section 16.14.5.2, Special Site 2.
21. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.
22. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.
23. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to Natural Hazards, as shown on Map "C" of this Amendment.
24. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Public and Private Open Spaces, as shown on Map "D" of this Amendment.

25. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Medium Density to Greenlands, as shown on Map "E1" of this Amendment.
26. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Utility to Residential Low Density II, as shown on Map "E2" of this Amendment.
27. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density, as shown on Map "E3" of this Amendment.
28. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density, as shown on Map "E4" of this Amendment.
29. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density, as shown on Map "E5" 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.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 13, 2019.

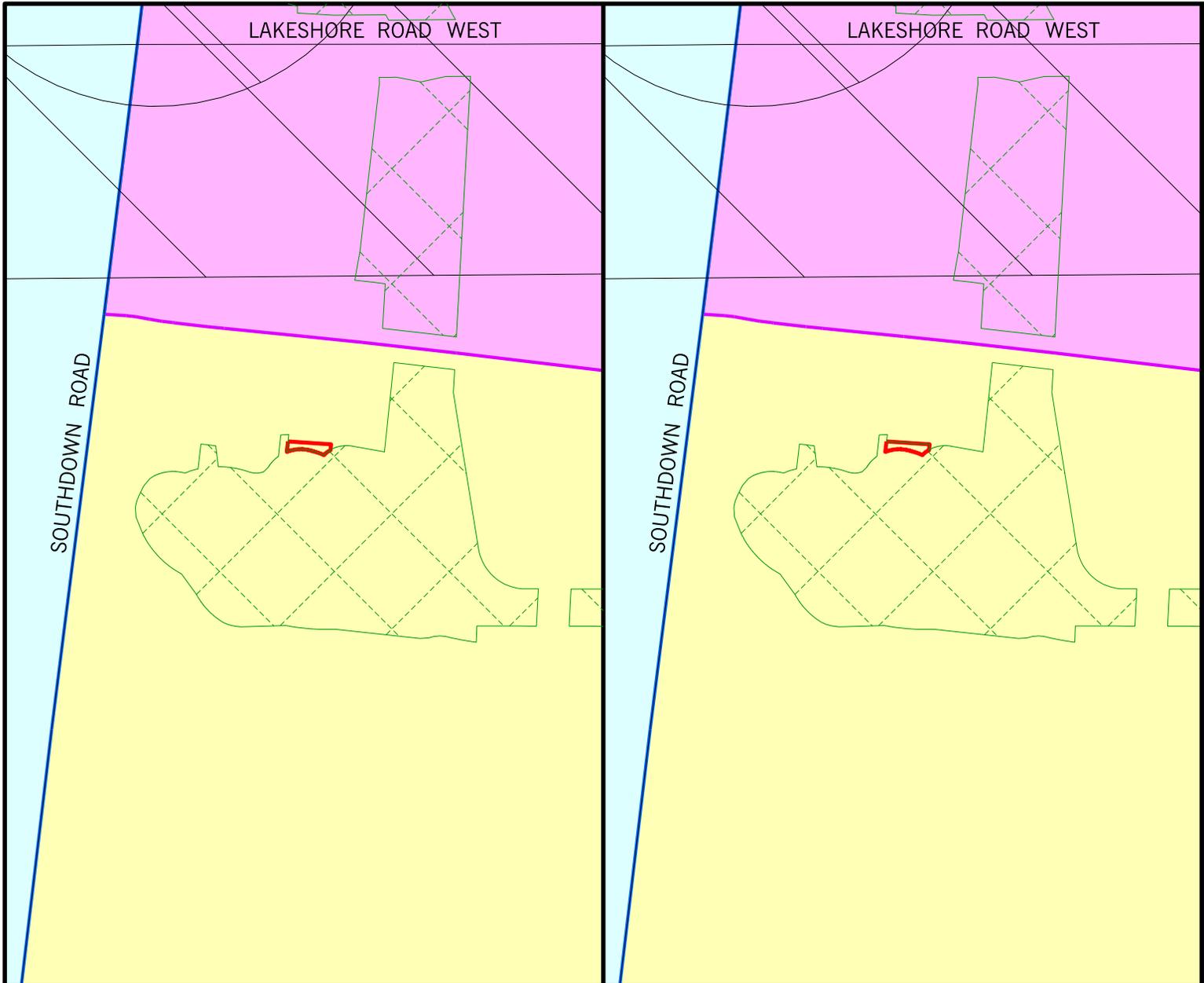
INTERPRETATION

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

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

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2019/06/10



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

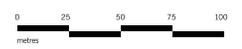
CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

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



MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan



LAKESHORE ROAD WEST

LAKESHORE ROAD WEST

SOUTHDOWN ROAD

SOUTHDOWN ROAD

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.



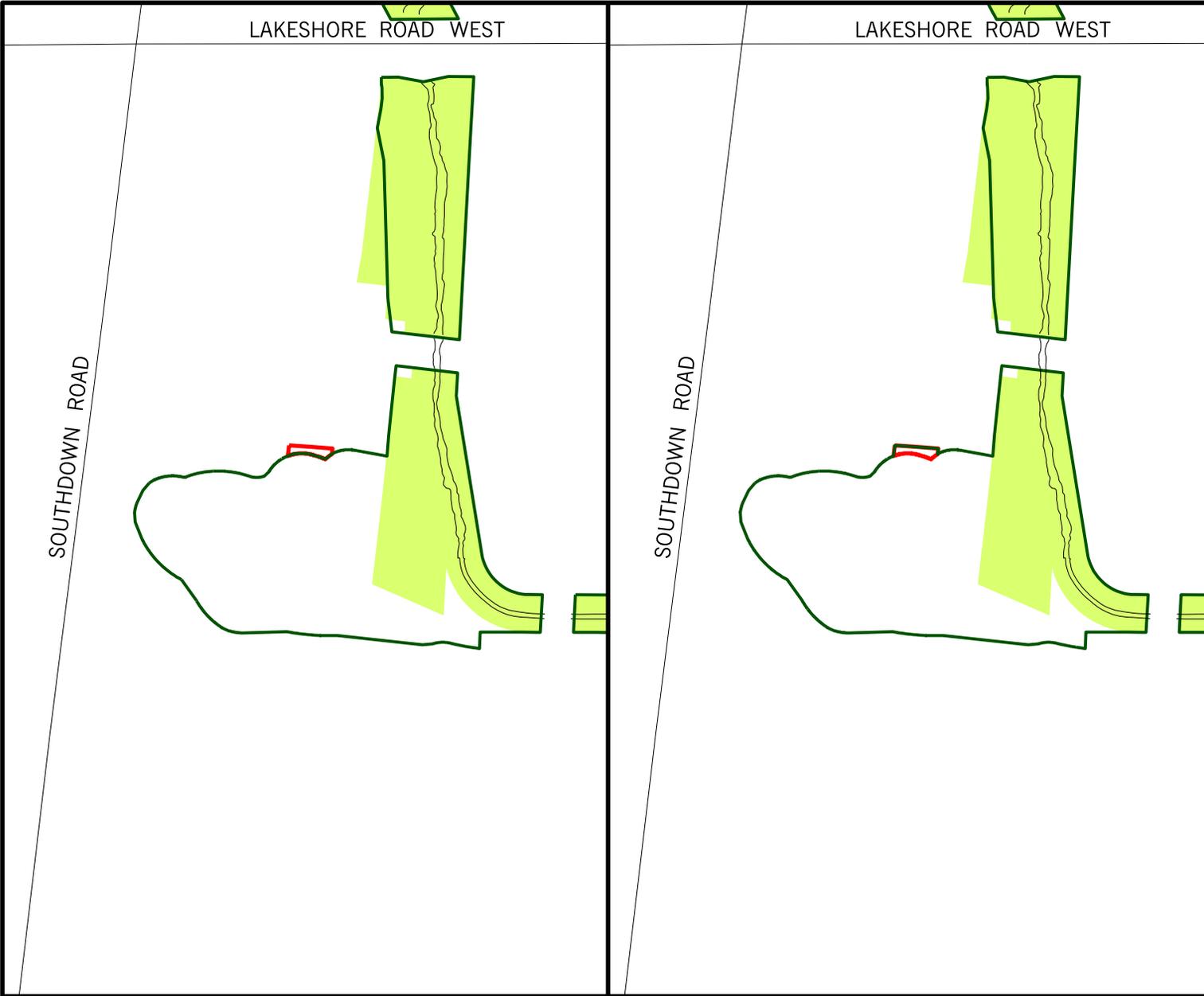
MAP 'B'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

EXISTING

AMENDED



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EXISTING

AMENDED

LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
 - 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

AREA OF AMENDMENT

- 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.



MAP 'C'

Part of Schedule 3
Natural System
of Mississauga Official Plan



2019/06/10

breric

LAKESHORE ROAD WEST

LAKESHORE ROAD WEST

SOUTHDOWN ROAD

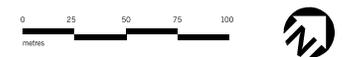
SOUTHDOWN ROAD

LEGEND

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

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.



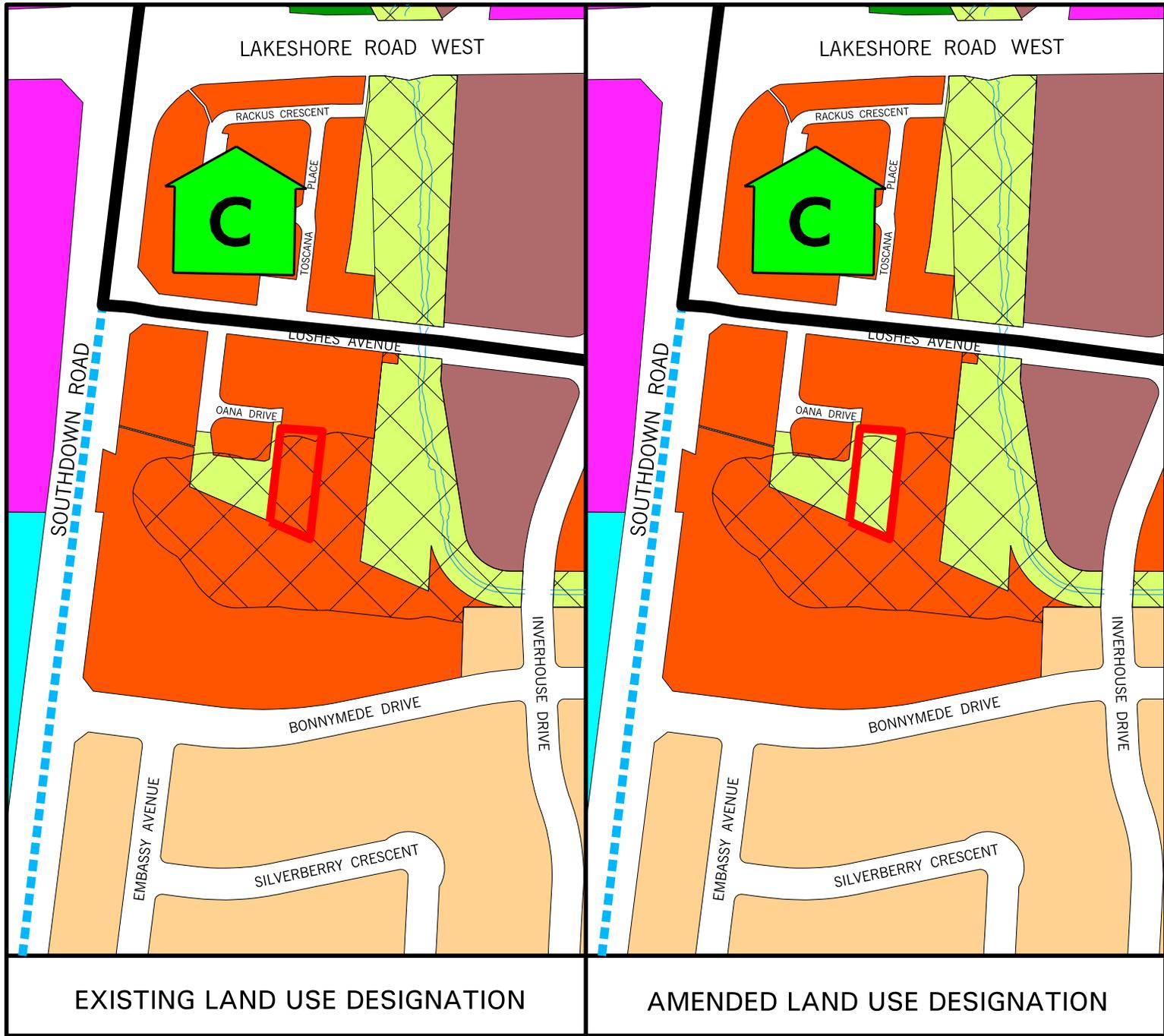
MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan

EXISTING

AMENDED



2019/06/10
breric
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- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall) City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- ### City Structure
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT**
- FROM:** RESIDENTIAL MEDIUM DENSITY
- TO:** GREENLANDS



MAP 'E1'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

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

AREA OF AMENDMENT

FROM:
 UTILITY

TO:
 RESIDENTIAL LOW DENSITY II



MAP 'E2'
 Part of Schedule 10
 Land Use Designations
 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
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- ### BASE MAP INFORMATION
- Heritage Conservation District
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 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- ### City Structure
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

AREA OF AMENDMENT

FROM:
 MIXED USE
 TO:
 RESIDENTIAL HIGH DENSITY

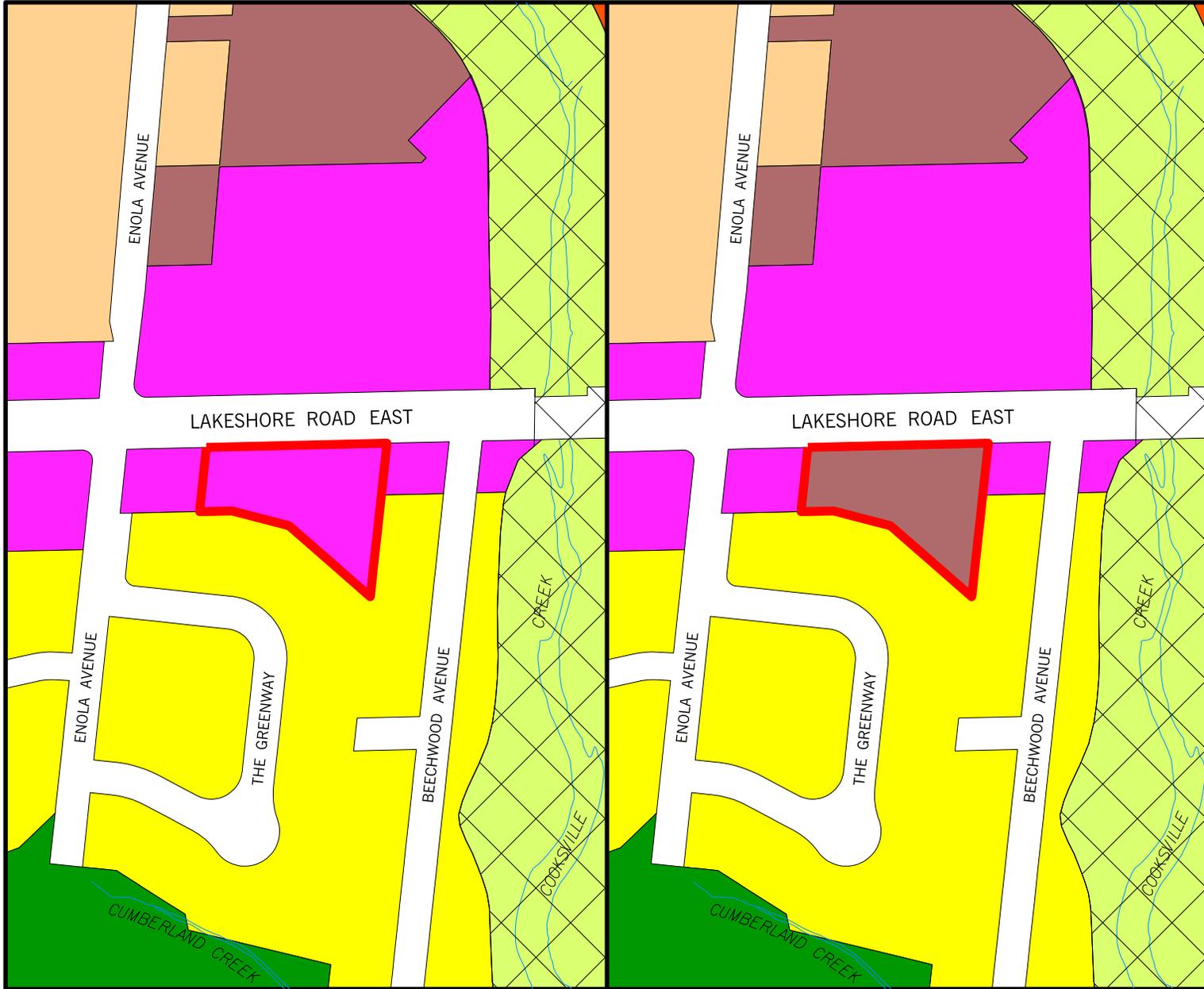


MAP 'E3'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital

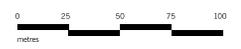
City Structure

- Downtown
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT

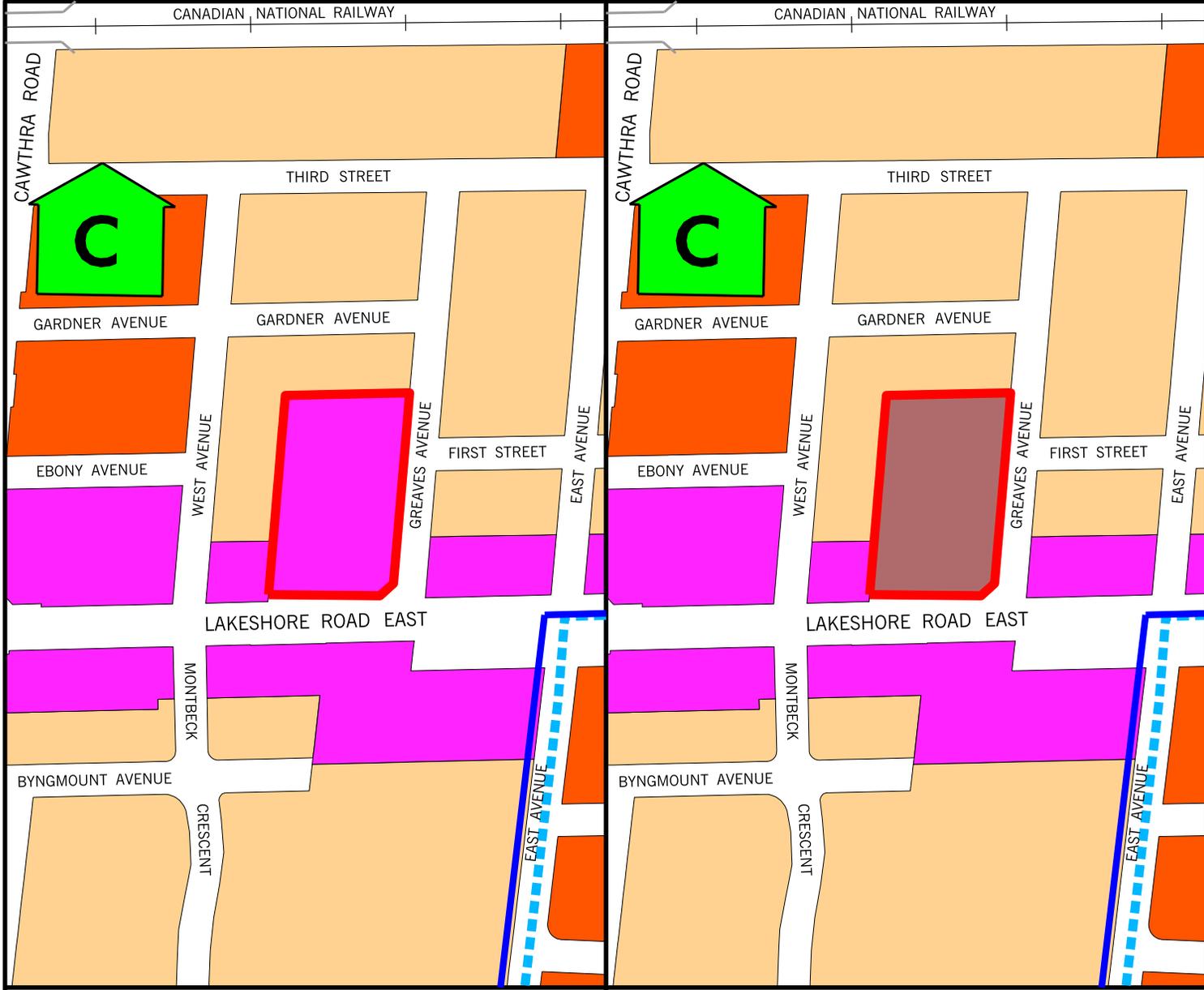
FROM:
 MIXED USE

TO:
 RESIDENTIAL HIGH DENSITY



MAP 'E4'
 Part of Schedule 10
 Land Use Designations
 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
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility
 - Special Waterfront
 - Partial Approval Area

- ### BASE MAP INFORMATION
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 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall) City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital

- ### City Structure
- Downtown
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

Lands subject to employment conversion through the Region of Peel's Municipal Comprehensive Review

- AREA OF AMENDMENT
- FROM: MIXED USE
- TO: RESIDENTIAL HIGH DENSITY



MAP 'E5'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

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 April 15, 2019 in connection with this proposed Amendment.

Two deputations and three written submissions were received at the Public Meeting. Both deputants stated they would meet with staff prior to the Recommendation Report to discuss and resolve their issues. The result of the meetings is that the Community Node, Neighbourhood and Mixed Use Policies as proposed in this Amendment were revised from the originally proposed wording.

City of Mississauga
Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
BL.09-COM

Meeting date:
2019/06/24

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File: BL.09-COM

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the draft amendments have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the proposal to amend Mississauga Official Plan and Zoning By-law 0225-2007 under File BL.09-COM, be approved subject to the proposed changes included in the chart labelled Appendix 1 in the staff report dated March 22, 2019 from the Commissioner of Planning and Building, and as updated in Appendix 2 to this Report.

Background

A public meeting was held by the Planning and Development Committee on April 15, 2019, at which time an Information Report ([Link to April 24th Information Report](#)) was received for information. Recommendation PDC-0027-2019 was then adopted by Council on April 24, 2019.

1. That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.
2. That two oral submissions be received.

Comments

REVISED PROPOSED AMENDMENTS

Some modifications to the proposed amendments to the official plan and zoning by-law have been made, which include:

- Removing the "20%" requirement from the Mixed Use policies and instead rewording existing policies to clarify intent
- Adding a statement to explain "planned function"
- Deleting the proposed amendment to Fairview Neighbourhood Character Area Special Site 1 (see Appendix 1, p. 8, Item 4)
- Making wording changes to some of the proposed zone definitions for clarity
- Making wording changes to proposed regulations for grade related non-residential uses in residential high density buildings

Details of the comments received and the disposition of each are attached to this report as Appendix 2.

COMMUNITY ENGAGEMENT

The public meeting was held on April 15, 2019. Two members of the public made deputations regarding the proposed City initiated amendments to Mississauga Official Plan and the Zoning By-law. They noted to Planning and Development Committee that they would meet with staff to discuss the details of their issues following the public meeting. Responses to the issues discussed at the meetings with staff and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 1. The proposed City initiated amendments are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the *Region of Peel Official Plan* and *Mississauga Official Plan*. The details of the site specific official plan amendments are found in Appendix 1. No change is proposed to those five items.

Financial Impact

There is no financial impact.

Conclusion

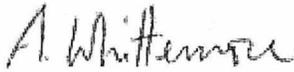
In summary, the proposed amendments to the official plan and the zoning by-law represent good planning. By bringing mapping and land uses into conformity, clarifying the intent of certain policies to facilitate development approvals in Mixed Use areas, and by removing policies such as the "120 m test" that have not worked as intended, Mississauga Official Plan will become a

more user friendly document. The changes to the zoning by-law will make that document more current by removing outdated definitions, clarifying the intent of other definitions and removing or amending regulations such as plaza size and restrictions on grade related non-residential uses in apartment buildings. For these reasons, the proposed amendments are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Recommended Changes to Proposed Official Plan and Zoning By-law
Amendments



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Lisa Christie, Special Projects Planner

City of Mississauga
Corporate Report



<p>Date: March 22, 2019</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Originator's file: BL.09-COM</p>
	<p>Meeting date: 2019/04/15</p>

Subject

PUBLIC MEETING INFORMATION REPORT (All Wards)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law
0225-2007

File: BL.09-COM

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.

Background

The purpose of this report is to present proposed amendments to the official plan and zoning by-law for some site specific properties in the City; proposed amendments to the Mixed Use and Implementation policies; proposed amendments to zoning regulations, most significantly definitions and commercial regulations; and, to hear comments from the public on the proposed changes.

The report consists of two parts, a high level overview of the proposed amendments and a detailed interpretation and preliminary planning analysis in Appendix 1.

Comments

There are three types of proposed amendments to Mississauga Official Plan and the Zoning By-law. A summary of the key changes is in Appendix 1, Part 1.

The first change is a set of proposed site specific Official Plan Amendments for five properties in Wards 2, 6, 7 and 10. One of the properties is City owned, and the other four parcels to be redesignated are privately owned. Appendix 1 Part 2 contains a location map identifying these

sites as well as a sixth property proposed to be rezoned by Council Resolution 0034-2019, and a detailed summary chart of the proposed amendments.

The second type of change proposed is to some of the Residential, Mixed Use, Convenience Commercial, Neighbourhood and Implementation policies in Mississauga Official Plan. Appendix 1, Part 3 consists of a chart which summarizes the proposed amendments to each of these sections of the Plan.

The most significant change is to require a greater percentage of non-residential uses in the Mixed Use designation. Often times, sites designated Mixed Use receive development applications for predominantly residential uses with less than 10% of commercial uses. The change is to ensure the intent of designation is maintained. This does not prohibit an applicant or land owner from applying for an official plan amendment from Mixed Use to Residential High Density. Residential High Density does not require non-residential uses. Each application will be assessed on its own merit, based on context and other relevant planning assessments, including local need to access retail stores and services.

Finally, there are a number of proposed zoning by-law changes, which are required to clarify wording, update definitions, delete some regulations and update others. Zoning By-law Amendments are proposed to modify the following sections:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions
- Parking and Loading
- Residential, Commercial, Employment and Parkway Belt Zones
- Mapping changes
- amendment to the zoning for 7500 Danbro Court in accordance with Council Resolution 0034-2019 to prohibit composting facilities

The details of these amendments are outlined in Appendix 1, Part 4 to this report.

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and *Region of Peel Official Plan* (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1, Part 5 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

There is no financial impact.

Conclusion

Once the Public Meeting has been held, the Planning and Building Department will make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the official plan and zoning by-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Lisa Christie, Special Projects Planner

Detailed Information and Preliminary Planning Analysis

Table of Contents

1. Summary of Key City Initiated Amendments.....	2-3
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3. Summary of Proposed Mississauga Official Plan Amendments	7-11
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1. Summary of Key City Initiated Amendments

Site Specific Mississauga Official Plan Amendments (see p. 4-6)

Ward 2 - City owned, amendment to Greenlands as it was dedicated to the City as part of a recent development application approval; and private ownership - a detached home that has a Utility designation

Ward 6 - an Exempt site that permits a truck terminal that is no longer in operation (to be deleted from a Mixed Use site)

Ward 7 □ as per the recommendations for file OZ 15/006 W7, amend Special Site 1 in the Fairview Neighbourhood Character Area to remove residential permission until such time as the existing chemical factory ceases operation

Ward 10 - delete Special Site 2 in Lisgar Neighbourhood for a property that is now developed, rendering the policy redundant

Mississauga Official Plan Amendments:

Residential/Mixed Use □ the Residential High Density (HDR) designation is appropriate for tower style residential with ground floor commercial uses, while the Mixed Use (MU) designation should be used when there is a greater percentage of non-residential uses in a building. To clarify and differentiate when it is appropriate to apply either designation, the existing policies are being amended to permit grade related, non-residential uses on HDR sites, but require grade related and additional non-residential uses in MU developments.

Mixed Use - require residential uses in the same building as non-residential uses, and that a minimum 20% of the gross floor area of a MU building is for non-residential uses.

Convenience Commercial - similar policy changes proposed for the CC designation, in which both residential and commercial uses are also permitted.

Neighbourhoods □ reword the "120 metre test", which requires that an analysis of residential frontages within 120 m (394 ft.) of a consent application be undertaken to assess neighbourhood character and appropriateness of the proposal. However, the former Ontario Municipal Board overturned this policy in multiple decisions, deeming it too narrow an approach to assess infill development. The revised policy will allow staff to assess the context of the neighbourhood on a site by site basis, as relevant for each application.

Zoning By-law Amendments:

Definitions □ **Recreational Establishment, Commercial School, Private School, Tutoring** (Items 6, 9, 10 and 11)

Clarification is required with respect to recreational establishments, commercial schools, private schools and tutoring to update their definitions and confirm where these various uses are permitted.

The definition of commercial school has been revised to reflect the original intention for this type of school, education in trades/professions and geared to adult education. Other for-fee schools such as music classes and martial arts classes are now included in the definition of recreational establishments, which are permitted across the City as principal uses in commercial and employment zones, and as accessory uses to places such as public schools, private schools, places of religious assembly and community centres.

The term "tutoring" is no longer defined, but this use, including commercial and/or unregulated religious tutoring, is now included in the definition of "service establishment", and remains permitted as an accessory use wherever it was previously permitted (including public schools, private schools and places of religious assembly):

The definition of private schools is amended to clarify that they are schools under the jurisdiction of the Province of Ontario.

Residential (Items 27, 30 and 31)

Apartment Zones with additional commercial uses

The subsection for Apartment Zones has been amended to reflect the intention of the policy changes for Residential High Density and Mixed Use designations noted above. Restrictive regulations with respect to the size of the apartment building, access to the non-residential units and individual unit size are being updated/deleted as necessary.

Medical offices in homes

The subsection to permit a Resident Physician, Dentist, Drugless Practitioner or Health Professional in residential zones is proposed to be deleted. Over time, these uses have evolved from being accessory to the principal residence of the practitioner to large clinics, which in effect introduces commercial uses into residential neighbourhoods. With these larger facilities come parking and traffic issues on local roads. These uses are more suited to commercial plazas or office spaces.

Group Homes

The subsection that regulates group homes is proposed to be amended to delete separation distances and the limit on the number of residents. In a study prepared for the City of Toronto entitled "Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto", it was recommended that separation distances be removed from the zoning by-law as they are not supportable under human rights legislation. The current City of Toronto Zoning By-law does not have these restrictions. The Mississauga Zoning By-law will continue to permit group homes in detached dwellings only.

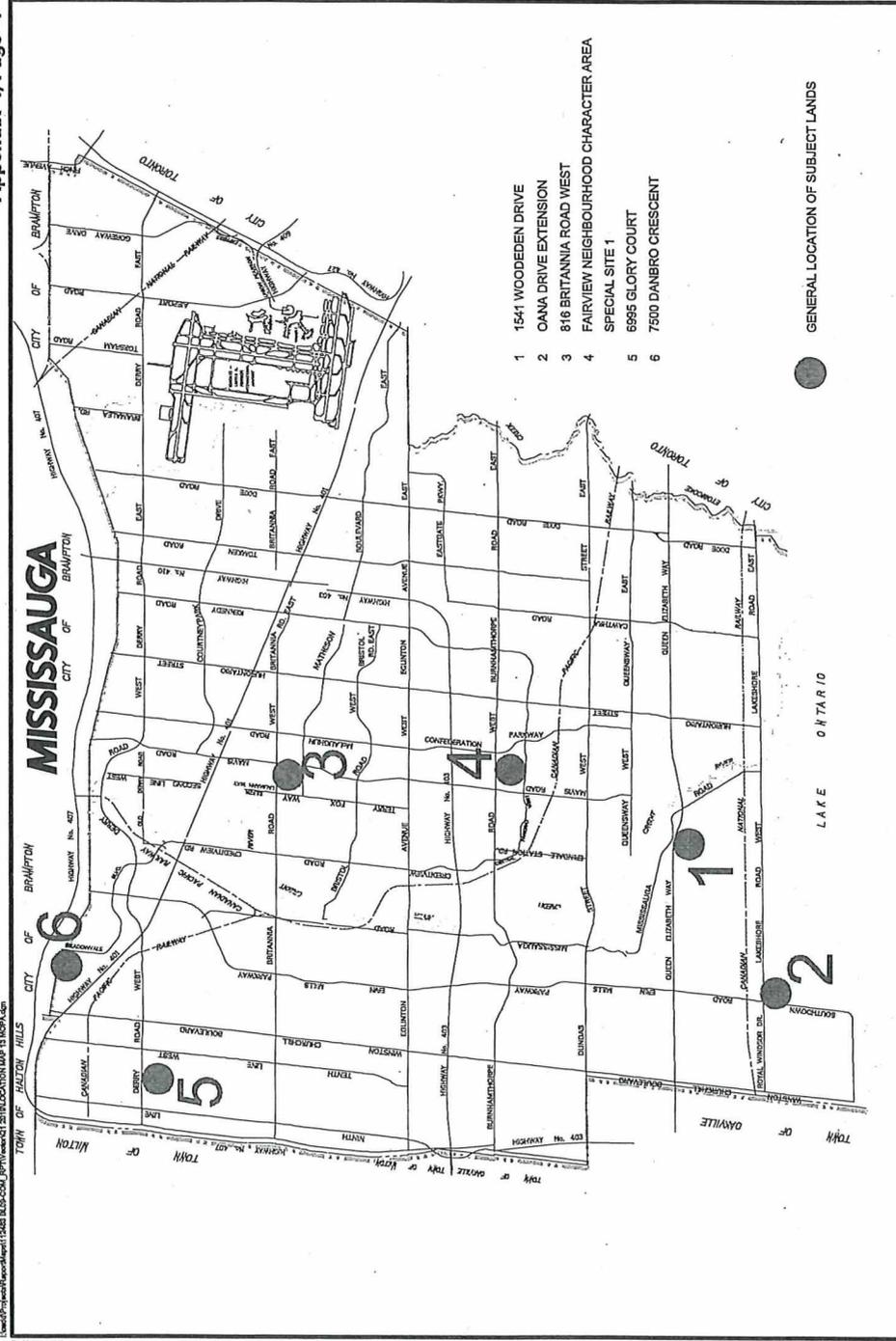
Commercial (Items 51 and 52)

Size of commercial plazas

The maximum gross floor area for C1 (Convenience Commercial) and C2 (Neighbourhood Commercial) is proposed to be deleted. The size of a commercial facility is based on lot size, setbacks, parking requirements and other zone regulations, therefore the gross floor area will be controlled by the size of the property itself. Secondly, when "Reimagining the Mall", as well as other City Planning Strategies studies are complete, staff will be in a position to recommend standards for a new mixed use zone. At that time, the existing commercial zones will be assessed, and possibly combined. By simplifying the current regulations, future actions will be more straightforward.

2. Proposed Site Specific City Initiated Amendments to Mississauga Official Plan (MOP) - #13

Appendix 1, Page 4



LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL
PLAN AND/OR REZONING AMENDMENTS



MISSISSAUGA



Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) 1541 Woodeden Drive (W2)	Clarkson Lorne Park Neighbourhood	Residential	Private ownership	Utility	Residential Low Density I	R2-1 (Detached dwellings <input type="checkbox"/> Typical Lots <input type="checkbox"/> Exception)	n/a	Redesignate so that the designation is consistent with the zoning.
2) Oana Drive extension (W2)	Clarkson-Lorne Park Neighbourhood	Vacant land	City ownership	Residential Medium Density	Greenlands	G1 (Greenlands <input type="checkbox"/> Natural Hazards)	n/a	Redesignate valleyland to be consistent with the zoning.
3) 816 Britannia Road West (W6)	East Credit Neighbourhood	Commercial buildings	Private ownership	Mixed Use, Exempt Site 3	Delete Exempt Site	C3-8 (General Commercial <input type="checkbox"/> Exception)	n/a	Delete permission for a truck terminal as the site has been redeveloped for a plaza. The designation will be consistent with the zoning.
4) Southwest of Burnhamthorpe Road West and Grand Park Drive (W7)	Fairview Neighbourhood	Industrial, commercial, self storage	Private ownership	Mixed Use, Special Site 1	Amend Special Site	C3-5, C3-54 and D-10	n/a	Amend the Special Site 1 policies to prohibit residential uses until such time as the chemical plant has ceased operations.

Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5) 6995 Glory Court (W10)	Lisgar Neighbourhood	Townhouses	Private ownership	Residential Medium Density Special Site 2	Delete Special Site 2	RM4-50 (Townhouse Dwellings - Exception)	n/a	Site is developed, special site no longer relevant
6) 7500 Danbro Court (W9)	Meadowvale Business Park Corporate Centre	Truck parking and/or storage	Region of Peel	Business Employment	n/a	E2-19 (Employment - Exception)	E2-13 (Employment Exception)	Rezone property as per Council Resolution 0034-2019 to prohibit composting facilities

3. Summary of Proposed Mississauga Official Plan Amendments

Item	Current Policy	Amendment	Comment
<p>S. 11.2.5 <input type="checkbox"/> Residential</p>	<p>11.2.5.6 Lands designated Residential High Density will permit the following use: a. apartment dwelling</p>	<p>Add policies: 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, provided they are oriented to pedestrian use.</p>	<p>Group all policies related to permitted uses in a Residential High Density designation. By adding medium density uses as accessory to apartments, it allows landowners to use townhouses for transition purposes or to infill on existing sites without the need for an official plan amendment. Increase the amount and range of non-residential uses permitted on the ground floor of an apartment. Policies combined with 11.2.5.6</p>
<p>2.</p>	<p>11.2.5.11 In addition to uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that: a. it forms an integral part of the ground floor of the building; and b. is oriented to pedestrian use</p>	<p>Delete section.</p>	<p>Not a policy.</p>
<p>3.</p>	<p>11.2.5.12 Lands subject to minimum and maximum FSI requirement are shown on the Character Area Maps in Chapters 12, 13, 14 and 16.</p>	<p>Delete section.</p>	<p>Not a policy.</p>
<p>S. 11.2.6 <input type="checkbox"/> Mixed Use</p>	<p>11.2.6.1 List of permitted uses</p>	<p>Amend: I. residential, in conjunction with other permitted uses Delete: The follow uses are not permitted: a. self-storage facility; and b. detached and semi-detached dwellings.</p>	<p>Clarify that stand alone residential is not permitted. Revised policy 11.2.6.6 prohibits low density residential uses.</p>

Item	Current Policy	Amendment	Comment
S. 11.2.6	<input type="checkbox"/> Mixed Use		
5.	<p>11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.</p>	<p>Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.</p>	Prohibit ground floor residential to maintain commercial character of the frontage and differentiate from high density residential developments.
6.	<p>11.2.6.5 Residential uses will be discouraged on the ground floor.</p>	<p>Delete section.</p>	See Item 5 <input type="checkbox"/> policy no longer required.
7.	<p>11.2.6</p>	<p>Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.</p> <p>Delete section.</p>	Create a mixed use development or request justification for residential.
8.	<p>11.2.6.6 Notwithstanding 11.2.6.4 and 11.2.6.5, development applications proposing residential uses that are not combined in the same building with another permitted use may be required to submit a development master plan to the City's satisfaction.</p>	<p>Delete section.</p>	Policy no longer required as commercial must be within the building and not a stand alone use (see Item #5).
9.	<p>11.2.6</p>	<p>Add new policy: Residential uses will not include detached, semi-detached or duplex dwellings.</p>	Clarify that although residential uses are permitted in the Mixed Use designation, they must be transit and business supportive, and therefore low density residential uses are not permitted.

Item	Current Policy	Amendment	Comment
<p>S. 11.2.9 <input type="checkbox"/> Convenience Commercial</p>			
<p>10.</p>	<p>11.2.9.1 List of permitted uses</p>	<p>Amend: f. residential, in conjunction with other permitted uses;</p>	<p>Clarify that stand alone residential is not permitted.</p>
<p>11.</p>	<p>11.2.9.3 Residential uses will be combined on the same lot or same building with another permitted use.</p>	<p>Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.</p>	<p>Maintain commercial nature of the convenience commercial sites.</p>
<p>12.</p>	<p>11.2.9.4</p>	<p>Delete policy.</p>	<p>Blended with 11.2.9.3.</p>
<p>13.</p>	<p>11.2.9</p>	<p>Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.</p>	<p>Ensure the local commercial uses are maintained, even if a small commercial site is intensified with residential uses.</p>

Item	Current Policy	Amendment	Comment
<p>S. 16.1.2 <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Residential</p>			
<p>14.</p> <p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Amend 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 will be evaluated in the context of the existing lot pattern in the surrounding area.</p>		<p>The "120 m test" in S. 16.1.2.1 has been deemed by the Ontario Municipal Board as too narrow an approach to assessing land division and appropriate neighbourhood infill development.</p>
<p>15.</p> <p>16.1.2.2 Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p>		<p>Delete Section 16.1.2.2.</p>	<p>Section 16.1.2.2 notes that a minor variance may be considered if the requirements of the Zoning By-law are not met, which is not necessary in a policy document.</p>

Item	Current Policy	Amendment	Comment
<p>S. 16.1.2 <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Residential</p>	<p>16.1.2.5 Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan:</p> <ul style="list-style-type: none"> a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and b. as a condition of development, demonstrate the following: <ul style="list-style-type: none"> • 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). 	<p>Delete 16.1.2.5 a and b, and replace preamble: Proposals for additional development on lands with existing apartment buildings will recognize, and provide appropriate transition to, adjacent low density residential uses.</p>	<p>It is not necessary to restrict all infill on apartment sites to medium density residential to encourage alternative housing forms and price points. All development must meet site plan and landscaping requirements, policy is not required.</p>
<p>Schedule Changes</p>	<p>Schedule 10 - Land Use</p>	<p>Redesignate 363 Lakeshore Rd. E., 1015 Roosevelt Rd., 1020 Shaw Dr., 480 Lakeshore Rd. E. & 1022 & 1030 Greaves Ave. from Mixed Use to Residential High Density to reflect existing land use.</p>	<p>The sites with existing high density development were redesignated Mixed Use through the Lakeview Local Area Plan review, however based on the changes in this proposed amendment, it is more appropriate that they revert to high density residential designation.</p>

4. Proposed City-Initiated Amendments (#13) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1	Section 1.2 - Definitions	<p>"Amusement Arcade" means a building, structure or part thereof that is open to the public and contains more than two (2) amusement devices as defined in the City's Licensing By-law for use by the public, but shall not include premises in which more than two (2) amusement devices are being operated for a period of 14 days or less as a special fund raising event by or on behalf of a bona fide charitable organization.</p> <p>"Amusement Device" means a machine which through pin balls, electronic impulses or any other means provides a game or in any other manner amuses the user for a fee, but shall not include mechanical rides which are provided primarily for the amusement of children.</p>	Delete outdated terms and uses where they appear throughout By-law 0225-2007. An amusement arcade remains licensed for municipal input on locations.
2	Section 1.2 - Definitions	<p>"Manufacturing Facility" means a building, structure or part thereof, used for the production of audio and video recording and/or altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing items either by hand or through the use of machinery and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s). <i>(OMB, 2008 November 10)</i></p>	Update definition to clarify manufacturing includes audio and video production.
3	Section 1.2 - Definitions	<p>"Office" means the use of a building, structure or part thereof, used for the practise of a profession, business or public administration that may include administrative or clerical functions.</p>	Amend definition of office to reflect the permitted uses and not the actual building in which they may occur.
4	Section 1.2 - Definitions	<p>"Office Building" means a building containing rooms or sets of rooms, used as a place of business for non-manual professional or public administration work, that has shared entrance and exit facilities through a common lobby.</p>	Add definition of office building to differentiate between industrial multiple developments with office tenants and an office building in Employment Zones.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5	Section 1.2 - Definitions	"Personal Service Establishment" means a building, structure or part thereof, where services are provided and administered to for individual and personal needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, hair-care, aesthetics, health and beauty services treatment, dressmaking, tailoring, shoe shining and repair, repair service, tutoring, laundromat, laundry depot and/or dry cleaning establishment.	Amend definition to clarify that service uses are not all "personal".
6	Section 1.2 - Definitions	"Recreational Establishment" means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club, billiard hall, bowling alley, arena, curling rink, indoor facility used for golf, baseball or soccer, indoor playground or pool, and businesses such as music, martial arts and dance schools.	Amend definition to clarify that schools for interest and leisure pursuits are recreational in nature and not commercial schools.
7	Section 1.2 - Definitions	"Repair Establishment" means a building, structure or part thereof, used for the installation, repair and maintenance of goods, large household appliances, such as refrigerators, freezers, barbeques or lawnmowers, stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine and may include accessory retail sale of these items. goods:	Amend definition to separate repair services that are more industrial in nature.
8	Section 1.2 - Definitions	"Repair Service" means the repair of personal effects, household goods and small appliances, excluding the repair of large household appliances, such as refrigerators, freezers, stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine.	Amend definition to remove repetitive wording and clarify the more retail nature of these facilities and permit in Commercial zones.
9	Section 1.2 - Definitions	"Commercial School" means a building, structure or part thereof, where technical specialized instruction related to trades and professional learning is provided and may include a business school, a trade school or a driving school is provided, a dance school, a music school, a martial arts school, or a tutoring school.	Amend definition to clarify that commercial schools are related to trades and professional learning.
10	Section 1.2 - Definitions	"Private School" means a building, structure or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study, as required under the jurisdiction of the Province of Ontario, is provided, and may include other educational activities and a nursery school.	Amend definition to clarify that private schools are to follow the Ontario curriculum.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION						
11	Section 1.2 - Definitions	"Tutoring" means the provision of supplementary academic instruction.	Delete definition as it has been interpreted as a commercial school and could locate in non-residential areas where it is not a compatible use.						
12	Section 1.2 - Definitions	"Warehouse/Distribution Facility" means a building, structure or part thereof, used for the storage and/or distribution of goods and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s). (OMB, 2008 November 10)	Amend the definition to be consistent with the changes to the definition of Manufacturing Facility.						
Part 2: General Provisions									
13	Article 2.1.2.1 Table 2.1.2.1.1 Minimum Separation Distance from Residential Zones	<table border="1"> <thead> <tr> <th data-bbox="778 1555 971 1644">Line</th> <th data-bbox="778 566 971 1555">Amusement Arcade</th> </tr> </thead> <tbody> <tr> <td data-bbox="778 1555 971 1591">9.0</td> <td data-bbox="778 566 971 1555">800.0 m</td> </tr> </tbody> </table>	Line	Amusement Arcade	9.0	800.0 m	Delete separation distance requirement as use is being removed from the By-law. See Item #1.		
Line	Amusement Arcade								
9.0	800.0 m								
14	Article 2.1.9.1 Table 2.1.9.1 Public School	<table border="1"> <thead> <tr> <th data-bbox="976 1555 1103 1644">Line</th> <th data-bbox="976 566 1103 1555">Tutoring</th> </tr> </thead> <tbody> <tr> <td data-bbox="976 1555 1103 1591">2.0</td> <td data-bbox="976 566 1103 1555">The following uses shall be permitted accessory to a public school: tutoring, and recreational, social, community and charitable activities.</td> </tr> </tbody> </table>	Line	Tutoring	2.0	The following uses shall be permitted accessory to a public school: tutoring, and recreational, social, community and charitable activities.	Remove bolding from "tutoring". See Item #11.		
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15	Article 2.1.9.2 Table 2.1.9.2 Private School	<table border="1"> <thead> <tr> <th data-bbox="1108 1555 1273 1644">Line</th> <th data-bbox="1108 566 1273 1555">Tutoring</th> </tr> </thead> <tbody> <tr> <td data-bbox="1108 1555 1273 1591">2.1</td> <td data-bbox="1108 566 1273 1555">The following uses shall be permitted accessory to a private school: tutoring, and recreational, social, community and charitable activities.</td> </tr> <tr> <td data-bbox="1108 1555 1273 1591">3.2</td> <td data-bbox="1108 566 1273 1555">The following uses shall be permitted accessory to a private school: tutoring, and recreational, social, community and charitable activities.</td> </tr> </tbody> </table>	Line	Tutoring	2.1	The following uses shall be permitted accessory to a private school: tutoring, and recreational, social, community and charitable activities.	3.2	The following uses shall be permitted accessory to a private school: tutoring, and recreational, social, community and charitable activities.	Remove bolding from "tutoring". See Item #11.
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3.2	The following uses shall be permitted accessory to a private school: tutoring, and recreational, social, community and charitable activities.								

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
16	<p>Article 2.1.9.3 Table 2.1.9.3 Place of Religious Assembly</p>	<p>Line 2.1 <u>Tutoring and recreational uses and a commercial school shall be permitted accessory to a place of religious assembly.</u></p> <p>Line 2.2 Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses and commercial school uses.</u></p> <p>Line 3.2 <u>Tutoring and recreational uses and a commercial school shall be permitted accessory to a place of religious assembly.</u></p> <p>Line 3.3. Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses and commercial school uses.</u></p>	<p>Remove bolding from "tutoring". See Item #11. Commercial schools and recreational uses are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency and commercial schools removed.</p>
17	<p>Article 2.1.9.6 Table 2.1.9.6 Community Centre, Community Athletic Field, Public Walkway and/or Library</p>	<p>Line 4.0 The following uses shall be permitted accessory to a <u>community centre</u> and/or <u>library</u>, pro shop, snack bar, <u>tutoring</u>, <u>recreational uses</u> and <u>commercial school</u>.</p>	<p>Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency.</p>
18	<p>Article 2.1.9.12 Table 2.1.9.12 Home Office</p>	<p>Line 1.0 A <u>home office</u> (excluding <u>resident physician, dentist, drugless practitioner or health professional, or home occupation</u>) is permitted within a dwelling unit.</p>	<p>Delete terminology as they are being removed from the By-law. See Item #30.</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION				
19	Subsection 2.1.31 Setback to Cemeteries	<p>2.1.31.1 All buildings and structures in any zone shall comply with the regulations contained in Table 2.1.31.1 - Minimum Setbacks to Cemeteries.</p> <p><u>Table 2.1.31.1 - Minimum Setback to Cemeteries</u></p> <table border="1" data-bbox="454 883 685 1500"> <tr> <td data-bbox="454 883 495 915"><u>Line</u></td> <td data-bbox="454 915 495 1500">Minimum setback of all buildings and structures, parking areas, driveways, loading spaces and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone.</td> </tr> <tr> <td data-bbox="495 883 536 915"><u>1.0</u></td> <td data-bbox="495 915 536 1500">the greater of 4.6 m or the required yard/setback.</td> </tr> </table>	<u>Line</u>	Minimum setback of all buildings and structures, parking areas, driveways, loading spaces and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone.	<u>1.0</u>	the greater of 4.6 m or the required yard/setback.	Currently there is no requirement for setbacks to cemeteries/graves off-site, only within the cemetery property itself. Regulations taken from Provincial legislation.
<u>Line</u>	Minimum setback of all buildings and structures, parking areas, driveways, loading spaces and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone.						
<u>1.0</u>	the greater of 4.6 m or the required yard/setback.						
Part 3: Parking and Loading							
20	Sentence 3.1.1.8.2	Notwithstanding the regulations of Sentence 3.1.1.8.1, an on-site aisle is not required for lots used for detached, semi-detached, linked, street townhouse dwellings; detached, semi-detached and townhouse dwellings on a CEC-private road; or a duplex or a detached dwelling being used for a resident physician, dentist, drugless practitioner or health professional. (0297-2013), (0174-2017)	Delete terminology. See Item #30.				
21	Table 3.1.2.1 Required Number of Parking Spaces for Residential Uses	<table border="1" data-bbox="569 883 685 1500"> <tr> <td data-bbox="569 883 611 915"><u>Line</u></td> <td data-bbox="569 915 611 1500">Resident Physician, Dentist, Drugless Practitioner or Health Professional.</td> </tr> <tr> <td data-bbox="611 883 652 915">13.0</td> <td data-bbox="611 915 652 1500">5.0 spaces for office and detached dwelling; 4.0 of which may be tandem</td> </tr> </table>	<u>Line</u>	Resident Physician, Dentist, Drugless Practitioner or Health Professional.	13.0	5.0 spaces for office and detached dwelling; 4.0 of which may be tandem	Delete parking requirement. See Item #30.
<u>Line</u>	Resident Physician, Dentist, Drugless Practitioner or Health Professional.						
13.0	5.0 spaces for office and detached dwelling; 4.0 of which may be tandem						

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
22	Table 3.1.2.2 Required Number of Parking Spaces for Non-Residential Uses	<p>Line 31.1 Office⁽⁶⁾ (0308-2011)</p>	<p>Only permit a parking reduction for non-office uses when they are located in an office building (now defined).</p>
23		<p>Line 31.4 Real Estate Office</p>	<p>3.2 spaces per 100 m² GFA - non-residential</p> <p>Where the non-office uses, including medical office and real estate office, are greater than 10% of the total GFA - non-residential of the office building, separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law</p>
24	Table 3.1.2.3 Mixed Use Development Shared Parking Formula	<p>Line 31.4 NOTE: (1)</p> <p>Excludes resident physicians, dentists, drugless practitioners, health professionals, retirement buildings and long-term care buildings.</p>	<p>Delete duplicate parking requirement as this can be blended with office uses.</p> <p>Delete terminology. See Item #30.</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: Residential Zones			
25	Subsection 4.1.7 Setback to Railway Right-of-Way	The minimum setback for all dwellings from the closest exterior wall of a dwellling unit to a railway right-of-way shall be 30.0 m.	Clarify that the setback is to the residential structure and not accessory structures such as decks, porches and swimming pools.
26	Article 4.1.9.13 Driveways and Parking	For lots having a lot frontage of 18.0 m or greater, a driveway shall be subject to the following: (1) the maximum width shall be 8.5 m; (2) the maximum width may be increased to 10.5 m for that portion of the driveway that is within 6.0 m of the garage face and which is providing direct vehicular access to the garage ; (3) the driveway shall not cover more than 50% of the area of the front yard and/or exterior side yard . (0212-2015) See Illustration No. 11 - Section 1.3 - Illustrations.	Reword the provision to make it easier to read and clearly identify the three regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
27	Subsection 4.1.15 Apartment Zones	<p>4.1.15.1 Accessory Additional Uses Accessory Additional uses are permitted within RA1 to RA5 zones subject to the following provisions:</p> <p>4.1.15.1.1 Accessory <u>Additional</u> uses are limited to a retail store, personal service establishment, financial institution, office and medical office - restricted; (0325-2008)</p> <p>4.1.15.1.2 An accessory use shall only be permitted in an apartment having 75 or more dwelling units, or in a long-term care building having 75 or more beds, or in a retirement building having 75 or more retirement dwelling units; (0174-2017)</p> <p>4.1.15.1.3 The accessory <u>additional</u> use shall be wholly contained within the building dwelling and the entrance to the accessory use shall only be from within the dwelling;</p> <p>4.1.15.1.4 An accessory <u>additional</u> use shall not be permitted above the first storey of an apartment, retirement building or long-term care building; (0174-2017)</p> <p>4.1.15.1.5 Each accessory use shall have maximum gross floor area-- non-residential of 186 m²;</p> <p>4.1.15.1.6 The maximum total gross floor area -- non-residential for all accessory uses shall be lesser of 10% of the total gross floor area -- apartment zone, or the gross floor area -- apartment zone of one storey of the dwelling; (0174-2017)</p> <p>4.1.15.1.7 Additional on-site parking is not required for accessory <u>additional</u> uses permitted in Sentence 4.1.15.1.1.</p>	<p>Replace defined term accessory with "additional" as a simpler way of describing uses.</p> <p>Remove restriction on the size of the building, it is irrelevant to the permission for additional commercial uses.</p> <p>Additional uses are no longer "tuck shops" and may have exterior entrances.</p> <p>Replace defined term accessory with "additional" as a simpler way of describing uses.</p> <p>The total size of additional uses will be limited by the footprint of the building. Individual unit size is not relevant.</p> <p>Floor area of additional uses is not limited to a percentage of the first storey.</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
28	Article 4.1.15.3 4.1.21 Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable. (0174-2017)	Add stacked townhouses as they also have rooftop access. Remove the word "stairs" as they will not go 6.0 m above the roof, and add the word "and elevator" to allow both elevator and stair enclosures to provide rooftop access. Renumber to 4.1.21.
29	Subsection 4.1.16 Home Occupations Clauses 4.1.16.1.1(1) and 4.1.16.1.1(4)	(1) <u>tutoring</u> ; (4) office (excluding resident physician, dentist, drugless practitioner or health professional's office);	Remove wording from "tutoring". See Item #11. Delete terminology. See Item #30.
30	Subsection 4.1.17	Resident Physician, Dentist, Drugless Practitioner or Health Professional	Delete Subsection as the use is not appropriate in Residential zones. They have evolved from small offices to full clinics with a commercial character, and create traffic not typical on residential streets.
31	Subsection 4.1.18 Group Home	A group home shall only be permitted within a detached dwelling in a Residential Zone. subject to the following: (0379-2009) 4.1.18-1 A group home shall not be located within an 800.0 m radius of the lot line of an existing group home ; 4.1.18-2 A group home shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family. (0379-2009) 4.1.18-3 Parking shall be provided in compliance with the regulations in Table 3.1.2.1 contained in Article 3.1.2.1 of this By-law. (0308-2014)	Delete regulations for group homes that constitute "people zoning", but continue to define a group home and permit in detached dwellings.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
32	Subsection 4.1.20 Second Unit Sentence 4.1.20.7.1	4.1.20.7.1 A landing at an entrance to a second unit shall have a maximum: (1) area of 0.85 m ² ; (2) height of 0.3 m; and, (3) projection of 0.9 m into a required yard.	Add a Sentence to reflect new Ontario Building Code (OBC) regulations, but maintain side yard setbacks to ensure proper drainage.
33	Table 4.2.1 R1 to R5 Permitted Uses and Zone Regulations	Line 12.3 Maximum driveway width (0190-2014) Add Note "(4)" to R1, R2, R3, R4 and R5 regulations	Add reference to Note (4) to direct readers to Subsection 4.1.9.
34	Table: 4.2.2.30 Exception: R1-49	Delete Exception Table	Site has a R1-49 zone but is to be built to R3 zone provisions. Rezone site, change mapping.
35	Table: 4.2.3.52 Exception: R2-52 Clause 4.2.3.52.2(1)	4.2.3.52.2 (1) Real Estate Office	Delete. Use to be blended with offices. See Item #23.
36	Table 4.2.4 R3 Infill Exception Regulations	Line 10.0 Driveways may be constructed of a permeable type of material	Delete. Consistent with other Infill regulations.
37	Table: 4.2.4.67 Exception: R3-67 Clause 4.2.4.67.2(1)	4.2.4.67.2 (1) Real Estate Office	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
38	Table: 4.2.4.68 Exception: R3-68 Clause 4.2.4.68.2(1)	4.2.4.68.2 (1) <u>Real Estate Office</u>	Delete. Use to be blended with offices. See Item #23.
39	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.5	4.10.2.30.5 <u>Tutoring and recreational uses and a commercial school shall be permitted accessory to a place of religious assembly</u>	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
40	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.6	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses and commercial school uses</u> to a place of religious assembly	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
41	Table: 4.10.2.66 Exception: RM4-66 Clause 4.10.2.66.1(6)	4.10.2.66.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.
42	Table: 4.10.2.68 Exception: RM4-68 Clause 4.10.2.68.1(6)	4.10.2.68.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
43	Table: 4.15.3.6 Exception: RA2-6 Sentences 4.15.3.6.1 and 4.15.3.6.2	<p>4.15.3.6.1 Minimum floor space index - apartment zone 1.0</p> <p>4.15.3.6.2 Maximum floor space index - apartment zone 1.8</p>	Reinstate RA2-6 Exception Zone for the sites in Lakeview that are high density residential uses. See Items #80 & #89.
44	Table: 4.15.3.15 Exception: RA2-15	<p>Additional Permitted Use</p> <p>4.15.3.15.1 (1) Townhouse Dwelling</p> <p>Regulations</p> <p>4.15.5.15.2 (1) maximum number of apartment dwelling units 119</p> <p>(2) minimum front yard 6.0 m</p> <p>(3) minimum exterior side yard 6.0 m</p> <p>(4) minimum interior side yard 3.0 m</p> <p>(5) minimum rear yard 7.5 m</p> <p>(6) maximum height 7 storeys</p> <p>(7) minimum number of parking spaces per apartment dwelling unit 1.40</p> <p>4.15.5.15.3 A townhouse dwelling shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:</p> <p>(1) maximum number of townhouse dwelling units 10</p> <p>(2) minimum exterior side yard 6.0 m</p> <p>(3) maximum height 2 storeys</p> <p>(4) minimum number of parking spaces per townhouse dwelling unit 1.40</p>	Reinstate RA2-15 Exception Zone for the site in Lakeview that is more appropriately zoned for high density residential uses. See Items #81 & #88.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 6: Commercial Zones			
45	Table: 4.15.3.46 Exception: RA2-46 Sentence 4.15.3.46.1	4.15.3.46.1 (5) Real Estate Office	Delete. Use to be blended with offices. See Item #23.
46	Subsection 6.1.2 Regulations for Motor Vehicle Service Uses in a Commercial Zone Article 6.1.2.2	The maximum gross floor area - non-residential where a motor vehicle service use abuts a Residential Zone shall be 300 m ² , not including the convenience retail and service kiosk.	Add regulation that eliminates the need for Note (6) in Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations. See Item #55.
47	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations	Line 2.1.1 Retail store less than or equal to 600 m ² GFA -- non-residential	Delete restriction on size of individual retail stores.
48		Line 2.1.2 Retail store greater than 600 m ² GFA -- non-residential	Delete as the size of individual retail stores does not need to be specified.
49		Line 2.2.10 Repair Establishment Service	Update use to reflect the household, retail nature of repair services.
50		Line 2.6.2 Amusement Arcade	Delete as a permitted use in C3 zones. See Item #1.
51		Line 10.0 MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL	Delete regulation in C1 and C2 zones, as the size of a commercial plaza is determined by parking requirements and other regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
52	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations (continued)	Line 10.1 MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL where a lot abuts a Residential Zone	Delete regulation in C1, C2 and C5 zones, as the size of a commercial plaza is determined by parking requirements and other regulations.
53		Line 12.0 MINIMUM LANDSCAPED BUFFER AND AMENITY AREA	Add amenity space regulations to the C4 zone for standalone apartment buildings, consistent with the back to back and stacked townhouse standards.
54		Line 12.5 Minimum contiguous amenity area ⁽⁶⁾ The lesser of 2.8 m ² per dwelling unit or 5% of the site area	
55		NOTES: (6) Not including the convenience retail and service kiosk Minimum amenity area required for all apartments with greater than 20 dwelling units.	Delete note and replace with a regulation. See Item #46. Add new note to clarify when an amenity area is required. See Item #53.
56		NOTES: (10) Where a lot abuts a Residential Zone.	Delete. The maximum height applies to all sites zoned C3, unless amended through an Exception Zone.
57	Table: 6.2.2.2 Exception: C1-2	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
58	Table: 6.2.2.4 Exception: C1-4	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
59	Table: 6.2.2.6 Exception: C1-6	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
60	Table: 6.2.2.9 Exception: C1-9	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
61	Table: 6.2.2.15 Exception: C1-15 Clause 6.2.2.15.1(2) and Sentence 6.2.2.15.4	6.2.2.15.1 (2) Accessory outdoor garden centre 6.2.2.15.4 Maximum area of an accessory outdoor garden centre <u>garden centre</u>	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the wording from "garden centre" in Sentence 6.2.2.15.4.
62	Table: 6.2.2.23 Exception: C1-23	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. Relabel to C1-22 which has the same regulations. See Item #51.
63	Table: 6.2.3.2 Exception: C2-2	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
64	Table: 6.2.3.4 Exception: C2-4	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
65	Table: 6.2.3.6 Exception: C2-6	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
66	Table: 6.2.3.20 Exception: C2-20	Delete Exception Table	Site is vacant <input type="checkbox"/> exterior side yard setback is no longer relevant.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
67	Table: 6.2.4.3 Exception: C3-3 Clause 6.2.4.3.2(3) and Sentences 6.2.4.3.4, 6.2.4.3.5	6.2.4.3.2 (3) Accessory-outdoor garden-centre 6.2.4.3.4 Maximum area used for an accessory outdoor garden-centre <u>garden centre</u> 6.2.4.3.5 Minimum height of fencing or screening surrounding an accessory outdoor garden centre <u>garden centre</u>	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the wording from "garden centre".
68	Table: 6.2.4.6 Exception: C3-6 Clause 6.2.4.6.1(2) and Sentence 6.2.4.6.3	6.2.4.6.1 (2) Accessory-outdoor garden-centre 6.2.4.6.3 Maximum area of an accessory outdoor garden-centre <u>garden centre</u>	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the wording from "garden centre".
69	Table: 6.2.4.25 Exception: C3-25	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
70	Table: 6.2.4.26 Exception: C3-26	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
71	Table: 6.2.4.38 Exception: C3-38 Clause: 6.2.4.38.2(1)	6.2.4.38.2 (1) Amusement-Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
72	Table: 6.2.4.40 Exception: C3-40 Clause 6.2.4.40.1(3)	6.2.4.40.1 (3) Accessory-outdoor-garden-centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right.
73	Table: 6.2.4.45 Exception: C3-45 Clause 6.2.4.45.1(1)	6.2.4.45.1 (1) Beverage/Food Preparation Establishment	Delete additional permitted use as a beverage/food preparation establishment is permitted as of right in a C3 zone.
74	Table: 6.2.4.63 Exception: C3-63 Clause 6.2.4.63.1(8)	6.2.4.63.1 (8) Amusement Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.
75	Table: 6.2.5.9 Exception: C4-9 Clause 6.2.5.9.1(1)	6.2.5.9.1 (1) Apartment	Delete, as an apartment is a permitted use as of right in a C4 zone.
76	Table: 6.2.5.31 Exception: C4-31	Delete Exception Table	This exception zone contains the same permissions as C4-24. Mapping to be amended.
77	Table: 6.2.5.55 Exception: C4-55 Clause 6.2.5.55.2(2)	6.2.5.55.2 (2) Real Estate Office	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
78	Table: 6.2.5.60 Exception: C4-60 Tables 6.2.5.60.15 and 6.2.5.60.16	Office/Medical Office/ Financial Institution/ Real Estate Office	Delete. Use to be blended with offices. See Item #23.
79	Table: 6.2.5.62 Exception: C4-62 Clause 6.2.5.62.1 Tables 6.2.5.62.6, 6.2.5.62.7 and 6.2.5.62.8	6.2.5.62.1 (4) Home Furnishing Store Table Financial institution, real estate office and medical office 6.2.5.62.6 Table Real Estate Office 6.2.5.62.7 Table Real Estate Office 6.2.5.62.8	"Home furnishing store" was deleted from the By-law in 2015. Delete real estate office use, to be considered an office use with no separate distinction. See Item #23.
80	Table: 6.2.5.69 Exception: C4-69	Delete Exception Table	Sites more appropriate as high density zones. Reinstate former zones RA2 and RA2-6. See Items #43 & #89.
81	Table: 6.2.5.70 Exception: C4-70	Delete Exception Table	Site more appropriate as high density zones. Reinstate former zone RA2-15. See Items #44 & #88.
Part 8: Employment Zones			
82	Table: 8.2.2.18 Exception: E1-18 Sentence 8.2.2.18.11	In an office building, where the non-office uses, including medical office and real estate office, are greater than 20% of the total GFA - non-residential, separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
83	Table: 8.2.2.19 Exception: E1-19 Sentence 8.2.2.19.11	In an office building , where the non-office uses , including medical office and real-estate-office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
84	Table: 8.2.2.27 Exception: E1-27 Sentence 8.2.2.27.9	In an office building , where the non-office uses , including medical office and real-estate-office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
85	Table: 8.2.3.13 Exception: E2-13	<u>Use Not Permitted</u> 8.2.3.13.1 (1) Composting Facility	Delete outdated Exception Zone (property is currently vacant at 5809 Shawson Drive) and rezone 7500 Danbro Crescent to prohibit composting facilities in accordance with Council Resolution 0034-2019.
86	Table: 8.2.3.79 Exception: E2-79 Clause 8.2.3.79.1(1.1)	8.2.3.79.1 (1) C3 uses contained in Subsection 6.2.1 of this By-law; except: (1.1) Amusement Arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.
Part 11: Parkway Belt Zones			
87	Table: 11.2.2.1 Exception: PB1-1 Sentence 11.2.2.1.5	"Accessory Commercial Uses" means a restaurant including an outdoor patio and an amusement arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
88	Map 06	C4-70 to RA2-15	Reinstate site back to high density. See Items #44& #81.
89	Map 07	C4-69 to RA2 (map only) C4-69 to RA2-6 C4-31 to C4-24	Reinstate sites back to high density. See Items #43 & #80. Both exceptions are the same. Delete one and change mapping. Exception Table being deleted. See Item #51.
90	Map 10	C2-4 to C2	Exception Table being deleted. See Item #51.
91	Map 21	C1-4 to C1 and C2-20 to C2	Exception Table being deleted. See Item #51.
92	Map 25	C1-6 to C1 OS2-G2	Exception Table being deleted. See Item #51. Rezone to recognize woodlot at South Common Park.
93	Map 27	C1-23 to C1-22	Combine zones with the same regulation.
94	Map 28	C2-6 to C2	Exception Table being deleted. See Item #51.
95	Map 29	C1-4 to C1	Exception Table being deleted. See Item #51.
96	Map 32	C1-6 to C1	Exception Table being deleted. See Item #51.
97	Map 35W	E2-13 to E2	Exception Table being deleted. See Item #85.
98	Map 38E	C1-2, C1-4, C1-6 to C1	Exception Table being deleted. See Item #51.
99	Map 38W	C1-6 to C1	Exception Table being deleted. See Item #51.
100	Map 39E	C2-2 to C2	Exception Table being deleted. See Item #51.
101	Map 45E	C1-9 to C1	Exception Table being deleted. See Item #51.
102	Map 53E	R1-49 to R3	Change map for property to be built to R3 standards. See Item #35.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
103	Part 13: Zoning Maps Map 54W	E2-19 to E2-13	Reuse E2-13 to prohibit composting facilities on 7500 Danbro Crescent as per Council Resolution 0034-2019. See Item #85.

5. Land Use Policies and Regulations

Summary of Applicable Policies

The proposed official plan amendment and rezoning changes have been evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan.

documents that affect this proposal. Following the table, is preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and the proposal. The last table identifies the Mississauga Official Plan policies which will be used to evaluate the proposal.

The following table summarizes the, policy and regulatory

Policy	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
<i>Provincial Policy Statement (PPS)</i>	The existing policies of MOP are consistent with the PPS	The proposed amendments are consistent with the PPS
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	The existing policies of MOP conform with the <i>Growth Plan</i>	The proposed amendments are in conformity with the <i>Growth Plan</i>
<i>Greenbelt Plan</i>	n/a	n/a
<i>Parkway Belt Plan</i>	n/a	n/a
<i>Region of Peel Official Plan</i>	The existing policies of MOP are consistent with the ROP	The proposed amendments are exempt from Regional approval
<i>Mississauga Official Plan</i>	High Density Residential, Mixed Use and Neighbourhood policies	A number of sections of Mississauga Official Plan are proposed to be amended for conformity with the Zoning By-law, current land use, clarity and based on (former) Ontario Municipal Board decisions. The lands are located in Clarkson-Lorne Park, Applewood, East Credit, Erindale, and Lisgar Neighbourhoods. General amendments are also proposed to the Residential, Mixed Use, Convenience Commercial and Neighbourhood policies.
<i>Zoning By-law 225-2007</i>	Definitions, Residential, Commercial regulations	The proposed changes to the zoning regulations are summarized in Part 4 of this Appendix.

Planning Act, Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the *Planning Act* and the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed amendments are consistent with PPS and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application have been

included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>Section 9.2, Build a Desirable Urban Form, states that sites will be developed to require properties to develop in a manner that contributes to the overall vision of the City.</p>	<p>Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities (PPS 1.1.1a).</p> <p>Proposed MOP policies and zoning regulations have regard for issues such as site design, CPTED principles and health and safety concerns (PPS 1.1.1c)</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized.</p>	<p>Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications. The proposed changes are consistent with the PPS.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>See above re: Chapter 5, Direct Growth.</p>	
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>Section 4.5 of Vision sets out guiding principles for development in the City, including directing growth to areas that will support higher order transit and protecting stable areas.</p>	<p>Recommended policy amendments to address transition of heights when infill development is considered on a high density residential site meets the intent of this Policy.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
<p>4.0 Implementation and Interpretation</p> <p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the Provincial Policy Statement</p> <p>4.7 The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement</p>	<p>Themes of quality of life and livability are referenced in Chapters 4, 5 and 9 of MOP.</p>	
	<p>MOP policies were written in conformity with the hierarchy of Provincial and Regional policy documents. The Council decision to approve MOP, and all subsequent decisions to amend this document, must conform or be consistent with these overarching documents. Chapter 1, Introduction, notes that "the vision and planning direction that the City of Mississauga supports is consistent with recent Provincial policy initiatives."</p>	<p>As outlined in this table, the policies of Mississauga Official Plan and the proposed City initiated amendments are consistent with relevant policies of the PPS.</p> <p>Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities.</p>

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the Places to Grow Act and all decisions affecting lands within this area will conform to this Plan.

The following table has been prepared to demonstrate how MOP policies conform to the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed

development conforms to Growth Plan and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i> 1.1 The Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment</p>	<p>Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized</p>	<p>Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner. Proposed changes conform to the Growth Plan.</p>
<p>1.2 The Growth Plan for the Greater Golden Horseshoe</p>		
<p>General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<p>The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP, Chapter 4). The City is planning for a strong economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure (MOP Section 4.5).</p>	<p>The proposed policy amendments conform to the vision for the GGH.</p>
<p>1.2.1 Guiding Principles</p>		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles: a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations</p>	<p>MOP policies include but are not limited to: j. Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3.) k. Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle.</p>	<p>Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.</p>

<p>1.2.2 Legislative Authority General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>		<p>As illustrated through this Table, MOP generally conforms to the Growth Plan.</p>
<p>1.2.3 How to Read this Plan General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p>		<p>The proposed policy amendments have been reviewed in the context of the Growth Plan.</p>
<p>2. Where and How to Grow</p>		
<p>2.1 Context</p>		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>		<p>Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.</p>
<p>2.2 Policies For Where and How To Grow</p>		
<p>2.2.6 Housing</p>		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Section 7, Complete Communities 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will: a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; d. encourage land use planning practices conducive to good public health. 7.2.2 Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price;</p>	<p>Some of the proposed amendments will facilitate developments that conform to the Growth Plan.</p>
<p>5 Implementation</p>		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p>		<p>Not directly applicable, as these policies speak to interpretation and how to read the plan. See Part 1 of MOP.</p>

<p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordinate the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>		
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Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed amendments to Mississauga Official Plan were sent to the Region, who have advised that in their current state, the amendments meet the requirements for exemption from Regional approval. Local official plan amendments are generally

exempt from approval where they have had regard for the Provincial Policy Statement and applicable Provincial Plans, where the approval process was completed in accordance with the Planning Act and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this/these amendments, some of which are found below.

	Specific Policies	General Intent
<p>Chapter 4 Vision</p>	<p>Section 4.4.2 Section 4.4.5 Section 4.5</p>	<p>Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.</p>
<p>Chapter 5 Direct Growth</p>	<p>Section 5.1.4 Section 5.1.6 Section 5.1.9</p>	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
<p>Chapter 7 Complete Communities</p>	<p>Section 7.1.1 Section 7.1.3 Section 7.1.6</p>	<p>The official plan supports the creation of complete communities and that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of</p>

	Specific Policies	General Intent
	<p>Section 7.2 Housing</p> <p>Section 7.2.1</p> <p>Section 7.2.2.</p> <p>Section 7.2.8</p> <p>Section 7.2.9</p>	<p>Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <p>The development of a range of housing choices in terms of type, tenure and price:</p> <p>The production of a variety of affordable dwelling types for both the ownership and rental markets; and,</p> <p>The production of housing for those with special needs, such as housing for the elderly and shelters.</p> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
<p>Chapter 9 Build a Desirable Urban Form</p>	<p>Section 9.1.1</p> <p>Section 9.1.2</p> <p>Section 9.5 (various sections)</p>	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p>
<p>Chapter 10 Foster a Strong Economy</p>	<p>Section 10.4 Retail</p>	<p>The proposed amendments support the policy that states that retail uses in Neighbourhoods will be encouraged to develop in combination with residential and office uses.</p> <p>10.4.3 Retail uses may be permitted within Neighbourhoods to provide retail uses convenient to the local residents. Character Area policies or local area plans will identify appropriate locations and types of uses.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2.6	Some of these policies are proposed to be amended to more accurately reflect the intent of mixed use developments.
Chapter 16 Neighbour- hoods	Section 16.1.2	The proposed amendments to this section clarify the intent of infill residential development in low density neighbourhoods while maintaining existing character and context. Other amendments will facilitate medium density infill on high density sites.
Chapter 19 Implementation	Section 19.5.1	This section contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment. Although staff do not need to submit planning reports, the proposed amendments must meet the following policy: <ul style="list-style-type: none"> • the amendments would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;

NEW PROPOSED CHANGES TO MISSISSAUGA OFFICIAL PLAN

Current MOP Policy	Amendment	Comment
S. 5.3.3 - Community Nodes		
<p>1. 5.3.3.8 Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p>	<p>Replace policy: Redevelopment of Mixed Use sites in Community Nodes that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the commercial component will be maintained after redevelopment.</p>	<p>Do not add "20%" policy at this time, rather, reiterate intention of Community Node policies.</p>
S. 5.3.5 - Neighbourhoods		
<p>2. 5.3.5.4 Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.</p>	<p>Replace policy: Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment.</p>	<p>Do not add "20%" policy at this time, rather, reiterate intention of Neighbourhood policies.</p>
S. 11.2.6 <input type="checkbox"/> Mixed Use		
<p>3. 11.2.6.2 Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p>	<p>Amend 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 Uses sites that includes residential uses will be required to contain a mixture of permitted uses.</p>	<p>Explain what is meant by "planned function". Require a mix of other permitted uses if residential is part of a mixed use site.</p>
<p>4. 11.2.6.3 Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p>	<p>Replace 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.</p>	<p>Replace policy that speaks to "encourage". Use stronger language to require an official plan amendment if a redevelopment proposal consists primarily of residential uses.</p>

REVISED PROPOSED CHANGES TO MISSISSAUGA OFFICIAL PLAN (by Item No.)

Item	Current MOP Policy	Amendment	Comment
S. 11.2.5 - Residential			
1.	<p>11.2.5.6 Land designated Residential High Density will permit the following uses:</p> <p>c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings provided they are oriented to pedestrian use.</p>	<p>Replace policy: 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.</p>	<p>"oriented to pedestrian use" was not clear, amend policy to reflect that no drive-throughs or other motor vehicle related uses are permitted.</p>
S. 11.2.6 <input type="checkbox"/> Mixed Use			
5.	<p>11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.</p> <p>11.2.6.5 Residential uses will be discouraged on the ground floor.</p>	<p>Amend 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.</p> <p>11.2.6.5 Residential uses will not include detached, semi-detached or duplex dwellings.</p>	<p>Add the words "dwelling units" to clarify that common areas for residential uses would be permitted at grade (lobbies, etc.)</p> <p>Clarify that residential uses permitted in the Mixed Use designation must be transit and business supportive, and therefore low density residential uses are not permitted.</p> <p>Remove the "notwithstanding" clause.</p>
8.	<p>11.2.6.6 Notwithstanding 11.2.6.4 and 11.2.6.5, development applications proposing residential uses that are not combined in the same building with another permitted use may be required to submit a development master plan to the City's satisfaction.</p>	<p>Amend: 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.</p>	

COMMENTS/PROPOSED REVISIONS TO ZONING BY-LAW AMENDMENTS (by Item No.)

Item	Zoning Regulation	Issue raised by consultants	Comment
2	<p>Manufacturing Facility</p> <p>Manufacturing Facility Warehouse/Distribution Facility</p>	<p>Add packaging and storage to the definition of manufacturing.</p> <p>Confirm unhitched trailers are permitted on these sites.</p>	<p>These uses are inherently part of a manufacturing business <input type="checkbox"/> no change recommended.</p> <p>Confirmed <input type="checkbox"/> no change required.</p>
4	Office Building	<p>New definition does not provide clarity as to permitted uses.</p> <p>The term "non-manual" is not clear in the definition.</p> <p>Common lobby is not clear.</p>	<p>Permitted uses are part of the office regulations in the By-law and not the definitions. No change recommended.</p> <p>Remove the words "non-manual" for clarity.</p> <p>Consistent wording with the definition for apartment - no change recommended.</p>
11	Tutoring	<p>Keep the definition and expand it, service establishment is too narrow.</p> <p>Recognize homeschooling as a permitted use.</p>	<p>The undefined term tutoring is permitted in the same zones/buildings it is now. Remove defined term and amend "private school" to clarify that one is remedial instruction and the other follows Provincial curriculum. Homeschooling is not a land use.</p>
22	Required number of parking spaces for non-residential uses	<p>Why are medical offices treated differently?</p>	<p>No change is proposed in the parking regulation, simply removing the term real estate office and adding defined term "office building".</p>
27	Apartment Zones <input type="checkbox"/> general regulations	<p>Why aren't non-residential uses permitted above the first storey?</p>	<p>Non-residential uses are currently not permitted above the first storey, and the proposed amendments maintain the same regulations. More non-residential uses may trigger official plan amendment to mixed use if residential character is not maintained.</p>

30	Resident Physician, Dentist, Drugless Practitioner or Health Professional	Has notice been sent to the medical association?	The uses are still permitted in Mississauga Official Plan, removing as-of-right zoning permission due to number of variances and changing nature of residential neighbourhoods. No change recommended.
32	Subsection 4.1.20 Second Units	Were these standards intended to be maximums?	Reword Sentence 4.1.20.7.1 for clarity, and also confirm they are maximum amounts under the Ontario Building Code
85	Subsection 8.2.1.13	Proposed rezoning for Danbro Crescent	Rezoning of Danbro Crescent properties addressed under separate cover, action is now only to delete an unnecessary Exception table (property is vacant)