

In Effect Policies

Mississauga Official Plan (MOP) is now in effect, with the exception of the appealed policies. A list of all city wide and site specific appeals to MOP and the relevant in effect policies are shown in the below concordance tables and are indicated in the body of the Plan as follows:

- policies that have been appealed city wide are noted with orange highlighting; and
- policies appealed that are site specific are underlined in red.

There are two types of appeals to MOP. The first are appeals in response to the Region of Peel Notice of Decision dated October 5, 2011 to approve MOP. These are Mississauga Official Plan Appeals numbered 1 through 19, listed in the section titled “Original Appeals”. Remaining appeals are noted in the below tables with the letter “A” before the appeal number.

For these appeals, the relevant policies in Mississauga Plan (2003) will remain in effect. Until all appeals are resolved, both official plans will need to be referred to since they are both partially in effect. Once all matters have been decided, Mississauga Plan will no longer apply.

The second type of appeal is an appeal of an amendment to MOP, or a Mississauga Official Plan Amendment (MOPA) appeal. Policies affected by outstanding MOPA appeals are listed in the section titled “Amendments and Appeals”. The appealed policies are shown in the below tables with the letters “MOPA” before the appeal number. For these appeals, the original MOP policy will remain in effect. The original policy can be found on the City’s official plan policy page www.mississauga.ca/mississaugaofficialplans, and accessed through the *Mississauga Official Plan Amendments* link.

Disclaimer: For the policies under appeal in the Mississauga Official Plan, the relevant policies in Mississauga Plan (2003) will remain in effect. The identified Mississauga Plan (2003) in effect policies in the below tables are based on the Mississauga Policy Planning Division’s interpretation and are intended as a guide only. All development proponents should review both official plan documents to satisfy how the policies in each document relate to their development proposal and site. The information in these tables should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

The information in these tables is subject to change. Last update effective May 21, 2014.

Table 1: In Effect Policies for Site Specific Appeals of Entire Mississauga Official Plan or Local Area Plans

Site Location	Policies/Document to remain in effect
<p>A6 Derry-Ten Limited: 26.9 acre site located at the southwest of Derry Road West, Hurontario Street, Maritz Drive and Longside Drive</p> <p>A15 Latiq Qureshi: 2625 Hammond Road</p>	<p>Entire Mississauga Plan (2003) to remain in effect as it applies to these sites (<i>See Map 1 - Site Specific Appeals to Mississauga Official Plan in its Entirety</i>)</p>
<p>Downtown Core Local Area Plan (Council Approved version - MOPA 8, March 6, 2013)</p>	<p>Downtown Core Local Area Plan (In Effect Policies) (MOP Consolidation - March 14, 2013)</p>

<p>Appellants: 1077022 Ontario Inc. and Touchtone Construction (Conservatory Group); Jason Properties Inc. (Conservatory Group); Rogers Telecommunications Limited; Morguard Investments Limited, 1432997 Ontario Limited and Acktion Capital Corporation; Wal-Mart Canada Corp (@ Square One Mall); Kerava Grove Estates.</p>	
<p>Port Credit Local Area Plan (Council Approved version - MOPA 19, March 5, 2014)</p> <p>Appellants: 2375675 Ontario Inc., 2375684 Ontario Inc., 1687667 Ontario Limited, 2375673 Ontario Inc., Helmuth Strobel & Ranieri Possami</p>	<p>Port Credit Local Area Plan (In Effect Policies) (MOP Consolidation – March 14, 2013)</p>
<p>Mississauga Official Plan Amendment 1 (Council Approved version – MOPA 1, February 12, 2014)</p> <p>Appellant: Dr. Geoff Edwards</p>	<p>Port Credit Local Area Plan (In Effect Policies) (MOP Consolidation – March 14, 2013)</p>

Table 2: In Effect Policies for Policy Specific Appeals – CITY WIDE

Policy Reference - Mississauga Official Plan <i>Current list of outstanding appeals up to May 21, 2014</i>	Appeal # and Appellant	Scope	Mississauga Plan (2003) Policies to Remain in Effect <i>Note: There may be more than one in-effect policy for a policy under appeal</i>	Mississauga Official Plan Policies to Remain in Effect <i>Note: There may be more than one in-effect policy for a policy under appeal</i>
4.5 - 6th bullet under "Create a Multi-Modal City"	A14 Orlando	City wide	2.10.1.1	
6.6.6	MOPA 7 1429036 Ontario Ltd. / Benisasia Funeral Home Inc.	City wide	n/a	no equivalent
6.9.2.1	A14 Orlando	City wide	3.11.2.1.3	
9.3.1.5	A14 Orlando	City wide	3.13.6.19 3.18.7.2	
17.5.1.3	MOPA 7 1429036 Ontario Ltd. / Benisasia Funeral Home Inc.	City wide	n/a	no equivalent
17.8.1.3	MOPA 7 1429036 Ontario Ltd. / Benisasia Funeral Home	City wide	n/a	no equivalent

	Inc.			
18.2	A14 Orlando	City wide	3.11.1.1 3.11.1.2 3.11.2	
18.2.1	A14 Orlando	Only as it relates to a reference to an appendix or figure.	Not applicable. MOP policy is in effect except for the portion that references an appendix or figure.	
Downtown Core LAP: Downtown Mixed Use – 4.1.1.e	A7-A11 QSR	City wide	4.6.4.1.1 e & f	
Downtown Core LAP: Downtown Core Commercial – 4.2.1.b	A7-A11 QSR	City wide	4.6.4.1.1 e & f	
Downtown Core Local Area Plan (Council Approved version - MOPA 8, March 6, 2013)	Quick Service Restaurants, McDonalds Restaurant, Wendy's Restaurants of Canada Inc., Ontario Restaurants Hotel and Motel Association, A&W Food Services of Canada Inc. and TDL Group Corp.; Omers Realty Management Corporation and 156 Square One Limited; Baif Development Limited)	City wide		Downtown Core Local Area Plan (In Effect Policies) (MOP Consolidation – March 14, 2013)
Port Credit Local Area Plan (Council Approved version - MOPA 19, March 5, 2014)	Dr. Geoff Edwards			Port Credit Local Area Plan (In Effect Policies) (MOP Consolidation – March 14, 2013)

Table 3: In Effect Policies for Policy Specific Appeals – SITE SPECIFIC

The below-listed Mississauga Official Plan policies are in effect, except for the below-noted Site Specific appeal areas, properties and/or municipal addresses. See Map 1 for Site Specific Appeals that Relate to Specific Policies.

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1.1.4.c	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.4.4 5.3.1.5 - first 3 paragraphs (not including bullet point list) 5.3.2.2	
5.1 - second paragraph on page 5-2	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	5.3.1.5	
5.1.7	A14 Orlando	Site Specific (14c) 5855 Terry Fox Way and 850 Matheson Blvd.	2.2.2.4	
5.1.8	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	2.3.2.6 4.10.2 5.3.2.2	
5.2 - last paragraph	A17 White Elm	Site Specific (17a) Dixie/Dundas Node	no equivalent policy	
5.3.3 - last paragraph	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.11 3.13.3.13 3.13.3.14 3.13.3.16	
5.3.3.4	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.3	

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5.3.3.6	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.6	
5.3.3.10	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	2.2.2.5 3.13.3.16 4.10.2	
5.3.6 - first and second paragraphs	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.18 4.10.1 4.10.2	
5.3.6.5	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	5.3.2.2	
5.3.6.8	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	no equivalent	
5.3.6.9	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.4.1(a) 3.13.4.2	
5.4.8	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.1.1 3.13.1.4 3.13.4.5	
5.5.11	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.6.15 3.13.6.16	
5.5.13	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.4.5 3.13.4.6	

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Figure 5-5	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	3.13.2.1 3.13.2.2 3.13.2.3 3.13.3.1 3.13.3.2 3.13.3.3 3.13.3.4 3.13.3.5 3.13.3.6 3.13.4.5 3.13.5.4 3.13.5.5	
6.3 <i>*refer to endnote #1</i>	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	3.8 3.15	
6.3.2	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	3.15.3	
9.3.5.3	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	2.8 3.8.2.5 3.18.6.2	
9.5.2.4	A17 White Elm	Site Specific (17b) 1450 and 1458 Dundas Street East	3.18.5.4	
9.5.3.2.a	A17 White Elm	Site Specific (17b) 1450 and 1458 Dundas Street East	3.18.6 3.18.5.2 3.18.12.3	
9.5.3.5	A17 White Elm	Site Specific (17b) 1450 and 1458 Dundas Street East	3.13.6.4(h) 3.18.7.5	

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10.1.4	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	5.3.2.2	
10.3.2	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	5.3.2.2	
10.4 - fifth paragraph	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	1.2 - 8th paragraph 2.2.2.5 2.3.2.6 3.2.3.1 3.5.1.2.2 3.5.1.3.1 3.5.1.3.2 3.5.2.1 3.5.2.4 3.5.2.5	
11.2.3.3	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	3.9.2.7	
11.2.3.8	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	3.9.2.6	
11.2.11.2	A14 Orlando	Site Specific (14d) - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West	3.3.2.2	
11.2.11.4	A14 Orlando	Site Specific (14d) - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West	3.3.2.3	

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11.2.11.5	A14 Orlando	Site Specific (14d) - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West	3.3.2.5	
14.1.1.2	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.4 3.13.3.5	
14.1.1.3	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.13.3.5	
15.1.1.2	A14 Orlando	Site specific (14a) - Gateway Corporate Centre	no equivalent policy	
15.1.1.4	A14 Orlando	Site specific (14a) - Gateway Corporate Centre	no equivalent policy	
15.3.1.2.i	A14 Orlando	Site Specific (14a) - Gateway Corporate Centre	4.15.3.2.i.	
16.6.5.4	MOPA 2 Gordon Woods Developments Ltd.	Site Specific- 2095, 2107, 2113 & 2121 Grange Drive and 2114, 2124 & 2130 Hurontario Street	n/a	16.6.5.4 original MOP policy
16.6.5.8	MOPA 2 Gordon Woods Developments Ltd.	Site Specific- 2095, 2107, 2113 & 2121 Grange Drive and 2114, 2124 & 2130 Hurontario Street	n/a	no equivalent

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17.4.3.1	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	4.10.5.2	
17.4.4 <i>*refer to endnote #1</i>	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	4.10.6.1 4.10.6.2 4.10.6.3 4.10.6.4 4.10.6.5 4.10.6.7	
19.18	A17 White Elm	Site Specific (17a) Dixie-Dundas Node	3.9.2.1 3.9.2.2 3.9.2.3 3.9.2.4 3.9.2.5 3.9.2.8	
Downtown Local Area Plan	MOPA 8			Downtown Local Area Plan
5.38 5.39 Figure 3: Location of Special Sites with in Port Credit Local Area Plan (to add Special Site 39) Port Credit Local Area Plan	MOPA 1 Dr. Geoff Edwards	Site Specific to lands located at 42 Port Street East		Port Credit Local Area Plan
Port Credit Local Area Plan	MOPA 19 Dr. Geoff Edwards; High Benson Holdings Inc.	Site Specific to the lands located at 42 Port Street East; Site Specific to lands located at: 5 Benson Avenue, 266 – 272, 274, 280, 290 and 294 Lakeshore		Port Credit Local Area Plan

		Road West, 125, 127, 131, 135, 139, 141 and 143 High Street West		
Chapter 20 - Glossary: Major Retail	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	no equivalent	
Schedules 1, 1a, 3 and 10	A17 White Elm	Site Specific (17a) – Dixie- Dundas Node which is defined as those lands within 1000m of the intersection of Dixie Road and Dundas Street East.	Schedule 2 Urban Form Concept; Schedule 3 Environmental Areas; Dixie and Applewood District Land Use Maps (as they relate to the Dixie-Dundas Node)	

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Schedule 10	A14 Orlando	Site Specific (14c) to lands south of Plymouth Drive, east of Terry Fox Way, north of Matheson Blvd. W and west of 800 Matheson Blvd. W.; and 5855 Terry Fox Way and 850 Matheson Blvd.	East Credit District Land Use Map (as it relates to the Site Specific lands)	
Appendix J	A17 White Elm	Site Specific (17a) Dixie- Dundas Node	Appendix C	

ENDNOTES:

#1. The below list of “Modified/New Policies” are policies that have been modified or added following the November 14, 2012 Ontario Municipal Board (OMB) Decision. These policies are under appeal and therefore the original policies as of that Decision must be referenced.

Modified/New Policies <i>(resulting from the February 14, 2013 OMB Order)</i>	Original Policies	Appealed Policy Sections <i>(containing the Modified/New policies)</i>
	*see below	
6.3.1.20		6.3
17.4.4.1.1 (second paragraph, starting with "Site 1")		17.4.4
*Original Policies:		
6.3.1.20	Development and site alteration will not be permitted in areas of fish habitat and potential fish habitat, listed in Appendix D: Areas of Fish Habitat and Potential Fish Habitat, except in accordance with Provincial and Federal requirements. Setbacks and buffers adjacent to fish habitat areas will be determined by an Environmental Impact Study, which shall conform to approved fisheries management plans.	
17.4.4.1.1 (second paragraph)	The status of Site 1 as a special policy area defined by Provincial Government criteria and as established by the Toronto and Region Conservation Authority (TRCA), is described in Appendix J: Regional Storm Floodline - Special Policy Areas.	