

1 Introduction

1.1 Background

Mississauga is at a decisive moment in its history – most of its greenfield lands have been developed and much of its infrastructure is in place. New growth will take place primarily through infilling and redevelopment in appropriate areas, which can benefit from growth and change, such as the Hurontario Street Corridor. Many areas, such as existing stable residential Neighbourhoods, will experience little change in the future.

Mississauga Official Plan provides a new policy framework to protect, enhance, restore and expand the Natural Heritage System, to direct growth to where it will benefit the urban form, support a strong public transportation system, and address the long term sustainability of the city. Mississauga Official Plan will be an important instrument in city building. All change within the urban environment will be considered for its capacity to create successful places where people, businesses and the natural environment will collectively thrive.



Figure 1-1: Formed in 1974, Mississauga is recognized as Canada's sixth largest city and Ontario's third largest city, with a population of over 730,000 residents representing cultures from around the world. Mississauga has many attractions and events that run at various times throughout the year. The Downtown is a central spot for activities, including the Farmers' Market.

The City is required to review the Official Plan on a regular basis, as directed by the *Planning Act*. The Official Plan Review process was initiated to establish policies that will guide Mississauga through its next stage of growth and to align with the legislative and policy initiatives set out by the Province of Ontario and the Region of Peel.

In recent years, there has been a shift particularly at the Provincial level towards the promotion of development that is sustainable, supportive of public transit and oriented towards pedestrian based communities. The vision and planning direction that the City of Mississauga supports is consistent with recent Provincial policy initiatives.

The City will fulfill the Federal government requirements of an Integrated Community Sustainability Plan through its different municipal plans and policies, including Mississauga Official Plan.

1.1.1 Mississauga Strategic Plan

On April 22, 2009, following the comprehensive public engagement process “Our Future Mississauga – Be part of the conversation”, which connected with over 100,000 people, City Council approved a new Strategic Plan comprised of a Vision Statement and five Strategic Pillars for Change. Within the Strategic Plan, each Strategic Pillar for Change is connected with specific action items that will propel the Strategic Plan forward. These key action items are outlined in the Strategic Plan’s Action Plan – a complementary document that includes key indicators, targets, actions and funding options for each Strategic Pillar for Change.

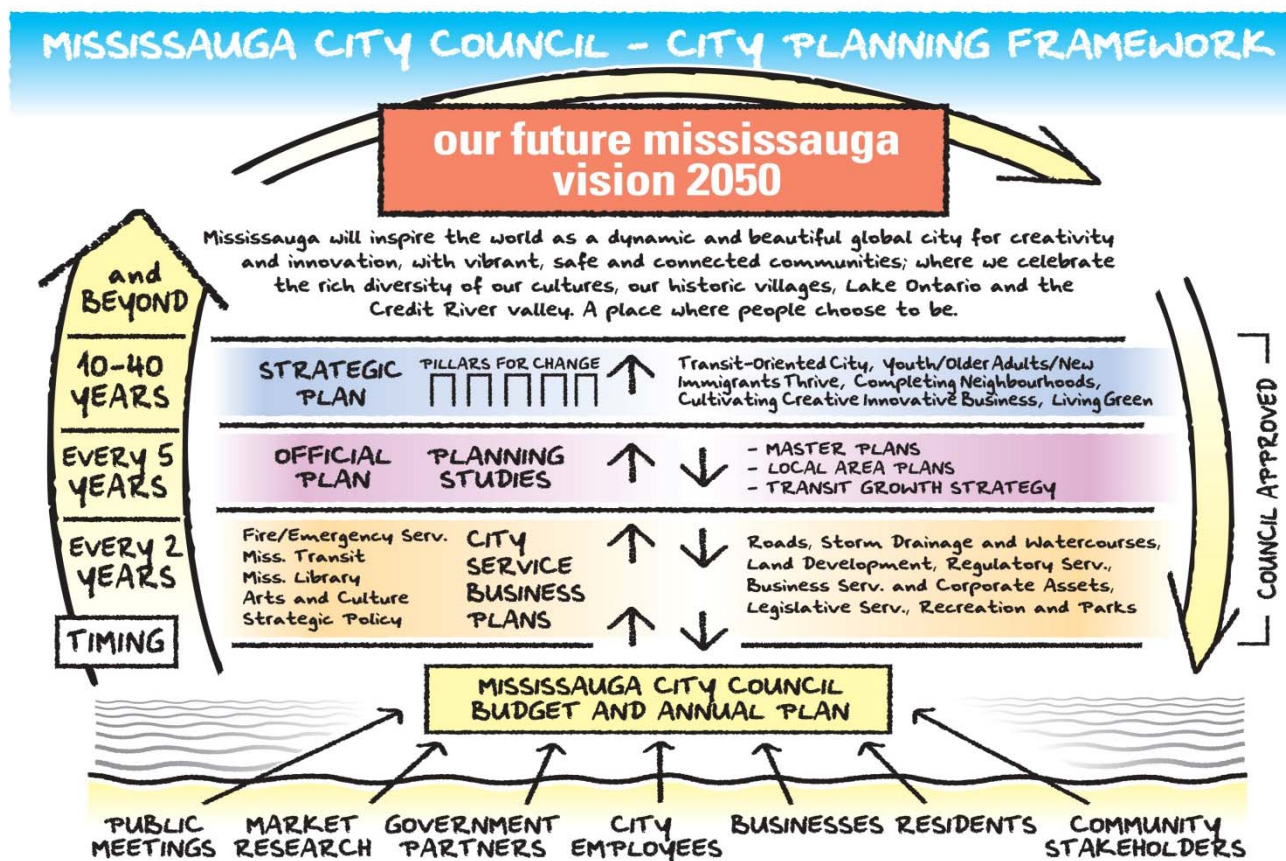


Figure 1-2: Mississauga’s planning framework is based on collaboration between the public, City Council and professional staff. Together, documents which express Mississauga’s vision and guide growth and development are created, implemented, reviewed and amended when necessary.

The Strategic Plan provides a long term vision to guide Mississauga as it embarks upon the next stage of its development. The City's first Strategic Plan was written to provide direction during a period of rapid greenfield development. Mississauga's history to date has been shaped by a pattern of suburban growth, strong service delivery, and prudent fiscal management. The city has grown from a collection of cherished villages to Ontario's third largest city, and the sixth largest in Canada. Mississauga is now entering a new stage in its evolution – one of intensification and urbanization. New challenges have arisen as Mississauga has grown and the Strategic Plan was updated to guide the city through the next phase of growth.

The Vision Statement articulated in the Strategic Plan depicts what the city will resemble in 40 years: "Mississauga will inspire the world as a dynamic and beautiful global city for creativity and innovation, with vibrant, safe, and connected communities; where we celebrate the rich diversity of our cultures, our historic villages, Lake Ontario, and the Credit River Valley. A place where people choose to be."

The Strategic Plan has identified five Strategic Pillars for Change, intended to provide guidance towards the creation of a city for the 21st century. Each Strategic Pillar for Change has its own unique direction statement and principle, along with specific strategic goals to ensure that the vision is achieved. They are described below.



Developing a Transit Oriented City

Direction: Our Future Mississauga is a city where people can get around without a vehicle, and where transit will directly influence and shape the form of the city. Transit will be a desirable choice that connects people to destinations, and will underpin an environmentally responsible, inclusive, vibrant and successful city.

Principle: Mississauga is a city that values clean air and healthy lifestyles through the promotion of

transit as a preferred, affordable, and accessible choice.

Strategic Goals:

- Develop Environmental Responsibility
- Connect our City
- Build a Reliable and Convenient System
- Increase Transportation Capacity
- Direct Growth



Ensuring Youth, Older Adults and New Immigrants Thrive

Direction: Our Future Mississauga is a city where people can spend their entire lives – where teenagers want to be, where young professionals choose to locate, where immigrants are welcomed and their cultures become a visible part of the city's fabric; and where people can age-in-place gracefully.

Principle: Mississauga is a city that thrives on its social and cultural diversity.

Strategic Goals:

- Ensure Affordability and Accessibility
- Support Aging in Place
- Attract and Retain Youth
- Attract Post-Secondary Institutions
- Nurture Diverse Cultures
- Integrate Places of Religious Assembly



Completing Our Neighbourhoods

Direction: Our Future Mississauga is a beautiful, sustainable city with safe neighbourhoods that support a strong, connected and vibrant community – a place where all can live, work and prosper. People can play as a child, walk to meet a friend, fall in love, raise a family and grow old.

Principle: Mississauga is a city that nurtures a unique quality of life within each neighbourhood, where residents value the beauty and variety of the natural environment, engage in **active transportation**, and support a rich, healthy, and prosperous social and cultural mosaic through all stages of the life cycle.

Strategic Goals:

- Develop Walkable, Connected Neighbourhoods
- Build Vibrant Communities
- Create Great Public Spaces
- Celebrate our Community
- Provide Mobility Choices
- Build and Maintain Infrastructure
- Nurture “Villages”
- Maintain a Safe City
- Create a Vibrant Downtown



Cultivating Creative and Innovative Businesses

Direction: Our Future Mississauga is a global hub of creative and innovative activity where talent and business thrive.

Principle: Mississauga is a city that values a strong global business future, fostering a prosperous and sustainable economy that attracts and grows talent.

Strategic Goals:

- Develop Talent
- Attract Innovative Business
- Meet Employment Needs
- Strengthen Arts and Culture
- Create Partnerships for Innovation



Living Green

Direction: Our Future Mississauga is a city that coexists in harmony with its ecosystems, where natural areas are enhanced, forests and valleys are protected, the waterfront connects people to Lake Ontario, and communities are nurtured so that future generations enjoy a clean, healthy lifestyle.

Principle: Mississauga is a city that values its shared responsibility to leave a legacy of a clean and healthy natural environment.

Strategic Goals:

- Lead and Encourage Environmentally Responsible Approaches
- Conserve, Enhance and Connect Natural Environments
- Promote a Green Culture

The City of Mississauga will use the Strategic Plan to define the city’s priorities, processes and short and long term plans as well as prioritize budget and resource allocations.

Mississauga Official Plan is the document for implementing the actions identified in the Strategic Plan with respect to land development.

1.1.2 Mississauga Official Plan: Purpose

Mississauga Official Plan provides direction for the next stage of the city's growth and articulates a vision for a future Mississauga through specific guidance for both the public and private sectors in the ongoing evolution of the city. Mississauga Official Plan provides planning policies to guide the city's development to the year 2031, as required by Provincial legislation.

Mississauga Official Plan provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment. It also forms the basis for detailed land use designations and urban design policies, and sets the context for the review and approval of development applications.

1.1.3 Mississauga Official Plan: Organization and Structure

Mississauga Official Plan is organized as follows:

Part 1 – Introduction, Policy Context and Promote Collaboration

This section identifies relevant background policies, primarily through a review of the Provincial, Regional and City policy context that have provided general direction for the Mississauga Official Plan. It also includes policies to promote collaboration in the planning process.

Part 2 – City Wide Policies

The city wide policy framework for Mississauga Official Plan is contained in this section. A vision for the future of the city is articulated and key policy directions are established.

Part 3 – Land Use Designations

The directions in Part 2 are implemented in this section. It presents the city structure and identifies Character Areas. Where applicable, Special Site Policies for each Character Area describe the unique condition and identity of different areas within the

city. Special Site Policies also describe exceptions in the policy framework and the policies that apply to these sites.

Part 4 – Implementation and Glossary

This section sets out implementation related policies, strategies, regulations, and monitoring mechanisms to achieve the vision. The Glossary defines terms used throughout Mississauga Official Plan.

Schedules

Schedules form part of this Plan and must be read in conjunction with Parts 2 and 3 of this Plan.

Appendices

Appendices are provided for information and are not part of this Plan.

Local Area Plans

Local Area Plans are also part of Mississauga Official Plan. Local area plans address unique circumstances particular to a specific area and must be read in conjunction with Parts 1 to 4 and the schedules of this document. Local area plans may be made up of all or part of one or more Character Areas.

1.1.4 How to Read Mississauga Official Plan

To understand the planning rationale and policy objectives of Mississauga Official Plan, also referred to as "Official Plan", "the Plan" or "this Plan", it should be read in its entirety and all relevant text, tables, and schedules are to be applied to each situation. The uses listed in Part 3 of this Plan will be permitted provided that all other policies of this Plan are met.

The vision articulated in Mississauga Official Plan is contingent on an understanding of the city as a complex, urban place where sometimes conflicting considerations must be effectively balanced so that the city can move forward with planning approaches that align with larger city building objectives.

Mississauga Official Plan replaces the 2003 Mississauga Plan. The following provides guidance for the interpretation of this document:

a. Mississauga Official Plan document includes text, tables, schedules, figures and associated captions, and appendices. The text, tables, maps and schedules are the policies of Mississauga Official Plan and must be read together. The figures and associated captions and the appendices have been included for information and illustration purposes only and are not policy. The text, tables, maps and schedules will be amended through an official plan amendment. Figures and associated captions and appendices may be modified without an amendment to this Plan.

b. The location of boundaries and symbols are approximate and they are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major **watercourses**, or other bodies of water, and other clearly recognizable physical features. Future roads and public transit systems are shown in approximate locations only. Numbers are approximations, except designated rights-of-way widths. Where a land use designation coincides with a property line, the property line will generally be interpreted as the boundary of the land use designation. Where a property is adjacent to a road, the land use designation is interpreted to extend to the centre line of the road right-of-way.

c. Mississauga may undertake or require a number of studies to address planning matters including the following:

- a municipal comprehensive review is an official plan review or an official plan amendment, initiated by the City, that has city wide policy implications. This includes, among other matters, changes to the urban structure or conversion of employment lands;

- a local area review may be undertaken for all or part of one or more Character Areas. It may develop a vision for the study area as well as address a variety of matters such as land use, transportation, environment or urban design. While a local area review would generally result in an amendment to Character Area policies which may be contained within a Local Area Plan, it may also identify a need for amendments to city wide policies. These reviews are typically undertaken by or on behalf of the City. An official plan amendment would be required to implement the results of a local area review;

Policy 1.1.4 c – second bullet as amended by MOPA 23, is affected by a site specific appeal under Ontario Municipal Board Case No. PL111148 (Appeal #17 – White Elm)

- a development master plan is prepared by a development proponent at the direction of the City and to the City's satisfaction to assist with the evaluation of development applications until such time as a local area review has been completed; and
 - planning studies may address a variety of Official Plan policies including matters relating to land use, transportation, environment, or urban design that are limited in scope or geography. These reviews are typically undertaken by or on behalf of the City and may or may not result in an amendment to this Plan.
- d. Interpretation of the intent of Mississauga Official Plan, or any part thereof, will be made by City Council on the advice of staff. Where terms such as “acceptable” or “appropriate” are used, the determination of compliance will be made by City Council on the advice of staff.
- e. Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides

more protection to the natural and cultural heritage will prevail.

- f. There are sites within Character Areas that merit special attention. While special sites are areas with unique circumstances, they complement and support the long term vision of the Plan. As such, they are to be read in conjunction with the general land use policies and all other applicable policies of the Plan. Unless otherwise stated, the lands may be developed in accordance with their land use designation and/or the uses permitted by the special site. It is intended that special sites will be reviewed during the preparation of local area reviews or other planning studies.
- g. There are sites in Mississauga identified in Part 3 as “exempt”. Exempt sites reflect unique circumstances that are not representative of the vision, direction and planning policies of the Plan, but nonetheless are recognized because they contain established land uses. Generally such uses will be encouraged to relocate to lands appropriately designated. “Exempt sites” will be reviewed during the preparation of local area reviews or other planning studies. It is intended that these lands will eventually be redeveloped in accordance with the underlying designation. In the interim, lands zoned to permit such uses or buildings are deemed to be in conformity with the provisions of the Plan. The lands may be developed in accordance with their land use designation and/or the uses permitted by the individual exempt site.
- h. Mississauga Official Plan will not be interpreted to prevent the use of any land or building on a site for a purpose that is contrary to the Plan, if such uses or buildings lawfully existed on the date of the approval of the Plan.
- i. Provided that the purpose, effect, intent, meaning, and substance are in no way affected, the following technical revisions to the Plan are permitted without an official plan amendment:
 - changing the numbering, cross referencing, and arrangement of the text, tables, maps and schedules, figures and associated captions, or appendices;
 - revising base map information; altering punctuation or language for consistency; and
 - correcting grammatical, dimensional and boundary, mathematical or typographical errors.
- j. The indication of any proposed services or infrastructure, roads, or parks in text or on maps or schedules is not a commitment by City Council to provide such services within a given time period unless otherwise stated in the Plan and is subject to budgetary and other applicable approvals.
- k. Singular terms include the plural and plural terms include the singular.
- l. “Airport” means the Toronto – Lester B. Pearson International Airport.
- m. “character” means the aggregate of the features including the attributes of the physical, natural and social dimensions of a particular area or neighbourhood.
- n. “City”, when capitalized, means The Corporation of the City of Mississauga.
- o. “city”, when not capitalized, means the geographic area of the City of Mississauga.
- p. “community facility” means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private facilities such as gyms, banquet halls/conference centres or convention centres are not considered community facilities.
- q. “community infrastructure” means lands, buildings, and structures that support the quality

of life for people and communities by providing public schools, private schools, emergency services, private clubs, **community facilities**, daycare/day program and places of religious assembly. Private club means a social, cultural, athletic or recreational club or fraternal organization that is not operated for profit.

- r. "compatible" means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.
- s. "conform to" means to comply with or be in agreement with a policy or requirement of the Plan.
- t. "conserve" means the identification, protection, use and/or management of cultural, heritage and archaeological resources in such a way that their heritage values, attributes, and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.
- u. "consistent with" means to be in agreement or not in conflict with a policy or requirement of the Plan.
- v. "current" means most recently approved practices and standards or policies that are in effect.
- w. "discourage" means not permitted unless it can be demonstrated that compliance with the policy:
 - is not possible; or
 - would not result in good planning; or
 - does not meet the overall intent of this Plan.
- x. "density" means the intensity of use permitted on a property or the concentration of jobs or people within a defined area. When referring to development, density means the floor space of

a building(s) or number of units in relation to a given area of land.

- y. "Downtown" corresponds to the "Urban Growth Centre" as defined in the Growth Plan for the Greater Golden Horseshoe 2006 and refers to the city structure element.
- z. "encourage" means to carefully consider or take into account.
- aa. "enhance" means to complement and assist in furthering the aesthetic and intrinsic value of a neighbourhood, site, or structure. As applied to the environmental policies of the Plan, enhance means intensifying components of a natural area through management measures to increase stability, **biodiversity**, and long term viability.
- bb. "existing" includes built and approved development at the time this Plan is adopted by City Council.
- cc. "may" means a discretionary, but not a mandatory policy or requirement of the Plan.
- dd. "Neighbourhood", when capitalized, refers to the city structure element.
- ee. "neighbourhood", when not capitalized, refers to an undefined geographic area containing primarily residential dwellings.
- ff. "pedestrian" means a person who travels by foot or with a mobility assisted device, e.g. a wheelchair, and matters pertaining to pedestrian movement including universal accessibility.
- gg. "preserve" when referring to Natural Areas, means maintaining a natural area by protecting the stability, **biodiversity** and long term viability of its components. When referring to heritage resources, preservation includes both short term and interim measures to protect or stabilize the area or feature, as well as long term actions to retard deterioration or prevent damage so that the area or feature can be kept serviceable through routine maintenance and

minimal repair, rather than extensive replacement and new construction. Change.

hh. “Region”, when capitalized, means the Region of Peel.

ii. “region”, when not capitalized, refers to the geographic area of the Region of Peel and surrounding area.

jj. “restore” means developing components of a natural area through the re-creation or reinstatement of conditions previously associated with stability, **biodiversity**, and long term viability.

kk. “should” means to carefully consider or take into account.

ll. “sustainable” means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

mm. “will” denotes a mandatory requirement of the Plan. “Will” used in conjunction with a permitted land use means the use is permitted if all other policies of this Plan are met.

nn. Italicized terms throughout the text do not appear in the Glossary. These correspond to specific documents and policies when identified by their title (e.g., *Planning Act*).

oo. Italicized and bolded terms throughout the text are defined in the Glossary. The definition of the following terms are as defined in the Provincial Policy Statement or the Growth Plan for the Greater Golden Horseshoe:

- Affordable
- Areas of natural and scientific interest (ANSI)
- Built up area
- Built boundary
- Coastal wetlands
- Complete communities

- Cultural heritage landscape
- Designated greenfield area
- Development
- Dynamic beach hazard
- Ecological function
- Endangered species
- Erosion hazard
- Fish habitat
- Flood fringe
- Flooding hazard
- Flood plain
- Flood proofing standard
- Floodway
- Green infrastructure
- Ground water feature
- Habitat of endangered species and threatened species
- Hydrologic function
- Intensification
- Major office
- Mineral aggregate operations
- Modal share
- Multi-modal
- Oil, gas and salt hazards
- One hundred year flood
- Petroleum resource operations
- Quality and quantity of water
- Redevelopment
- Regional market area
- Sensitive
- Sensitive land uses
- Site alteration
- Special needs

- Special policy area
- Threatened species
- Transportation corridor
- Transportation Demand Management
- Valleylands
- Watershed
- Wetlands
- Wildlife habitat

For convenience, Appendix A provides the definition of the terms listed above. If there is a discrepancy between the definition in Appendix A and the Provincial Policy Statement or the Growth Plan for the Greater Golden Horseshoe, the definition in the Provincial Policy Statement or the Growth Plan for the Greater Golden Horseshoe will apply.

The meaning of a term not defined in the Glossary or included in the above list of terms defined in the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe, will be as defined in the Canadian Oxford Dictionary, 2nd edition.

pp. Metric measurements are used in this Plan.

Steps to determine the designation and use of a property:

Step 1	Locate the property on Schedule 1, Urban System, to determine the applicable components of the Urban System. Reference should be made to the relevant sections regarding the components in Chapter 4, Direct Growth.
Step 2	If the property is located in the Green System, locate the property on Schedule 3, Natural System, to determine if the property is affected by the Natural Heritage System or Natural Hazard Lands. If the property is located in, or adjacent to these systems, reference should be made to the relevant sections in Chapter 5, Value the Environment.
Step 3	Locate the property on Schedules 10: Land Use Designations and identify the designation. Refer to the applicable General Land Use Policies in Chapter 11.
Step 4	Locate the property on Schedule 9, Character Areas to determine which element of the City Structure (i.e. Downtown, Major Node, Community Node, Corporate Centre, Neighbourhood, Employment Area or Special Purpose Area) the property is located within. Reference should be made to the relevant policies for the element in which the property is located in Chapters 12 to 18.
Step 5	Determine from Schedule 9, Character Areas, the individual Character Area (e.g. Downtown Core or Applewood Neighbourhood) where the property is located. Refer to the policies for that Character Area in Chapters 12 to 18.
Step 6	Part 2: City Wide Policies contains policies that will affect how a property may be used in accordance with its land use designation. Reference should be made to all relevant policies in Part 2.

Figure 1-3: Steps to determine the designations and use of property.