

18 Special Purpose Areas

18.1 Introduction

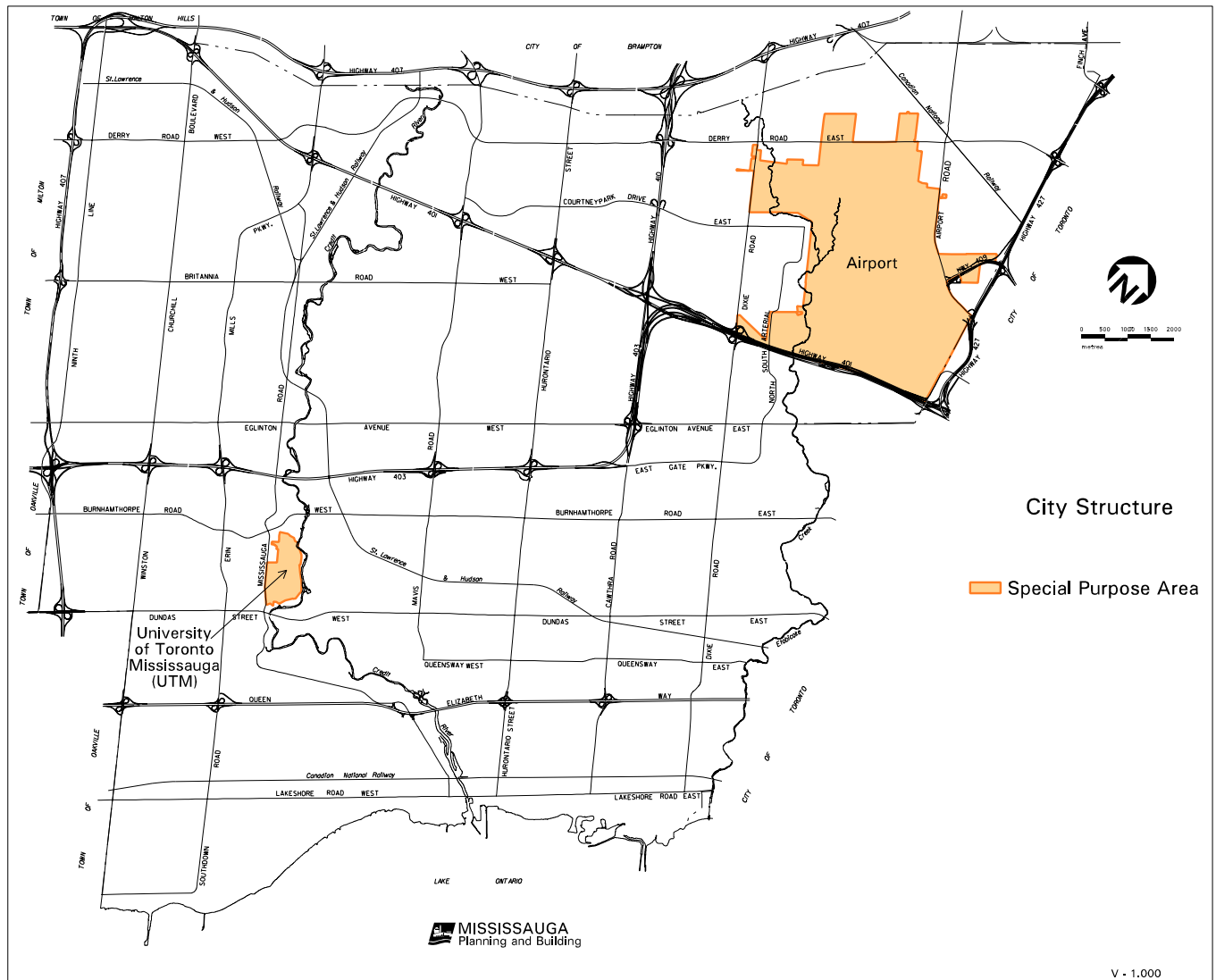
There are two Special Purpose Area Character Areas in Mississauga:

- the Airport; and
- University of Toronto Mississauga.

This section identifies the modifications to the General Land Use designations in Chapter 11 that apply to all Special Purpose Areas.

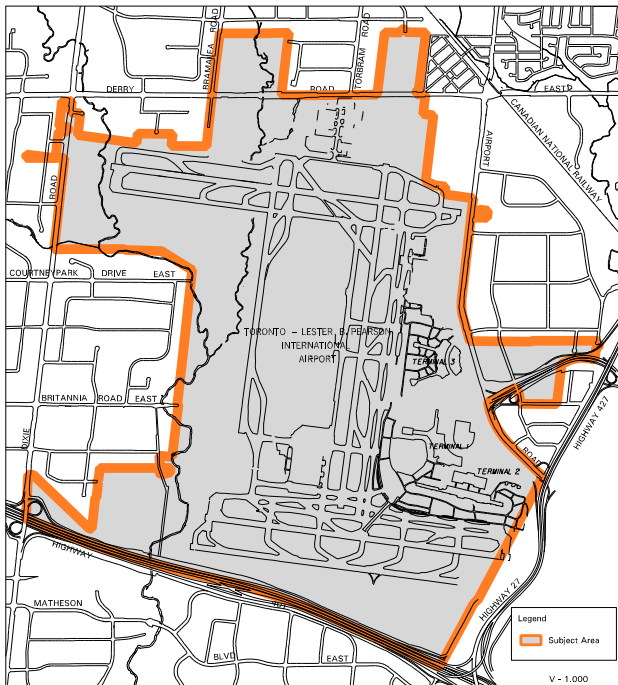
18.1.1 General

18.1.1.1 Special Purpose Areas will develop as unique destinations of city and regional significance.



Map 18-1: City Structure – Special Purpose Areas

18.2 Toronto-Lester B. Pearson International Airport



Map 18-2: Toronto-Lester B. Pearson International Airport Special Purpose Area

18.2.1 Introduction

It is recognized that the impacts of Airport operations, including noise, air navigation facilities and procedures, and airport obstacle limitation surface restrictions, extend beyond its geographic boundaries. This is a permanent circumstance that this Plan acknowledges.

Land use and development can impact the safe operation of aircraft in an area extending well beyond the limits of the Airport. New construction has the potential to impact on civil navigation for aircraft using the Airport or which has the potential to impact airport or airspace capacity due to interference with signals, communications, and instrument flight procedures.

Further, there are areas of Mississauga which are subject to high levels of aircraft noise. As a result, Chapter 6 contains policies which set out the restrictions on development within the areas subject

to high levels of aircraft noise. The policies of this Plan are based on a six runway configuration of the Airport.

18.2.2 Land Use

18.2.2.1 Mississauga will cooperate with the Federal Government, or its assigns, to ensure that new construction is compatible with the requirements of the Airport for:

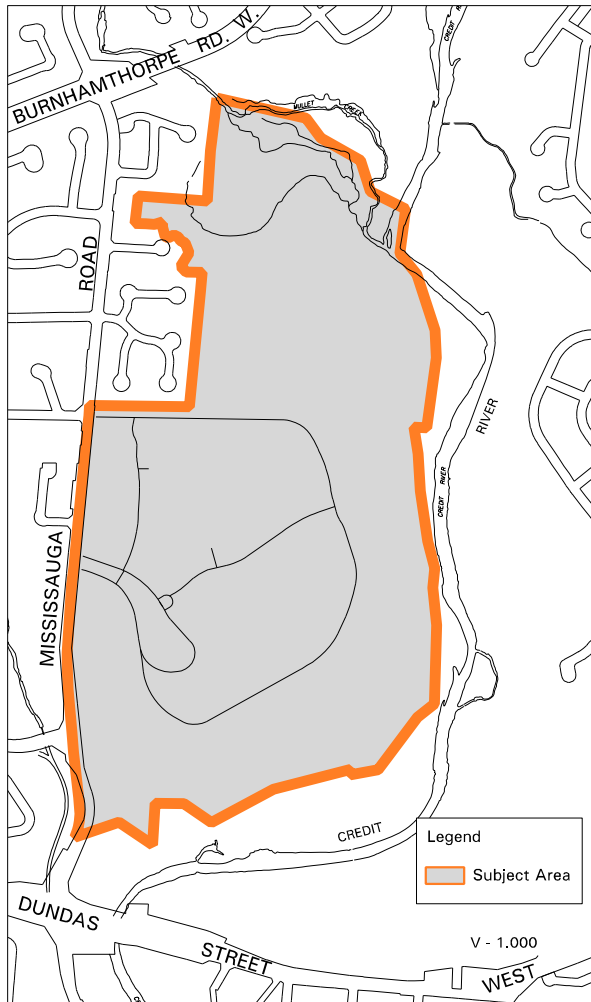
- a. height limitations;
- b. protection of navigational aids, surveillance equipment and communications;
- c. visibility; and
- d. protection from wildlife hazards.

18.2.2.2 Applications to amend the Official Plan or zoning by-law, draft plans of subdivision, and site development plans may be circulated to the GTAA for comments.

18.2.2.3 Because of the economic importance of the Airport to the city, region and province, development should be compatible with Airport operations and allow the Airport to function efficiently to achieve its economic potential having regard for:

- a. existing and future industry;
- b. business and employment opportunities; and
- c. the interests of existing and future residents.

18.3 University of Toronto Mississauga



Map 18-3: University of Toronto Mississauga Special Purpose Area

18.3.1 Introduction

The University of Toronto Mississauga (UTM) is located on the east side of Mississauga Road, north of Dundas Street. The campus is situated on 91 ha of land adjacent to the Credit River.

18.3.2 Land Use

18.3.2.1 Expansion of the UTM campus by the acquisition of adjacent properties will be permitted without an amendment to this Plan.

18.3.2.2 Development should be located and designed to minimize adverse effects on adjacent residential areas.

18.3.2.3 Development should have regard for the Mississauga Road **Scenic Route** Policies.

18.3.2.4 As part of any significant future development, the need for additional or alternative access will be reviewed.