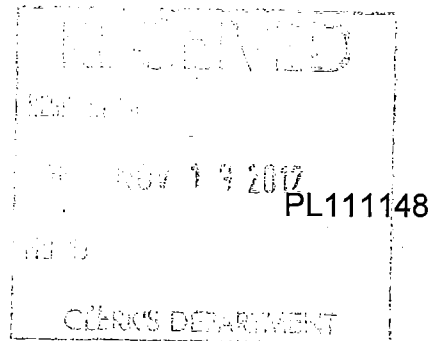


ISSUE DATE:

November 14, 2012



IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 2333 NSW Inc. (Marland Management Services Inc.)
Appellant: A & W Food Services of Canada Inc.
Appellant: Antorisa Investments Ltd. (Ralph Chiodo)
Appellant: Azuria Group; and others
Subject: New City of Mississauga Official Plan
Municipality: City of Mississauga
OMB Case No.: PL111148
OMB File No.: PL111148

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant jointly: 2188101 Ontario Inc. 1615242 Ontario Inc.
and 2187308 Ontario Inc.
Subject: Failure of the Regional Municipality of Peel to announce a
decision respecting Proposed New Official Plan
Municipality: City of Mississauga
OMB Case No.: PL111148
OMB File No.: PL110973

APPEARANCES:

Parties

City of Mississauga

Region of Peel

Eight Acres Limited

Daraban Holdings Ltd.

Gemini Urban Design (Cliff) Corp.

Lowes Companies Canada ULC

Derry-Ten Limited

Counsel

K. Y. Yerxa
M. Taggart

R. MacIver

G. Swinkin

M. R. Flowers

M. R. Flowers

C. Lantz

S. Mahadevan

McDonalds Restaurants of Canada Limited, A & W Food Services Canada Inc., Wendy's Restaurants of Canada, TDL Group Corporation, and the Ontario Restaurant Hotel and Motel Association	M. Polowin
Azuria Group	S. Zakem
2333 NSW Inc. (Marland Management Services Inc.)	P. J. Harrington
Orlando Corporation	L. F. Longo
Latiq Qureshi	S. Snyder
Antorisa Investments Ltd.	L. Townsend J. Meader (In absentia)
White Elm Investments Ltd.	M. R. Flowers
Forest Park Circle Ltd.	N. J. Pepino (in absentia)
2188101 Ontario Inc., 1615242 Ontario Inc., and 2187308 Ontario Inc.	S. Zakem
Toronto and Region Conservation Authority	L. Lee-Yates
Credit Valley Conservation Authority	M. Crestiolo
Wal-Mart Canada Corp., Costco Wholesale Canada Limited, White Rock Acquisition Corporation, White Rock Real Estate Investment Trust, OMERS Realty Management Corporation 156 Square One Limited, and Dundee REIT	N. Staubitz

Participants

Dorothy Tomiuk

DECISION DELIVERED BY ARISTOTLE CHRISTOU AND ORDER OF THE BOARD

[1] This was the third PHC (June 18, 2012) to deal with procedural matters pertaining to appeals to the City of Mississauga new Official Plan (MOP), which was adopted on September 29, 2010.

[2] At the onset of the hearing, Ms. Yerxa, Counsel for the City, advised the Board that progress has been made since the last PHC and a few appeals have already been withdrawn, while several more appeal will be withdrawn at this PHC. Further, a draft Procedural Order (PO) has been prepared containing preliminary issues from several parties and a further PHC in October 2012 will be required.

[3] Ms. Yerxa provided a status report of progress achieved so far for each of the 19 appellants.

1. Eight Acres Limited - Still working to resolve the appeal.
2. Raffi Konialian - Appeal has been withdrawn.
3. Daraban Holdings Ltd. – Site-specific appeal to be dealt with at July 13, 2012 PHC.
4. Gemini Urban Design (Cliff) Corp. – Will bring evidence to support modifications to OP. If successful, appeal will be withdrawn.
5. Lowes Companies Canada ULC – Has appealed entire OP. Matter to be heard in February 2013.
6. Derry-Ten Limited – May be site-specific appeal.
7. McDonalds Restaurant of Canada Limited – Has appealed entire OP – Drive-through Policies.
8. A & W Food Services of Canada Inc. – Has appealed entire OP – Drive-through Policies.
9. TDL Group Corporation (Tim Horton) – Has appealed entire OP – Drive-through Policies.

10. Wendy's Restaurant of Canada – Has appealed entire OP – Drive-through Policies.
11. Ontario Restaurant and Motel Association (ORHMA) – Has appealed entire OP – Drive-through Policies.
12. Azuria Group – Proposed modifications to OP to be dealt with at this PHC.
13. 2333 NSW Inc. (Marland Management Services Inc.) – Proposed modifications to be presented at this PHC.
14. Orlando Corporation – Some scoping will result in reducing objections to some policies. Proposed modifications to OP. Will be withdrawing some parts of the appeal.
15. Latiq Qureshi – No activity to date. Site-specific appeal. Matter to be heard in February 2013.
16. Antorisa Investments Ltd. – Appeal withdrawn.
17. White Elm Investments Ltd. – Some scoping required. Site-specific appeal.
18. Forest Park Circle Ltd. – Appeal withdrawn on April 9, 2012.
19. 2188101 Ontario Inc., 1615242 Ontario Inc., and 2187308 Ontario Inc. – Site-specific appeal. Unchanged.

[4] Mr. Zakem proposed that Ms. Yerxa circulate a Draft Order to the parties with the proposed amendments for the Board to allow the appeal in part at the next hearing event.

[5] Mr. Staubitz, Counsel for Wal-Mart Canada Corp., Costco Wholesale Canada Limited, White Rock Acquisition Corporation, White Rock Real Estate Investment Trust, OMERS Realty Management Corporation 56 Square One Limited, and Dundee REIT, advised that he withdraws from party status, but will remain as a participant.

Modifications

[6] The Board heard uncontradicted planning opinion evidence from Angela Dietrich, Manager of the City's Policy Division, and Planner Paulina Mikicich, who addressed bonusing and community improvement policies (Tabs 4 and 5, Exhibit 1).

[7] Ms. Dietrich was responsible for preparing the Mississauga Official Plan (MOP) through an extensive planning process over a period of several years. Council adopted the new MOP in 2010 and the Region approved it in 2011. She has been working with appellants to resolve issues and presented the Board with a number of modifications that address some of the appeals.

[8] The specific modifications to address the appeals are found in Tab 2 of Exhibit 1, were endorsed by Council on June 5, 2012. They are as follows and are shown in detail as Attachment 1 to this decision:

1. 2333 NSW Inc. (Marland Management Services Inc.)
New policy 15.5.3 added to recognize and permit existing uses and limited outdoor storage accessory to existing uses.
2. Gemini Urban Design (Cliff) Corp.
Modify MOP to include this existing plaza in OPA 124.
Reduces the right-of-way of North service Road from Hurontario Street to Cawthra Road from 26 m to 22 m.
Schedule 10 is modified by changing the land use designation from Mixed use to Residential High Density, Residential Medium Density and Convenience Commercial.
Site-specific policy 16.6.5.7.2 limits FSI, height, number of units and commercial floor space.
3. Azuria Group
Agreement has been reached between the City and the appellant.
Special Policy 11 provides for the two existing apartment buildings and a new apartment building previously approved by the OMB in 1990.
New policy 16.2.3.11.3 has been added to permit townhouses subject to rezoning.
4. Orlando Corporation
Some concerns have been resolved by modifying certain policies (pages 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Exhibit 1).
Policy 5.3.6.5 has been revised, requiring conversion of lands in Employment areas only through a municipal comprehensive review.

Policy 6.1.9 has been revised by adding "Airport" to the list of sensitive land use considerations.

Ms. Dietrich testified that the above modifications are consistent with the Growth Plan and the PPS and represent good planning. She recommended the Board approve the modifications with further housekeeping clarifications to be provided by the City.

[9] Ms. Yerxa and Mr. Flowers indicated that some of the policy numbers in the modifications may change. These are to be reflected in revised documentation to be provided to the Board.

[10] Ms. Mikicich testified that modifications to bonusing zoning and community improvements were presented to Council in a report to the Planning and Development Committee on March 21, 2011 and were adopted by Council on March 30, 2011. The modifications were subsequently forwarded to the Regional Municipality of Peel for approval, but were inadvertently omitted in the Region's approval letter. The modifications are identified on pages 10 to 14 in Tab 2 of Exhibit 1 and are detailed in Appendix II, Policy 19, Implementation, on pages 78 to 81 of the same exhibit. They spell out the procedure the City intends to use in assessing community benefits of new developments. Ms. Mikicich opined that proper public consultation had taken place before Council adopted the policies. The policies were endorsed by the Region. The modifications are minor; they conform to the Provincial Policy, the Regional Plan and the City Plan; and they are appropriate.

[11] Ms Yerxa requested that any portions of the OP not outstanding should come into force.

[12] Mr. Longo offered that if there is any problem in preparing the Order, Ms. Yerxa should contact the Board to request a Teleconference Call, if necessary.

Disposition

[13] On consent, the Board schedules the following proceedings:

1. A further Pre-hearing Conference will be held on October 29, 2012, to finalize the Procedural Order for the February 2013 hearing.
2. Four weeks have been set aside by the Board, commencing February 11, 2013 to March 8, 2013, for the hearing of the outstanding appeals.

The above events will commence at 10:00 a.m. at the Municipal Hearing Room, City Hall, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1

[14] No further notice is required.

[15] Based on the evidence of the City's planners, the Board finds that the modifications to Mississauga Official Plan (MOP) as set out in Attachment 1 to this Order represents good planning and as such will be approved. To the extent of the modifications, the Board will allow the appeals of 2333 NSW Inc. (Marland Management Service Inc.), Azuria Group and Gemini Urban Design (Cliff) Corp. in part and in all other respects the Board orders those appeals are dismissed. The balance of MOP as modified is approved except for the remaining appeals listed in Attachment 2 to this decision.

[16] This Panel is seized of the ongoing case management of these matters subject to the requirements of the Board's calendar.

[17] This is the order of the Board.

"A. Christou"

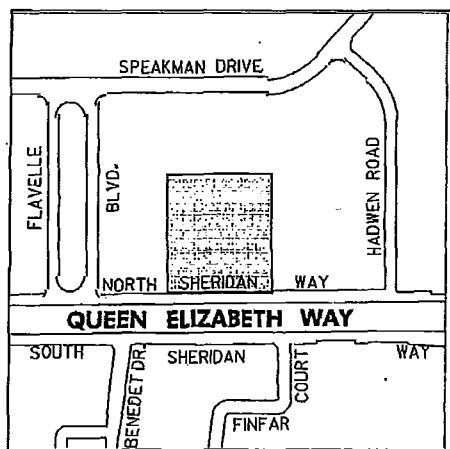
A. CHRISTOU
MEMBER

Attachment "1"
Modifications to Mississauga Official Plan (2011)

1. Policy 15.5 is modified by adding the following map and policies¹:

15.5.3 Exempt Sites

15.5.3.1 Site 1



15.5.3.1.1 The lands identified as Exempt Site 1 are located on the north side of North Sheridan Way, east of Flavelle Boulevard and west of Hadwen Road and are municipally known as 2333 North Sheridan Way.

15.5.3.1.2 Notwithstanding the Business Employment Policies of this Plan, the following additional uses will be permitted:

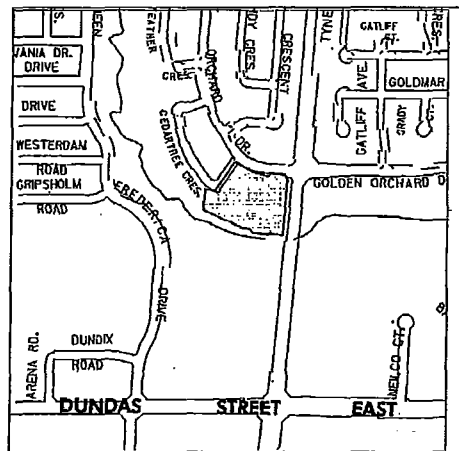
- a. industrial uses within enclosed buildings including manufacturing, warehousing, distributing and wholesaling;

¹ The modifications listed in No. 1 address the appeal by 2333 NSW Inc. (Marland Management Service Inc.).

- b. office and accessory uses within industrial buildings or in separate buildings within a complex of associated industrial buildings; and
- c. limited outdoor storage areas accessory to an existing permitted use provided they are screened from public view.

2. Policy 16.2.3 is modified by adding the following map and policies²:

16.2.3.11 Site 11



16.2.3.11.1 The lands identified as Special Site 11 are located on the southwest corner of Golden Orchard Drive and Dixie Road.

16.2.3.11.2 Notwithstanding the provisions of the Residential High Density designation, apartment dwellings are permitted subject to the following additional policies:

- a. development will be restricted to apartment dwellings to a maximum of 328 units;
- b. the maximum density will be 134 units per hectare; and

² The modifications listed in No. 2 address the appeal by Azuria Group.

- c. the maximum building height of new development will be seven storeys.

16.2.3.11.3 Townhouse development may be permitted subject to a rezoning application that addresses, among other matters, the location, number and design of units.

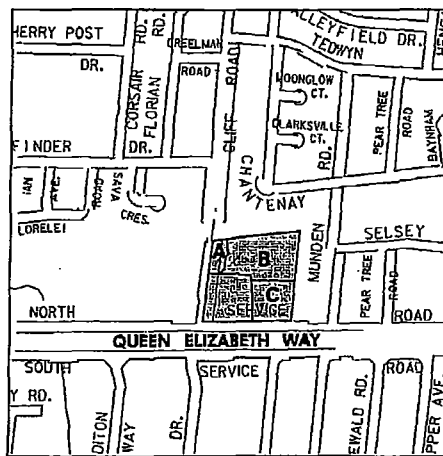
16.2.3.11.4 In addition to the other applicable policies, the site will incorporate the following design guidelines:

- a. Built Form - the perceived building scale of all new construction will be minimized, by incorporating the top level of apartment units within a gable roof form with dormer window accents;
- b. Site Layout - a landscaped forecourt will be provided at principal building entrances incorporating a vehicular drop-off, visitor parking and pedestrian areas;
- c. Architectural Integration - architectural details and materials of all new construction must complement the character of existing buildings on the site; and
- d. Landscaping - extensive landscape buffering will be provided along the westerly and northerly streetlines, in combination with a decorative fence. A 1.8 m high privacy fence will be erected to provide privacy for the single family dwelling with a common property line to the west.

3. Policy 16.6 is modified by adding the following map and policies³:

³ The modifications listed in No. 3 incorporate OPA 124 into MOP and address the appeal by Gemini Urban Design (Cliff) Corp.

16.6.5.7 Site 7



16.6.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of North Service Road and Cliff Road.

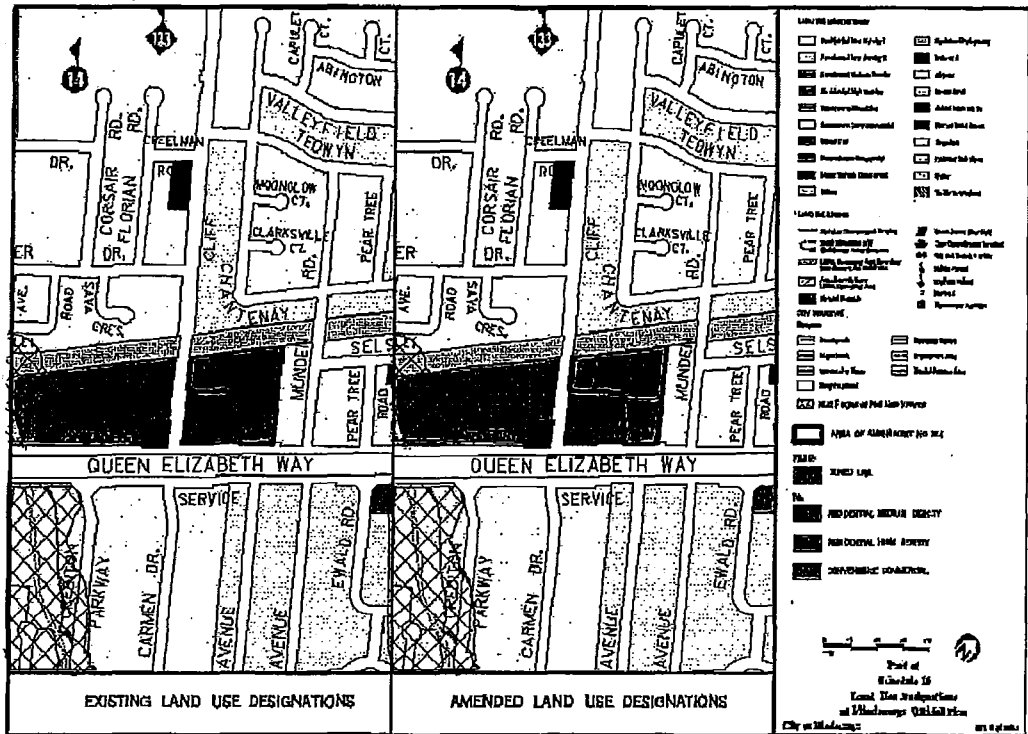
16.6.5.7.2 Notwithstanding the Residential Medium Density, Residential High Density, Mixed Use and Convenience Commercial designations, the following additional policies will apply:

- a. The maximum *Floor Space Index (FSI)* for the entire site shall not exceed 2.5 times the site area;
- b. A maximum 11 storey retirement dwelling having a maximum gross floor area of 10,702 m² shall be the only permitted use on lands identified as Area A;
- c. The maximum number of townhouse dwellings permitted on the lands identified as Area B shall not exceed 54 units;
- d. A one storey commercial building permitting retail and personal service uses, having a maximum gross floor area of 1 075 m² shall be permitted on lands identified as Area C.

Table 8-2: Road Classification – Major Collectors is modified by deleting the R-O-W of 26m. for North Service Rd. from Hurontario Street to Cawthra Road and replacing it with 22m.

Schedule 8 Designated Right-of-Way Widths is modified by changing the Right-of-Way width for North Service Rd. from Hurontario Street to Cawthra Road to show as 22m and to reflect the change to *Table 8-2 Road Classification – Major Collectors*.

Schedule 10 Land Use Designations is modified for the lands identified as Special Site 7 at the northeast corner of North Service Road and Cliff Road by changing the land use designations from Mixed Use to Residential High Density, Residential Medium Density and Convenience Commercial as set out below:



4. Policy 5.3.6.5 is modified by deleting the wording and replacing it with the following⁴:

“Conversion of lands within Employment Areas will only be permitted through a municipal comprehensive review.”

5. Policy 6.1.9 is modified by deleting the wording and replacing it with the following:

“Sensitive land uses may be considered in proximity to major facilities such as the Airport, transportation corridors, wastewater treatment plants, *waste* sites, industries and aggregate activities only where effective control is provided through appropriate site and

⁴ Modifications listed in Nos. 4 to 18 inclusive address scoping of the Orlando appeal.

building design, buffers and/or separation distances to prevent adverse effects from these facilities.”

6. The Table of Contents is modified to refer to the following Tables:

Table 5-1: Population and Employment Forecasts

Table 6-1: Aircraft Noise Studies

Table 8-1: Road Classification – Arterials

Table 8-2: Road Classification – Major Collectors

Table 8-3: Road Classification – Minor Collectors

Table 8-4: Road Classification – Local Roads

7. Policy 2.1.1 titled “*Planning Act*” is modified by deleting “1990” and replacing it with the following:

“R.S.O. 1990, c.P.13, as amended,”

8. Policy 2.2 titled “Region of Peel Official Plan” is modified by adding the following sentence to the end of the first paragraph:

“Subsequent amendments have revised ROP, including a series of amendments to bring it into conformity with the Growth Plan for the Greater Golden Horseshoe 2006.”

9. Table 5-1 is modified by deleting the title and replacing it with the following title:

“Table 5-1: Population and Employment Forecasts”

10. Policy 5.1.3 is modified by deleting the first sentence and replacing it with the following:

“Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to.”

11. Policy 5.3.6 is modified by adding the following:

“5.3.6.10 Additional development within Employment Areas will be permitted where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.”

12. Figure 5-5 is modified by deleting the Figure and replacing it with the new Figure 5-5 as shown below:

Orlando
Appeal #14

Location	Height*		Density Range (residents and jobs combined per gross hectare)	Population to Employment Ratio
	Minimum	Maximum		
Downtown	3	Not specified	200 by 2031; strive for 300 to 400	1:1
Major Nodes	2	25	200 to 300	2:1 to 1:2
Community Nodes	2	4	100 to 200	2:1 to 1:2
Corporate Centres	2 along Corridors and in Major Transit Station Areas	Not specified	—	—
Neighbourhoods		4	—	—
Employment Areas	2 in Major Transit Station Areas and Intensification Corridors	Not specified	—	—
Intensification Corridors	2	As per City Structure Element	—	—
Corridors	2 except in Employment Areas	As per City Structure Element	—	—
Major Transit Station Areas	2	As per City Structure Element	—	—
Designated Greenfield Area	—	—	Minimum 50	—

* Character area policies may establish alternative heights

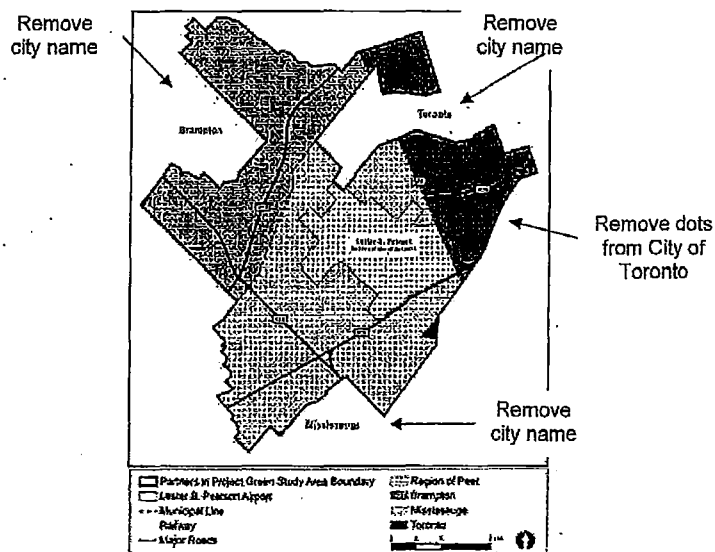
13. Policy 6.1.10 is modified by deleting the first sentence and replacing it with the following:

“In accordance with the Provincial Government guidelines, the development proponent will be required to undertake a feasibility study in those cases where.”

14. Policy 10.1 titled “Introduction” is modified by deleting the first sentence of the sixth paragraph and replacing it with the following:

“Each of these sectors has a strong presence in Mississauga today, with recognizable clusters in areas such as Airport Corporate Centre, Gateway Corporate Centre and Meadowvale Business Park.”

15. Figure 10-3 is modified by making the following changes:



16. Policy 15.3.3.3.2 paragraph (a) is modified by deleting the first sentence and replacing it with the following:

“the District Gateway should provide the principal entry feature into the abutting Business Employment areas from Provincial Highway 401 and areas to the south.”

17. The definition of “Corridor” in the Glossary is modified by adding the following:

“(Corridors are shown on Schedules 1 and 1c).”

18. Appendix A is modified by deleting the definition of “Major Office” and replacing it with the following definition:

“is generally defined as freestanding office buildings of 10 000m² or greater, or with 500 jobs or more. (GP)”

19. Policy 19.8.1 is modified by deleting it and replacing it with the following⁵:

“City Council may pass by-laws permitting increases in height and/or density for development permitted by this Plan and/or the zoning by-law to enable the City to secure specific amenities that benefit the city. These by-laws are intended to allow the community to tangibly share in benefits that landowners accrue from achieving increased height and/or density permissions on their lands. To be eligible for increases in height

⁵ Modifications 19 to 25 inclusive are policies regarding bonus zoning and community improvement plans. The modified policies were adopted by City Council on March 30, 2011 but were not included in the Region of Peel's Notice of Approval. On May 24, 2012 Regional Council recommended that these modifications be made by the Ontario Municipal Board.

and/or density, the proposed development must constitute good planning, be consistent with the intent and objectives of this Plan, and comply with all other City of Mississauga policies.”

20. Policy 19.8.2 is modified by deleting the first sentence and replacing it with the following:

“City Council may grant bonuses in height and/or density of site specific development proposals in exchange for facilities, services or matters, above and beyond that that would be otherwise provided under the provisions of the *Planning Act*, the *Development Charges Act* or other statute, such as, but not limited to:”

21. Policy 19.8.2 is further modified by adding the following:

- l. contributions to city-wide funds for public art or affordable housing;
- m. environmental development performance standards or LEED certification that exceeds that required by the Official Plan; and
- n. inclusion of office space in high density areas to meet population-to-employment ratios.”

22. Policy 19.8.3. paragraph (e) is modified by deleting it and replacing it with the following:

- e. a special study is required from the applicant that establishes a reasonable relationship between the benefit to the owner of the value of the density increase that may be permitted and the value of the facility, service, or matter to the public.”

23. Policy 19.22.1 is modified by deleting it and replacing it with the following:

“In accordance with the *Planning Act*, all or a portion of the lands within the city, may, by by-law, be designated as a Community Improvement Project Area.”

24. Policy 19.22.6 is modified by adding the following:

“p. opportunities to support the growth management objectives of this Plan and encourage transit supportive communities.”

25. Policy 19.22.7 be modified by adding the following:

“h. allocation of public funds, in the form of grants, loans or other financial instruments for the physical rehabilitation or improvement of land and/or buildings including the remediation of contaminated properties.”

26. Policy 13.3.4.5 is modified by adding the following⁶

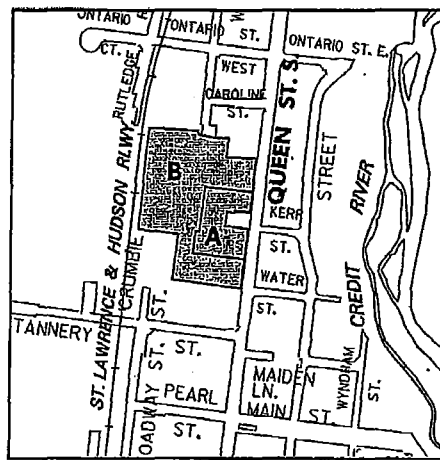
“13.3.4.5.3 Notwithstanding the maximum height provisions, a maximum height of 28 storeys will be permitted.”

27. Schedule 10 is modified by changing the designation of the lands east of Tomken Road and the south side of Derry Road East, know municipally as 1150 and 1200 Derry Road East, from “Private Open Space” to “Business Employment”.

⁶ Modifications 26 through xx inclusive are required to incorporate official plan amendments (OPA) to Mississauga Plan (2003) that have been approved and are in effect since Council adoption and the Region of Peel Council approval of MOP. These include OPA 109 (No. 26), OPA 117 (No. 27), OPA 118 (No. 28 and 29), OPA 119 (No. 30) and OPA 122 (No. 31).

28. Policy 14.11.6 is modified by adding the following map and policies

14.11.6.6 Site 6



14.11.6.6.1 The lands identified as Special Site 6 are located on the west side of Queen Street South, north of Tannery Street.

14.11.6.6.2 Notwithstanding the provisions of the Mixed Use designation, lands identified as Area A will be permitted to develop for a residential apartment building ranging in height from three storeys to seven storeys with ground floor commercial uses.

14.11.6.6.3 Prior to development of lands identified as Area B, a concept plan will be required to address among other matters:

- a. a connecting public road network linking Queen Street South with Crumbie Street and William Street; and
- b. the location of additional public open space for recreational and library purposes.

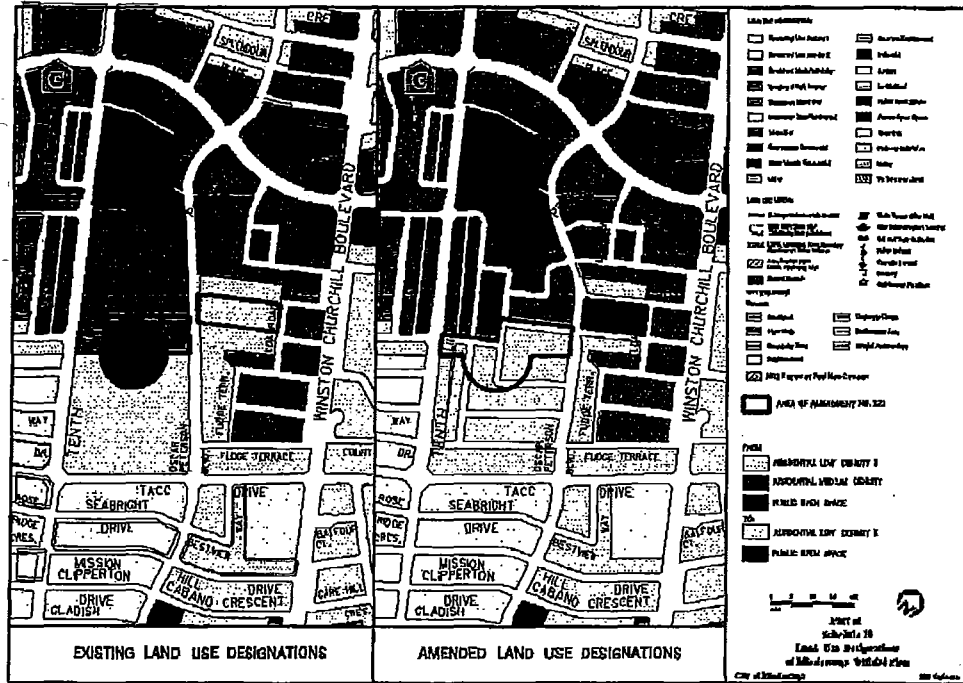
29. Policy 14.11.7.1 is modified by adding the following:

"14.11.7.1.3 Prior to development of lands, a concept plan will be required to address among other matters:

- a. a connecting public road network linking Queen Street south with Crumble Street and William Street; and
- b. the location of additional public open space for recreational and library purposes."

30. *Schedule 10* is modified by changing the designation of the lands at the northwest corner of Lorne Park Road and Albertson Crescent, known municipally as 1110 Lorne Park Road, from "Low Density I" to "Office".

31. *Schedule 10* is modified to changing the designation of lands from "Open Space" and "Residential Medium Density" to "Residential Low Density II" and from Residential Low Density II" to "Open Space" as set out below:



PL111148

PL111089

Attachment "2"

Mississauga Official Plan (MOP) Policies Remaining Under Appeal

Chapters and Policies	Extent of the Appeal (Appellant and Appellant Number)
Chapter 1	
1.1.3	City-wide (Orlando, # 14)
1.1.4. a	City-wide (Orlando, # 14)
1.1.4.c	City-wide (Orlando, # 14)
1.1.4. c	Site Specific - Dixie/Dundas Node (White Elm, #17)
1.1.4.v	City-wide (White Elm, #17)
1.1.4. v, y, ll, nn	City-wide (Orlando, # 14)
1.1.4.i, mm, oo	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 2	
Preamble	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 4	
4.5	City-wide (Orlando, # 14)
Chapter 5	
5.1- second paragraph on page 5-2	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.1 –second paragraph on page 5-2	City-wide (Orlando, #14)
5.1.7	Site Specific - 5855 Terry Fox Way and 850 Matheson Blvd. (Orlando, # 14)
5.1.8	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.2 - last paragraph	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3	City-wide (Lowe's, #5)
5.3.1	City-wide (Lowe's, #5)
5.3.1.1.	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)

5.3.2	City-wide(Lowe's, #5)
5.3.3	City-wide (Lowe's, #5)
5.3.3 - last paragraph	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.3.4	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.3.6	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.3.10	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.4	City-wide (Lowe's, #5)
5.3.5	City-wide (Lowe's, #5)
5.3.6	City-wide (Lowe's, #5)
5.3.6 - first and second paragraphs	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.6.5	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.6.8	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.3.6.9	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.4	City-wide (Lowe's, #5)
5.4.8	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.5	City-wide (Lowe's, #5)
5.5.11	Site Specific - Dixie/Dundas Node (White Elm, #17)
5.5.12	City-wide (Orlando, # 14)
5.5.13	Site Specific - Dixie/Dundas Node (White Elm, #17)
Figure 5-5	Site Specific - Dixie/Dundas Node (White Elm, #17)
Figure 5-18 (text)	City-wide (Orlando, # 14)
Chapter 6	
6.3	Site Specific - Dixie/Dundas Node (White Elm, #17)
6.3.1.20	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.3.2	Site Specific - Dixie/Dundas Node (White Elm, #17)
6.9.1.4	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.1.5	Only as it relates to a reference to an appendix or figure.(Orlando, # 14)

6.9.2	City-wide (Orlando, # 14)
6.9.2.2	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.2.5	Site specific - Gateway Corporate Centre (Orlando, #14)
6.9.2.8	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.2.9	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.2.10	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.3.2	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.3.3	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.3.5	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.4.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.4.2	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
6.9.4.4	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 7	
7.6.2.second paragraph	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 8	
8.2.1.1.e	City-wide (Orlando, # 14)
8.2.1.5	City-wide (Orlando, # 14)
8,1,15	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
8.2.2.1.a - second sentence	Site Specific - Dixie/Dundas Node (White Elm, #17)
8.4.7.b and d	City-wide (Orlando, # 14)
Chapter 9	
9.1.2	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
9.2.1	City-wide (Orlando, # 14)
9.2.1.8	City-wide (QSR #7- #11)
9.2.1.26	City-wide (Orlando, # 14)
9.2.1.38	City-wide (Orlando, # 14)

9.2.1.39	City-wide (Orlando, # 14)
9.2.2	City-Wide (Orlando, # 14)
9.2.2.7. b, c and e	City-wide (Orlando, # 14)
9.3.1.5	City-wide (Orlando, # 14)
9.3.5.3	Site Specific - Dixie/Dundas Node (White Elm, #17)
9.5.1	City-wide (Orlando, # 14)
9.5.2.4	Site Specific - 1450 and 1458 Dundas Street East (White Elm, #17)
9.5.3	City-wide (Orlando, # 14)
9.5.3.2.a	Site Specific - 1450 and 1458 Dundas Street East (White Elm, #17)
9.5.3.5	Site Specific - 1450 and 1458 Dundas Street East (White Elm, #17)
9.5.4.2	City-wide (Orlando, # 14)
Chapter 10	
10.1.1	City-wide (Lowe's, #5)
10.1.2	City-wide (Lowe's, #5)
10.1.3	City-wide (Lowe's, #5)
10.1.4	City-wide (Lowe's, #5)
10.1.4	Site Specific - Dixie/Dundas Node (White Elm, #17)
10.1.8	City-wide (Orlando, # 14)
10.3.2	Site Specific - Dixie/Dundas Node (White Elm, #17)
10.4 - fifth paragraph	Site Specific - Dixie/Dundas Node (White Elm, #17)
10.4	City-wide (Lowe's, #5)
10.6.15	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 11	
11.1 preamble	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
11.2.3.3	Site Specific - Dixie/Dundas Node (White Elm, #17)
11.2.3.8	Site Specific - Dixie/Dundas Node (White Elm, #17)
11.2.6	City-wide (Lowe's, #5)
11.2.9	City-wide (Lowe's, #5)
11.2.11	City-wide (Lowe's, #5)
11.2.11.2	Site Specific - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West (14d)**

11.2.11.4	Site Specific - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West (14d)**
11.2.11.5	Site Specific - lands on northeast corner of Erin Mills Pkwy and Britannia Rd. West (14d)**
11.2.12	City-wide (Lowe's , #5)
Chapter 12	
12.1.1	City-wide (Lowe's , #5)
12.4.3.1.2.f	City-wide (QSR, #7 - #11)
12.4.3.4.2.c	City-wide (QSR, #7 - #11)
12.4.3.6.2.b	City-wide (QSR, #7 - #11)
12.4.3.9.2	City-wide (QSR, #7 - #11)
12.5.4.1 Site 1	Site Specific to lands located east of Hurontario, south of King St. W. and north of Paisley Blvd. (Eight Acres Limited, #1)
Chapter 13	
13.1.1	City-wide (Lowe's , #5)
Chapter 14	
14.1.1	City wide (Lowe's , #5)
14.1.1.2	Site Specific - Dixie/Dundas Node (White Elm, #17)
14.1.1.3	Site Specific - Dixie/Dundas Node (White Elm, #17)
14.2.3.1.5	City-wide (QSR, #7 - #11)
14.2.3.3.2	City-wide (QSR, #7 - #11)
14.11.6.5.2	City-wide (QSR, # - #11)
Chapter 15	
15.1.1	City-wide (Lowe's , #5)
15.1.1.2	Corporate Centres Specific (Orlando, # 14)
15.1.1.4	Corporate Centres Specific (Orlando, # 14)
15.1.3	City-wide (Lowe's , #5)
15.1.8	City-wide (Lowe's , #5)
15.3.1.2.(i)	Site Specific - Gateway Corporate Centre (Orlando, # 14)
15.3.2.1	City-wide (QSR, #7- #11)
15.3.2.2	City-wide (QSR, #7- #11)
15.3.4.1.2	City-wide (QSR, #7- #11)
15.4	City-wide (Lowe's , #5)
15.4.2.1	Site specific - Meadowvale Business Park Corporate Centre (Orlando, # 14)

15.4.2.2	Site specific - Meadowvale Business Park Corporate Centre (Orlando, # 14)
15.4.2.3	City-wide (QSR, #7- #11)
Chapter 16	
16.2.3.2.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
16.4.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
16.4.2.1	Only as it relates to a reference to an appendix or figure. City-wide (Orlando, # 14)
16.5.5.1.4	City-wide (QSR, #7- #11)
16.5.5.13.2	City-wide (QSR, #7- #11)
16.9.2.1.2.h	City-wide (QSR, #7- #11)
16.15.4.1.6	City-wide (QSR, #7- #11)
16.15.4.2.8	City-wide (QSR, #7- #11)
16.15.4.4.2	City-wide (QSR, #7- #11)
16.17.1.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
16.17.1.8	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
16.17.1.22	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 17	
17.1.4	City-wide (Lowe's, #5)
17.1.7.2	City-wide (Lowe's, #5)
17.1.8	City-wide (Lowe's, #5)
17.1.9	City-wide (Lowe's, #5)
17.2	City-wide (Lowe's, #5)
17.3	City-wide (Lowe's, #5)
17.4	City-wide (Lowe's, #5)
17.4.3.1	Site Specific - Dixie/Dundas Node (White Elm, #17)
17.4.4	Site Specific - Dixie/Dundas Node (White Elm, #17)
17.4.4.1.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
17.5	City-wide (Lowe's, #5)
17.6	City-wide (Lowe's, #5)
17.7	City-wide (Lowe's, #5)
17.8	City-wide (Lowe's, #5)
17.9	City-wide (Lowe's, #5)
17.10	City-wide (Lowe's, #5)

Add a policy dealing with surplus parks in Business Employment areas to re-designate without an official plan amendment	Site Specific to Gateway Employment Area (Orlando, #14)
Chapter 18	
18.2	City-wide (Orlando, # 14)
18.2.1	Only as it relates to a reference to an appendix or figure. (Orlando, # 14)
Chapter 19	
19.4.5	City-wide (Orlando, # 14)
19.4.6 preamble and bullet points referring to Development Master Plan	City-wide (Orlando, # 14)
19.6.2	City-wide (Orlando, # 14)
19.16.1	City-wide (Orlando, # 14)
19.16.4	City-wide (QSR, #7- #11)
19.16.4	City-wide (Orlando, # 14)
19.18	Site Specific - Dixie/Dundas Node (White Elm, #17)
Chapter 20 - Glossary Terms (the following glossary terms or glossary terms that should be added)	
Home Improvement Centre	Add a definition - appealed for lack of definition of "Home Improvement Centre". (Lowe's, #5)
Major Retail	City-wide (Lowe's, #5)
Major Retail	Site Specific - Dixie/Dundas Node (White Elm, #17)
Schedules	
Schedules 1 - 10	City-wide for purposes of depicting the approved EA for Hwy 401 Collector Widening, including interchanges, westward from Hwy 410 to the City's western limit. (Orlando, # 14)
Schedules 1, 1a, 3 and 10;	Site Specific - Dixie/Dundas Node (17a) which is defined as those lands within 1000m. of the intersection of Dixie Road and Dundas Street East. (White Elm, #17)
Schedule 10	Site Specific 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. (Orlando, # 14)

Schedule 10	Site Specific to lands located east of Hurontario, south of King St. W. and north of Paisley Blvd. (Eight Acres Limited, #1)
Appendices	
Appendix J	Site Specific - Dixie/Dundas Node (White Elm, #17)
Local Area Plans	
Downtown Mixed Use – 4.1.1.e	City-wide (Q.S.R. #7- #11))
Downtown Core Commercial – 4.2.1.b	City-wide (Q.S.R. #7- #11))
Lakeview	
4.10.b	City-wide (QSR, #7- #11)
4.11.b	City-wide (QSR, #7- #11)
4.12.b	City-wide (QSR, #7- #11)
4.13.b	City-wide (QSR, #7- #11)
4.14.b	City-wide (QSR, #7- #11)
4.15.b	City-wide (QSR, #7- #11)
4.16.b	City-wide (QSR, #7- #11)
4.17.c	City-wide (QSR, #7- #11)
4.18.b	City-wide (QSR, #7- #11)
4.25.b	City-wide (QSR, #7- #11)
4.27(4.26 in the Plan but that is a typographical error)	City-wide (QSR, #7- #11)
Port Credit	
5.3.h	City-wide (QSR, #7- #11)
5.4.1.4.b	City-wide (QSR, #7- #11)
5.6.b	City-wide (QSR, #7- #11)
5.7.b	City-wide (QSR, #7- #11)
5.8.b	City-wide (QSR, #7- #11)
5.9.b	City-wide (QSR, #7- #11)
5.10.b	City-wide (QSR, #7- #11)
5.13.b	City-wide (QSR, #7- #11)
5.14.b	City-wide (QSR, #7- #11)
5.15.b	City-wide (QSR, #7- #11)
5.16.1	City-wide (QSR, #7- #11)
5.16.2	City-wide (QSR, #7- #11)
5.17.1	City-wide (QSR, #7- #11)
5.17.2	City-wide (QSR, #7- #11)
5.18	City-wide (QSR, #7- #11)
5.19.b	City-wide (QSR, #7- #11)

5.20.b	City-wide (QSR, #7 - #11)
5.28.b	City-wide (QSR, #7 - #11)
5.31.a	City-wide (QSR, #7 - #11)
5.34.b	City-wide (QSR, #7 - #11)
5.38	City-wide (QSR, #7 - #11)
Site Specific Appeals of Entire MOP	
Appeal of the Entire Plan	Site Specific to the 1.3 acre site located at 3640 - 3670 Cawthra Road (Daraban Holdings , # 3)
Appeal of the Entire Plan	Site Specific to the 26.9 acre site located at the southwest of Derry Road West, Hurontario Street, Maritz Drive and Longside Drive. (Derry-Ten Limited, #6)
Appeal of the Entire Plan	Site Specific to 2625 Hammond Road (Latiq Qureshi,#15)
Appeal of the Entire Plan	Site Specific to 2960, 2970 and 2980 Drew Road. (2188101 Ontario Inc.; 1615242 Ontario Inc.; 2187308 Ontario Inc., #19)

Last Updated: October 16, 2012