

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE WESTERN BUSINESS PARK PLANNING DISTRICT OF MISSISSAUGA PLAN, AND MUST BE READ IN CONJUNCTION WITH ALL THE POLICIES OF MISSISSAUGA PLAN

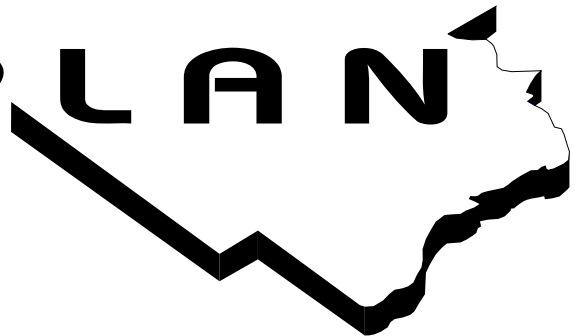
PLEASE REFER TO MISSISSAUGA PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE WESTERN BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE AREAS MARKED AND OUTLINED IN THIS PLAN THAT HAVE BEEN APPEALED TO THE OMB.

ALL APPEALS HAVING BEEN SETTLED, THE WESTERN BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

M I S S I S S A U G A

P L A N



SECTION 4.33 WESTERN BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN

2010 April

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Western Business Park District Policies of Mississauga Plan (Official Plan), as amended, prepared for the purpose of convenience only. For accurate reference, the "originals" should be consulted.

The number in brackets and italics, eg. (*MPA-123*), at the end of a section, subsection, paragraph, subparagraph, etc., is the number of the Amendment or By-law amending the Western Business Park District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Western Business Park District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Western Business Park District Policies of Mississauga Plan (Official Plan), modified and approved by the Region of Peel, 2003 May 05, save and except certain parts that were appealed to the Ontario Municipal Board.

	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Western Business Park District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Western Business Park District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B4 - District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed	Ontario Municipal Board Order No. 0662
Mississauga Plan	Appeal B12 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 40	District Policies and District Land Use Map	2008 Mar.24	All Approved Except for two (2) appeals to the OMB <i>“Retail”</i> of term <i>“retail commercial”</i> - Appealed	City of Mississauga
Amendment 40	District Policies and District Land Use Map	2009 Dec. 01	All Approved Except for two (2) appeals to the OMB Term <i>“retail commercial”</i> is no longer under appeal	City of Mississauga
Amendment 95	District Policies and District Land Use Map	2010 Jan. 07	Partial Approval All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

PREFACE

The adopting By-laws and Region of Peel approval certificate for Mississauga Plan (Official Plan) is on file in the Planning and Building Department.

CITY OF MISSISSAUGA APPROVAL

Mississauga Plan (Official Plan) for the City of Mississauga, except for the Commercial Policies and Commercial Land Use Designations, was adopted by By-law Number 0317-2002 by *City* Council on the 10th day of July, 2002. The Commercial Policies, Commercial Land Use Designations and modifications for Mississauga Plan (Official Plan) were adopted by By-law Number 0085-2003 by *City* Council on the 26th day of February, 2003.

REGION OF PEEL APPROVAL

Pursuant to sections 17(35) of the *Planning Act*, the Region of Peel made a Decision on 2003 March 31, to modify and approve part of Mississauga Plan (Official Plan) for the City of Mississauga Planning Area as adopted by By-laws 0317-2002 and 0085-2003

Dated at Brampton this 31st day of March, 2003.

"NICK TUNNACLIFFE"
Commissioner of Planning
Region of Peel

The Notice of Decision was issued 2003 April 14 with the Last Date of Appeal being 2003 May 04.

ONTARIO MUNICIPAL BOARD APPEALS

MISSISSAUGA PLAN (OFFICIAL PLAN) CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE FOLLOWING WHICH HAVE BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD.

Pursuant to section 17(42) of the *Planning Act*, the Region of Peel is forwarding to the Ontario Municipal Board the following parts of Mississauga Plan (Official Plan), which have been appealed as set out in Part B, and indicated in Mississauga Plan (Official Plan) text and on the Schedules and Land Use Maps and labelled as **B#**.

THE FOLLOWING PARTS OF MISSISSAUGA PLAN HAVE BEEN APPEALED:

- B4.** The following in their entirety (Greater Toronto Airports Authority):
- Section 4.33, Western Business Park District Policies:
 - District Land Use Map, the Commercial Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.33, Western Business Park District Policies:
 - Section 4.33.4.1, Business Employment, Land Use;
 - District Land Use Map, the Business Employment Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

"MARK H. KLUGE"

Principal Planner
Development Planning Services
Region of Peel

ALL APPEALS HAVING BEEN SETTLED, THE WESTERN BUSINESS PARK DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

4.33 WESTERN BUSINESS PARK

4.33.1 Planning Context

The Western Business Park District became part of the City of Mississauga in 1974 and with the approval of the 1981 Official (Primary) Plan the lands were designated primarily for employment purposes.

The current configuration of the District was established with the approval of City Plan in 1997, which identified the Western Business Park as an Employment District.

The District is drained by the Joshua Creek, Loyalist Creek and Sawmill Creek *watersheds*. There is a *woodland* located between Unity Drive and Provincial Highway 403, east of Ridgeway Drive.

The lands west of Provincial Highway 403 are incorporated into the Western Business Park District with portions of these lands removed from the Parkway Belt West Plan.

There is a former *waste disposal site* located between Ninth Line and Provincial Highway 403.

NOTE:

All terms listed in Section 7, Glossary, where used, are *bolded and italicised* throughout the text. (MPA-25)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

4.33.2 Development Concept

The District will primarily accommodate Business Employment uses, with retail commercial *development* focussed along Dundas Street West. A mix of industrial, *office* and retail commercial uses will be encouraged to be developed to create an *enhanced* business

4.33.3 Urban Design Policies

4.33.3.1 For lands with direct exposure to Provincial Highway 403, the following design policies will be used to evaluate the design aspects of *development* proposals:

- a. limited parking will be permitted between the building and Provincial Highway 403 property line;
- b. upgraded building elevations will be required for lots abutting Provincial Highway 403, Ridgeway Drive and Ninth Line.

4.33.3.2 Loading bays and *waste* collection areas should not face onto Provincial Highway 403, Ridgeway Drive, Winston Churchill Boulevard, Dundas Street West or Ninth Line.

4.33.3.3 Outdoor storage and display areas should not face onto Ridgeway Drive.

image in keeping with the area's excellent visibility and accessibility, recognizing the recent emergence of multi-tenant *development* for a variety of businesses. All *development* will ensure minimal impact on adjacent residential lands. (MPA-40)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

4.33.4 Land Use

4.33.4.1 Business Employment

Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:

- a. *waste processing stations* or *waste transfer stations* and *composting facilities*;
- b. trucking terminals;
- c. motor vehicle body repair facilities.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

4.33.5 Transportation

4.33.5.1 Road Classification

The transportation system for the District is illustrated on the Western Business Park District Land Use Map, and described in Table 1, Basic Road Characteristics, Western Business Park District.

TABLE 1: BASIC ROAD CHARACTERISTICS, WESTERN BUSINESS PARK DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Provincial Highway 403	Winston Churchill Boulevard to Dundas Street West	Province of Ontario	
ARTERIAL	Dundas Street West (MPA-25)	Ninth Line to Provincial Highway 403 (MPA-25)	City of Mississauga (MPA-25)	42 m (MPA-25)
	Dundas Street West	Provincial Highway 403 to approximately 100 m west of Fifth Line West (MPA-25)	City of Mississauga	35 m
	Burnhamthorpe Road West	Ninth Line to Ridgeway Drive	City of Mississauga	35 m
	Ninth Line (MPA-25)	Provincial Highway 403 to Dundas Street West (MPA-25)	Region of Halton (MPA-25)	35 m (MPA-25)
	Winston Churchill Boulevard	Approximately 100 m north of Laird Road to Dundas Street West	City of Mississauga	35 m
	Winston Churchill Boulevard	Provincial Highway 403 to Unity Drive	City of Mississauga	35 m
MAJOR COLLECTOR	Ridgeway Drive	Provincial Highway 403 to Dundas Street West	City of Mississauga	26 m
	Glen Erin Drive	Approximately 125 m North of Dunwin Drive to Dundas Street West	City of Mississauga	30 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	24-30 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-24 m

AMENDMENT NO. 95 HAS BEEN APPEALED TO THE OMB

In its entirety by

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

And by

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

Table 1: Basic Road Characteristics is hereby amended by deleting the reference to *Major Transit Corridors* and replacing it with *Higher Order Transit Corridors*.

* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along ~~*Major Transit Corridors*~~, *Higher Order Transit Corridors*, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

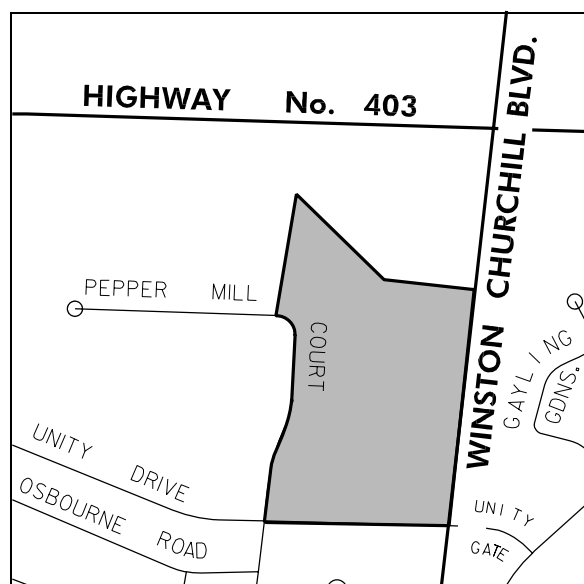
Western Business Park District Policies of Mississauga Plan

4.33.6 Special Site Policies

4.33.6.1 Introduction

There are sites within the District which merit special attention and are subject to the following policies.

4.33.6.2 Site 1

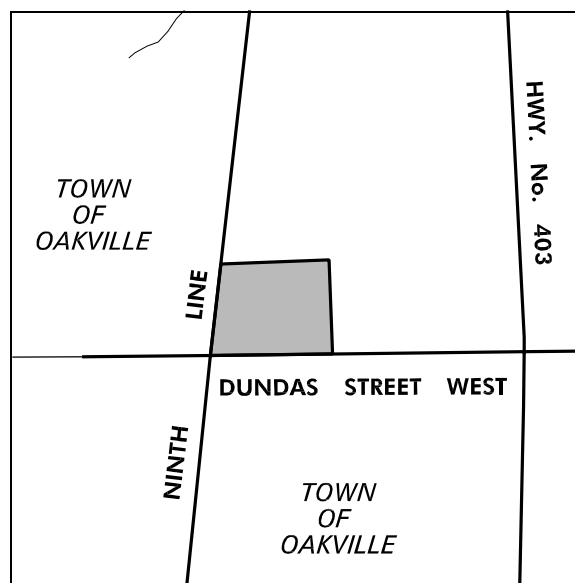


The lands identified as Special Site 1 are located in the northwest quadrant of the intersection of Winston Churchill Boulevard and Unity Drive.

Notwithstanding the Business Employment designation on these lands, the following additional policies will apply:

- a. General Retail Commercial uses, excluding **motor vehicle commercial uses**, will be permitted; (MPA-40)
- b. the preparation of a concept plan promoting the integrated **development** of the existing lots will be required in conjunction with any **development** applications. The concept plan will be required to address the following:
 - street access;
 - impacts on residential lands will be addressed in accordance with the Urban Design policies of this Plan;
 - appropriate gateway treatment through the massing of buildings and landscape design.

4.33.6.3 Site 2 (MPA-25)



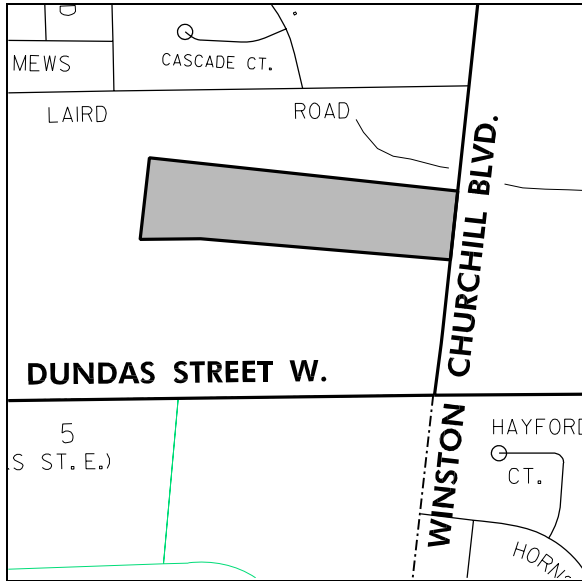
The lands identified as Special Site 2 are located on the north side of Dundas Street West, east of Ninth Line, and west of Provincial Highway 403.

Notwithstanding the Business Employment designation on these lands General Retail Commercial uses and **cemetery** use will be permitted. (MPA-40)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

4.33.6.4 Site 3



The lands identified as Special Site 3 are located south of Laird Road and west of Winston Churchill Boulevard.

Notwithstanding the provisions of the General Retail Commercial designation, the following additional policy will apply. (MPA-40)

- a. housing for the elderly will be permitted.

4.33.6.5 Site 4

Deleted by Amendment No. 25. (MPA-25)

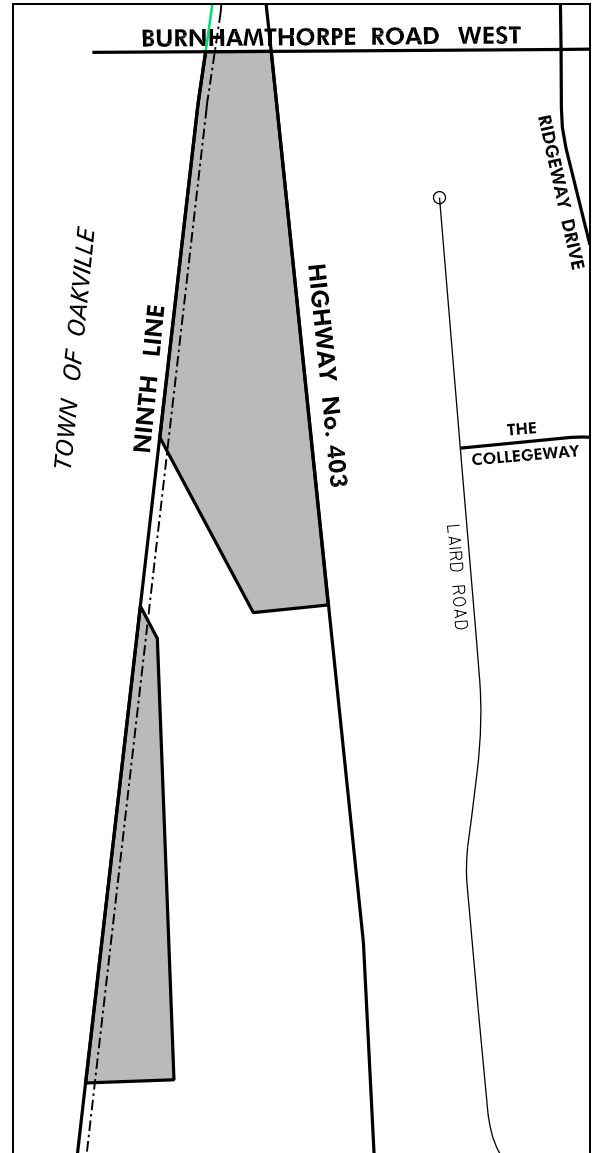
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Western Business Park District Policies of Mississauga Plan

4.33.6.6 Site 5

Deleted by Amendment No. 25. (MPA-25)

4.33.6.7 Site 6 (MPA-25)



The lands identified as Special Site 6 are located on the east side of Ninth Line, south of Burnhamthorpe Road West.

Notwithstanding the Business Employment designation on these lands, *cemetery* use will be permitted.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

Western Business Park District Land Use Map

Amended by:

Appeal B4 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Commercial Land Use Designations" (Greater Toronto Airports Authority).

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Business Employment Land Use Designations" (Canadian Petroleum Products Institute).

Amendment No. 25

- Amend – Land Use Designation of the lands located on the west side of Woodchester Drive, north of Dundas Street West from "Motor Vehicle Commercial" to "Business Employment";
- Amend Land Use Designations – delete "Motor Vehicle Commercial";
- Amend – Land Use Designation of the lands located at the southwest corner of Laird Road and Winston Churchill Boulevard from "Convenience Commercial" to "General Commercial";
- Amend Land Use Designations – delete "Convenience Commercial";
- Amend Land Use Map – add Ninth Line as an Arterial Road south of Eglinton Avenue West to Dundas Street West;
- Amend Land Use Map – relocate the Ridgeway "Bus Rapid Transit Station" to the east side of Ridgeway Drive;
- Amend Transportation Legend – from "Transitway" and "Transitway Station" to "Bus Rapid Transit Corridor" and "Bus Rapid Transit Station";
- Amend Land Use Designations – from "Open Space" to "Public Open Space";

Amendment No. 95

Has Been Appealed To The OMB

In its entirety by

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

And by

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

- Amend – Land Use Map by deleting from the Land Use Legend Major Transit Corridor and replacing it with Higher Order Transit Corridor.

- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Western Business Park District Policies of Mississauga Plan

