

5. IMPLEMENTATION

5.1 INTRODUCTION

The purpose of this section is to establish the means by which the policies of this Plan are translated into programs. This Plan will be implemented by the powers conferred upon *City* Council by the *Planning Act*, the *Municipal Act*, and such other statutes as may be applicable. In particular, this Plan will be implemented by Zoning By-laws, subdivision control, site plans, municipal legislation, and the construction of public works.

District Land Use Maps must be read in conjunction with the other Schedules of this Plan and the Special Site Policies for each District.

This Plan should be reviewed every five (5) years or earlier if warranted.

NOTE:

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

5.2 FINANCE

5.2.1 General Policies

5.2.1.1 Growth must support itself in terms of capital requirements. Any projects recommended by or resulting from the policies of this Plan will be subject to the capital budget and financial policies and procedures of *City* Council, as well as availability of Regional and Provincial Government funding. The Plan also acknowledges that some services are provided to Mississauga by other levels of government.

5.2.1.2 Mississauga has adopted a *Development Charges By-law* as authorized by the *Development Charges Act*. This By-law implements the charges required to support the emplacement of capital facilities, as determined by various needs assessments, in the *City* over the next ten to twenty (10-20) years. The By-law also contains the capital costs to be charged for per industrial/commercial and residential hectare developed and per housing unit constructed. This By-law will be reviewed periodically as required by the *Development Charges Act* and revised as necessary.

5.2.1.3 Mississauga will strive to maintain an appropriate relationship between residential and non-residential assessment in order to maximize *City* revenues and minimize *City* expenditures. To this end, staff will monitor the appropriate financial indicators of the *City*, such as tax rates, capital contribution levels, residential to commercial/industrial assessment ratio, vacancy rates, and overall growth rates.

5.2.1.4 Mississauga will provide quality services to the residents of Mississauga that are consistent and equitably distributed within the *City*, while recognizing specific community needs.

5.3 DEVELOPMENT APPLICATIONS

5.3.1 General Policies

5.3.1.1 *Development* applications will be evaluated and processed in accordance with the policies of this Plan, approved *streetscape* studies and design guidelines and other relevant *City* Council policies and Provincial policies. (MPA-73)

5.3.1.2 To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated:

- a. Mississauga Plan;
- b. Zoning By-laws;
- c. Site Plan Control By-law;
- d. urban design guidelines;
- e. City of Mississauga Heritage Register; (MPA-73)
- f. all other practices and procedures involved in processing *development* applications.

5.3.1.3 To provide consistent application of planning and urban design principles, all *development* applications will address the following: (MPA-73)

- a. the relationship of the proposed *development* to adjacent land uses and the suitability of transition in height, density, and built form;
- b. conformity with the policies in this Plan;
- c. in circumstances where medium and high density residential uses are in proximity to *developments* of a lower density, measures, such as increased setback, sensitive building location and design and landscaping, may be required to ensure compatibility with the lower density designations;
- d. the adequacy of *engineering services*;
- e. the adequacy of the multi-modal transportation systems;
- f. the suitability of the site in terms of size and shape, to accommodate the necessary on-site functions, parking, landscaping, and recreational facilities; and,
- g. the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses.

5.3.1.4 A pre-application meeting may be required by the *City* between the *development* proponent and/or their agent and the Development Application Review Committee, and shall be held prior the submission of an application for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium and/or a consent application. (MPA-73)

5.3.1.5 Some or all of the following studies, reports and/or documents may be required as part of a complete application submission for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium or consent application, dependent on the type of application, the property location and adequacy of services.

Submitted material must be satisfactory to the *City* and relevant agency, if applicable, such as conservation authorities in the case of an *Environmental Impact Study*. Further, the required material must be deemed satisfactory in the early stages of application review.

This list is not inclusive, and other material may be requested when the application is reviewed. The scope of the studies and the terms of reference will be determined at a mandatory pre-application meeting prior to application submission, and/or appropriate staff contacts will be provided for scoping purposes. If the requested material is not provided, the application will be deemed incomplete by the City of Mississauga. (MPA-73)

- Development Application Review Checklist, as completed at the Development Application Review Committee (pre-application) meeting
- notice signage erected on-site in accordance with the City of Mississauga's guidelines and regulations
- complete application form and required fees
- Planning Justification Report, which may include plan of survey and concept plan for the subject site and surrounding lands
- draft Official Plan Amendment
- draft Zoning By-law Amendment
- draft Plan of Subdivision or Condominium
- Urban Design Study (see also Appendix M: Built Form).
- Arborist's Report (including Tree Survey/Tree Preservation Plan)
- Parking Utilization Study
- Sun/Shadow/Wind Study
- Environmental Impact Study
- Slope Stability Study/Top of Bank Survey
- Downstream Erosion Impact Report/Investigation
- Functional Storm Drainage Report
- Storm Water Management Study
- Streambank Assessment
- Implementation study for Two Zone Floodplain Policies (Malton and Cooksville)

- Environmental Site Screening Questionnaire and Declaration
- Site Remediation Studies, including Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Remedial Work Plan, Site Clean-Up Report
- Acoustical Feasibility Study (for stationary, road, rail and/or airport noise sources)
- Vibration Analysis
- Air Quality Study
- Geotechnical Report
- Traffic Impact Study (including scoped studies such as gapping, signal operations, and/or other relevant traffic issues)
- Traffic Safety Impact Study (including access review, sight lines, queuing, gapping and collisions)
- On Street Parking Analysis (including type, availability and feasibility of the on street parking arrangement)
- Park Concept Plan
- **Heritage Impact Statement**
- Community Uses Needs Assessment
- Above and below ground Utility Plans (existing and proposed) on City lands
- Archeological Assessment
- Restrictions on Title (where the creation of Common Element Condominium lots precedes the creation of the private road)”

5.3.1.6 To provide consistent, efficient, and predictable application of environmental planning principles, all applications will have regard for:

- a. promotion of public transit;
- b. promotion of cycling and walking;
- c. **waste** management;
- d. energy and water conservation;
- e. quality and quantity of storm water management;
- f. noise and vibration minimization;
- g. habitat protection and enhancement;
- h. erosion and sediment control;
- i. tree preservation;
- j. land form conservation;
- k. air quality;
- l. soil and groundwater quality. (MPA-73)

Provincial Government guidelines will be used in reviewing **development** applications.

5.3.1.7 Where appropriate, Mississauga will co-ordinate environmental performance criteria with the programs, policies, and legislation of appropriate Provincial Government agencies, Conservation Authorities, and the **Region**.

5.3.1.8 Rights-of-way or additions thereof will not be included in the calculation of density for building coverage.

5.3.1.9 Mississauga will require that owners of lands proposed for **development**, submit an environmental site screening questionnaire which will identify the potential for contamination on their lands.

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

Section 5.3.1.10 1st and 2nd paragraphs are hereby deleted and replaced by the following:

~~**5.3.1.10** Dundas Street, Hurontario Street and Eglinton Avenue are identified as **Major Transit Corridors** on Schedule 4: Road and Transit Network Long Term Concept, to support high density **development**. (MPA-25)~~

~~**Development** applications for the reduction of densities in proximity to **Major Transit Corridors**, will be discouraged. (MPA-25)~~

~~**Development** applications for the reduction of densities below Residential Medium Density in proximity to other arterial and major collector roads, will be discouraged. (MPA-25)~~

~~The use of the **Provincial Transit Supportive Land Use Guidelines** will be applied during the **development** review process. (MPA-25)~~

5.3.1.10 Dundas Street and Hurontario Street are identified as **Higher Order Transit Corridors** on Schedule 4: Road and Transit Network Long Term Concept, to support high density **development**.

Development applications for the reduction of densities in proximity to **Higher Order Transit Corridors**, will be discouraged.

Development applications for the reduction of densities below Residential medium Density in proximity to other arterial and major collector roads, will be discouraged.

The use of the *Provincial Transit Supportive Land Use Guidelines* will be applied during the *development* review process.

5.3.2 Criteria for Site Specific Official Plan Amendments (Appeals B6, B7, B12, B13 and B18 - OMB Order No. 2016 and No. 2394)

5.3.2.1 Council will consider applications for site specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The proponent of an Official Plan Amendment will be required to submit satisfactory reports to demonstrate the rationale for the amendment; including, among other matters:

- a. that the proposed redesignation would not adversely impact or destabilize the following:
 - the achievement of the overall intent, goals, objectives and policies of this Plan;
 - the *development* or functioning of the remaining lands which have the same designation, or neighbouring lands;
- b. that a comprehensive review of land use designations or a five year review is not required;
- c. that the lands are suitable for the proposed use, and a planning rationale with reference to the policies of this Plan, other applicable policies, and good planning principles is provided, setting out the merits of the proposed amendment in comparison with the existing designation;
- d. land use compatibility with the existing and future uses of surrounding lands;
- e. the adequacy of infrastructure and community services to support the proposed application.

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

Section 5.3.2 is hereby amended by adding the following:

5.3.2.2 The conversion of lands designated Business Employment or Industrial to non-employment uses is prohibited unless considered through a municipal comprehensive review. For the purposes of this policy, major retail uses are considered non-employment uses.

5.3.3 Zoning

The zoning for all properties will eventually conform to this Plan.

5.3.3.1 Holding Zone

- a. A Holding Zone may be used in conjunction with any zoning category to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the Zoning By-law.

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

Section 5.3.3.1 b is hereby deleted and replaced by the following:

- ~~b. A Holding Zone will be used to implement this Plan for staging of *development* and specific requirements, such as, but not limited to:

 - ~~• the adequacy of services;~~
 - ~~• the adequacy of transportation facilities;~~
 - ~~• *development* of affordable housing;~~
 - ~~• protection of the *Natural Areas System*;~~
 - ~~• the remediation of *contaminated sites*;~~
 - ~~• the provision of parkland;~~
 - ~~• the provision of flood free ingress/egress. (MPA-2)~~~~
- b. A Holding Zone will be used to implement this Plan for staging of *development* and specific requirements, such as, but not limited to:
 - the adequacy of services;
 - the adequacy of transportation facilities;
 - protection of the *Natural Areas System*;
 - the remediation of *contaminated sites*;
 - the provision of parkland;

- the provision of flood free ingress/egress;
- the adequacy of *community infrastructure*.

- c. Generally, uses existing at the time a site specific Holding By-law is enacted will be allowed to continue; however, restrictions on existing uses and/or alternative uses may be specified in the Holding By-law.
- d. Mississauga may apply a Holding Zone to City Centre lands to ensure that City Centre District Policies are implemented. The removal of the Holding symbol will be conditional on the applicant satisfying the requirements of the City Centre District Policies.

These policies shall not be construed to require the gratuitous dedication of land for new public roads, including realignments of roads or impose an obligation upon a landowner to construct or pay for the construction of new roads, where not otherwise permitted by the *Planning Act*.

5.3.3.2 Bonus Zoning

In order to implement some of the policies of this Plan, and in exceptional circumstances, *City Council* may pass by-laws permitting increases in height and/or density for *development* permitted by this Plan and/or comprehensive Zoning By-law to enable the *City* to secure specific amenities that benefit the *City*. These by-laws are intended to act as an incentive to encourage developers to provide specific amenities, subject to the following:

- a. *City Council* may grant bonuses in height and/or density of site specific *development* proposals beyond that permitted by this Plan and/or the implementing comprehensive Zoning By-law, in exchange for facilities, services or matters such as, but not limited to:
- protection of significant views and vistas of Lake Ontario;
 - provision of parkland;
 - preservation of the *Natural Areas System*;
 - provision of additional road or servicing improvements;
 - provision of a wide range of housing types, including affordable, assisted and *special needs housing*;
 - preservation of *heritage resources*.
- b. In all cases, the increase in height and/or density will be based on a site specific review. In reviewing the proposed increase in height and/or density *City Council* will ensure that:
- the proposed *development* is *compatible* with the scale and *character* of the surrounding area and has little impact on neighbouring uses;
 - there are adequate *engineering services* and community services;
 - the transportation system can accommodate the increase in density; a traffic impact study will generally be required;
 - the site is suitable in terms of size and shape, to accommodate the necessary on site functions, parking, landscaping, and recreational facilities;
 - a special study is required from the applicant which establishes an equitable 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.

- c. When considering bonusing, and allowing the provision of benefits off-site, the positive impacts of the exchange should benefit the surrounding areas experiencing the increased height and/or density.
- d. By-laws permitting bonusing of height and/or density will:
 - specify the amount by which the height and/or density of the *development* would be increased in exchange for certain facilities, services, or matters;
 - contain the detailed *development* standards that would apply to the site to lessen the impact the proposed increase in height and/or density may have on the surrounding area.
- e. The facilities, services, or matters will be transferred to the *City* or secured by agreements entered into by the developer and the *City*, prior to the enactment of the Bonus Zoning By-law.
- f. Mississauga may develop bonusing policies applicable to specific areas of the *City*.

5.3.3.3 Temporary Use By-law

- a. *City* Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning By-law, as permitted by the provisions of the *Planning Act*.
- b. A temporary use which conforms to this Plan may be permitted by a Temporary Use By-law to allow:
 - an unfamiliar use on a trial basis;
 - the use of an available building until the rehabilitation or *redevelopment* of the building for a use permitted by this Plan is warranted by future market conditions; or,
 - the use of vacant land for a parking lot which would otherwise not be permitted.
- c. The following conditions will apply to all uses permitted by a Temporary Use By-law:

- extensions of the period of temporary use may be permitted by subsequent by-laws but should generally not continue for more than a total of ten (10) years for a temporary use of a garden suite and three (3) years in all other cases as per the *Planning Act*;
- no new buildings or expansion of buildings, except for temporary or movable structures, will be permitted;
- the temporary use permitted must be *compatible* with *adjacent land* uses, or measures to mitigate any adverse impacts thereto must be applied;
- no adverse impacts on traffic or transportation facilities in the area may result, and sufficient parking on the site must be provided;
- no adverse impacts on the assessment base;
- the temporary use will not jeopardize the eventual planned land use;
- temporary buildings must conform to the Property Standards By-law.

5.3.3.4 Interim Control By-law

- a. *City* Council may pass an Interim Control By-law prohibiting the use of land, buildings or structures within the *City* or within a defined area of the *City* for a limited period of time as specified by the *Planning Act*. Interim Control measures may be considered and enacted for the purposes of undertaking studies where *development* pressures warrant a review of zoning.
- b. *City* Council, when considering a proposal to enact an Interim Control By-law prohibiting the use of lands, will require:
 - planning justification which demonstrates the need to carry out the study; and,
 - that any required study be carried out expeditiously.

5.3.4 Development Permits

5.3.4.1 Consideration will be given to the enactment of a *Development* Permit System as authorized by the *Planning Act*.

5.3.5 Subdivisions

5.3.5.1 Draft plans of subdivision will comply with the policies of this Plan and relevant *City* Council approved policies, including those regarding the provisions of adequate services and transportation facilities, and the maintenance of a sound financial position for the *City*.

5.3.5.2 A condition of draft approval of a plan of subdivision, will require that a servicing and *development* agreement be entered into by the developer to ensure the provision of services, facilities, and other matters to the satisfaction of *City* Council and the Region of Peel.

5.3.5.3 By-laws may be passed to exempt all, or part of registered plans of subdivision from part-lot control. Such exemptions will eliminate the need for further subdivision or consents to convey portions of lots within the registered plan of subdivision.

5.3.6 Site Plans

5.3.6.1 As permitted by the *Planning Act*, all lands in Mississauga are designated as a Site Plan Control Area. By-laws may be passed to designate the whole or any part of the *City* as a Site Plan Control Area, or identify where Site Plan Control does not apply. By-laws may also be passed to designate a Site Plan Control Area by reference to one or more land use designations.

5.3.6.2 As all lands in Mississauga are designated as a site plan control area, drawings showing plan elevation and cross section views may be required for each building to be erected on any lands in Mississauga and to be used for residential purposes including buildings containing less than twenty-five (25) dwelling units. Applications for site plan approval will be required to contain sufficient information to ensure compliance with all relevant matters contained in the *Planning Act*, as amended.

5.3.6.3 Energy conservation, aesthetic, and functional design guidelines will be established to assist in the preparation of site plans and the design of buildings.

5.3.7 Condominiums

5.3.7.1 Draft plans of condominium which comply with the policies of this Plan and relevant *City* Council approved policies will be approved.

5.3.7.2 Application for approval of draft plan of condominium for new residential *development* or conversion of existing rental accommodation will be considered with reference to standards and specifications regarding safety, driveways, traffic, parking control, parking facilities, sidewalks and walkways, open space, recreation, utilities, storm drainage, grading, and internal road construction.

5.3.7.3 Common element road condominiums and vacant land condominiums will not be permitted if the *City* requires public ownership of the lands for pedestrian or vehicular access to create local road connections to existing developed or undeveloped lands. Regard shall be given to the scale of the *development* and its integration with the surrounding community. (MPA-25)

5.3.8 Non-Conforming Uses

5.3.8.1 The use of land or a building or structure which does not conform to the Zoning By-law but which lawfully existed prior to the approval of the Zoning By-law is a legal non-conforming use. If such legal non-conforming use ceases, then the rights derived from the legal non-conforming use will terminate. Over time, it is the intention and expectation of the *City* that most non-conforming uses will cease.

5.3.8.2 Certain non-conforming uses, particularly industrial or commercial uses in residential areas that detract from the *character* and quality of a neighbourhood will be encouraged to relocate or redevelop so that the subject land may be used in conformity with the policies of this Plan and the provisions of the implementing Zoning By-law. In this regard, special attention will be given to the re-establishment of the use in a different location, where it will be able to perform and produce under improved conditions, in accordance with the policies of this Plan.

5.3.8.3 To encourage the elimination of certain non-conforming uses of significant detrimental impact on their surroundings, Mississauga may consider the desirability and feasibility of acquiring the legal non-conforming property and holding, selling, leasing, or redeveloping it in accordance with sound financial management and good planning principles. In order to acquire such land Mississauga may consider an exchange of other *City* owned lands.

5.3.8.4 Applications may be made to the Committee of Adjustment to permit the extension or enlargement of a building or structure utilized for a non-conforming use or to permit a different but similar use to replace the original legal non-conforming use. Mississauga will consider the following criteria in determining its position with respect to such applications:

- a. the primary intention that non-conforming uses will cease over time;
- b. the length of time the existing non-conforming use has been in operation;
- c. the degree of economic hardship that may occur if the application is denied;
- d. the long range economic viability of the non-conforming use in its present location;
- e. the record of the non-conforming use in terms of its adherence to all municipal by-laws and other regulations to which its operation may be subject;

- f. the nature and characteristics of the existing non-conforming use;
- g. whether the use has achieved a acceptable level of compatibility with adjacent uses;
- h. that any permitted expansion or alteration is minor in nature, is moderate in scale, and will not detract from the intent of this Plan;
- i. whether the proposed expansion or alteration unduly aggravates the situation created by the existence of the use;
- j. the characteristics of the existing non-conforming use and the proposed extension or enlargement will not contribute to air, noise, or water pollution, and will not result in nuisances such as, vibration, fumes, smoke, dust, odour, or lighting infringement, or will not affect the control of flooding or conservation of land;
- k. the existing use or proposed expansion or alteration does not involve a threat to the safety of its neighbours;
- l. that neighbouring uses can be adequately protected by the provision of landscaping, buffering, or screening; appropriate setbacks for buildings and structures; and devices and measures for reducing nuisances;
- m. traffic and parking conditions in the vicinity will not be adversely affected;
- n. adequate provisions will be made for off-street parking and loading facilities;
- o. all *engineering services* and community services will be adequate;
- p. that *City* endorsement of the expansion or alteration of the existing legal non-conforming use is likely to encourage proposals to amend this Plan to permit similar uses or set a significant precedent.

5.3.8.5 *City* Council may also in special and appropriate circumstances, consider the enactment of an amending Zoning By-law to permit the extension or enlargement of a legal non-conforming use, although the preferred procedure will be to encourage the use of applications to the Committee of Adjustment.

5.4 PUBLIC PARTICIPATION

5.4.1 Mississauga Plan

5.4.1.1 Mississauga will develop a public participation program as part of any Plan review. Public participation programs will be designed to increase public awareness, encourage active public involvement in the planning process, and, where appropriate, facilitate consultation and joint planning.

5.4.2 Ongoing Public Participation

5.4.2.1 Planning policies and reports will be made available to all, including those with disabilities, to encourage continuing public awareness and input into the process. (MPA-25)

5.4.2.2 Mississauga encourages all individuals, including those with disabilities, and groups to take an active interest in the planning of the *City*. Where possible, Mississauga will provide the necessary resources upon request, to assist organizations in preparing briefs, submissions and responses to planning activities. (MPA-25)

5.4.2.3 In the consideration of proposed amendments to this Plan, the Zoning By-law and plans of subdivision, adequate information will be made available to the public, signs outlining the proposed land use will be erected on-site by the proponents, and at least one public meeting will be held.

5.4.2.4 Statutory notice of the public meeting will be given by advertisement in a local newspaper. This method *may* be augmented by individual notice forwarded to owners and occupants of land within one-hundred and twenty (120)m of the subject lands as shown on the last revised assessment roll or tax roll, and to those persons who have requested notice. Public notice must be given fourteen (14) days prior to the holding of a public meeting by Planning and Development Committee and thirty (30) days prior to the meeting of *City* Council. Mobile signs, at the direction of the Ward Councillor, may also be used to provide additional notification. (MPA-87)

5.4.2.5 The public meeting will be held by *City* Council, or by Planning and Development Committee, which will be a standing Committee of *City* Council.

5.4.2.6 If the meeting is held by the Planning and Development Committee, the recommendation will be considered by *City* Council at a meeting open to the public. Any person may arrange to appear before Planning and Development Committee or *City* Council by contacting the Office of the *City* Clerk. Consideration of Planning and Development Committee recommendations by *City* Council for matters requiring a public meeting under the *Planning Act*, will not occur until thirty (30) days from the date when notice of public meeting was given. In unusual circumstances - for example, when an Ontario Municipal Board (OMB) hearing has been scheduled or when no *City* Council meeting is scheduled because of a holiday period - Planning and Development Committee recommendations may be brought forward for the consideration of *City* Council prior to the expiry of the thirty (30) day period.

5.4.2.7 Should a proposed plan of subdivision, Mississauga Plan amendment and/or a proposed amendment to the Zoning By-law change significantly subsequent to the public meeting, *City* Council may hold a second public meeting. If the change is not significant and still reflects the intent of the recommendation of *City* Council, a further public meeting may not be required prior to approval of the application by *City* Council.

5.5 PUBLIC OPEN SPACE AND RECREATIONAL FACILITIES (MPA-25)

5.5.1 Public Open Space and Recreation Contributions (MPA-25)

5.5.1.1 Mississauga will provide for public open space and/or recreational facilities in accordance with this Plan by the following means: (MPA-25)

- a. dedication of land for park or other public recreational purposes, or cash-in-lieu for park or other public recreational purposes, under the provisions of the *Planning Act*;
- b. receipt of levies, under the provisions of the *Development Charges Act*;
- c. other sources.

5.5.2 Developers' Contributions

5.5.2.1 As a condition of *development* of land, Mississauga will require that a portion of the land proposed to be developed or redeveloped be conveyed to the *City* for park or other public recreational purposes in a form satisfactory to the *City* to ensure that the lands are clean at the time of conveyance.

- a. In the case of land proposed to be developed or redeveloped for predominately residential purposes, the amount of land which Mississauga will require to be conveyed will be the amount calculated using:

- a rate not exceeding five-percent (5%) of the developable land; or,
- a rate not exceeding one (1) hectare for each three-hundred (300) dwelling units proposed;

whichever amount is greater.

- b. In the case of land proposed to be developed or redeveloped for predominately non-residential purposes, Mississauga will require the conveyance of land at a rate not exceeding two-percent (2%) of the developable land.

- c. In instances where a land dedication is not required by the *City*, Mississauga may alternatively require the payment of cash-in-lieu of such conveyance. The value of the land will be determined as of the day before the day of the issuance of the first building permit in respect of the *development* or *redevelopment*. The payment will be made prior to the issuance of the first building permit.

5.5.2.2 As a condition of approval of a plan of subdivision, Mississauga will require that a portion of the land in the plan be conveyed to the *City* for park or other public recreational purposes in a form satisfactory to the *City* to ensure that the lands are clean at the time of conveyance.

- a. In the case of a subdivision for predominately residential purposes, the amount of land which Mississauga will require to be conveyed will be the amount calculated using:

- a rate not exceeding five-percent (5%) of the land included in the plan of subdivision; or,
- a rate not exceeding one (1) hectare for each three-hundred (300) dwelling units proposed;

whichever amount is greater.

- b. In the case of a subdivision for predominately non-residential purposes, Mississauga will require the conveyance of land at a rate not exceeding two-percent (2%) of the land included in the plan of subdivision.
- c. In instances where a land dedication is required which only partially satisfies the dedication of land for park or other public recreational purposes yield for the subdivision, the payment of cash-in-lieu for park or other public recreational purposes will be required for the balance owing on the yield. For the purpose of determining the amount of any payment, the value of the land will be determined as of the day before the day of the approval of the draft plan of subdivision. The payment will be made prior to the registration of the plan of subdivision.
- d. In instances where a land dedication or cash-in-lieu for park or other public recreational purposes was not required by the *City* as a condition of subdivision approval, Mississauga may require payment of cash-in-lieu for park or other public recreational purposes as a condition of *development* or *redevelopment* of the land in accordance with the *Planning Act*, as amended, prior to the issuance of building permits. The value of the land will be determined as of the day before the day of the issuance of the first building permit in respect to the *development* or *redevelopment*. The payment will be made prior to the issuance of the first building permit.

5.5.2.3 In accordance with the *Planning Act*, Mississauga will require gratuitous dedication of land for transportation purposes for all *development* applications in accordance with Schedule 5: Designated Right-of-Way Widths, and the Basic Road Characteristics Table for each Planning District.

5.5.3 Associated Public Open Space and Recreation Policies (MPA-25)

5.5.3.1 Mississauga will provide recreational facilities as specified in the *Future Direction for Recreation and Parks*, subject to any of the following:

- a. limitations in the area and/or configuration of established parks which inhibits construction of such facilities, and which cannot be expanded through land acquisition due to surrounding *development*;
- b. limited opportunity to acquire new parkland in established areas;
- c. restrictions on parkland *development* dictated by the location of the park, environmental constraints, parking availability, access, or other reasons;
- d. specialized, identified recreational needs for parkland in certain areas of the *City*;
- e. the timing and pace of *development* which may affect the *City's* ability to acquire parkland through the *development* process;
- f. financial circumstances and the establishment of priorities through the *City's* capital budget process.

5.5.3.2 The facility objectives contained in the *Future Direction for Recreation and Parks*, may change as market demand and other studies determine that the public's recreational needs have changed. Failure to achieve facilities at the levels contained in the *Future Direction for Recreation and Parks*, will not constitute lack of conformity with this Plan.

5.5.3.3 Mississauga is not required to utilize any or all of the cash-in-lieu for park or other public recreational purposes that may be required to be paid as a condition of a particular *development* to acquire land for park or other public recreational purposes or develop recreation facilities in the vicinity or neighbourhood of that *development*. Mississauga will consolidate all cash-in-lieu for park or other public recreational purposes in a special reserve fund and use the funds on a *City*-wide basis based upon priorities determined by the *City* for any purposes permitted under the *Planning Act*.

5.5.4 Park and School Campuses

5.5.4.1 Mississauga will participate with representatives of the School Boards to coordinate the planning, acquisition, and administration of sites and facilities which will be shared by park and school activities.

5.5.5 Special Recreational Facilities

5.5.5.1 Mississauga will cooperate with other levels of government or the private sector to establish one or more parks having regional significance and containing major sports and recreational facilities suitable for competition and public use, including major spectator and competitive sports facilities.

5.5.5.2 Mississauga will consider a site near the valley of the Credit River, for the establishment of a garden park with the long term potential of developing into an arboretum and a public gardens/conservatory.

5.5.5.3 Mississauga will encourage privately owned recreational facilities and complementary open space uses to locate adjacent to the valleys of the Credit River and the Etobicoke Creek.

5.5.6 Conservation Authorities

5.5.6.1 Mississauga will encourage the Conservation Authorities to acquire lands for conservation and recreation purposes beyond that required for flood control purposes.

5.5.6.2 Mississauga will encourage the Conservation Authorities, to formulate acquisition and *development* strategies for conservation areas within Mississauga to ensure that lands acquired will form integral components of the municipal public open space system. (MPA-25)

5.5.6.3 Where lands owned by Conservation Authorities have value for recreation and conservation, and are not required for flood control purposes, Mississauga will seek the co-operation of the Conservation Authorities to lease or convey such lands to the *City* for park purposes.

5.5.7 Other Levels Of Government

5.5.7.1 Mississauga will encourage other levels of Government to assist in the provision of recreational facilities which have a National, Provincial or Regional significance.

5.5.7.2 Mississauga may request that the Provincial Government lease or convey to the *City* for public open space purposes any lands contained within the Parkway Belt West that are residual to the essential functions of the Parkway Belt West Plan or within areas designated for Public Open Space on District Land Use Maps. (MPA-25)

5.6 PROPERTY STANDARDS

5.6.1 General Policies

5.6.1.1 Mississauga will maintain in force a Property Standards By-law prescribing maintenance standards and conditions of occupancy for all types of property throughout the *City*.

5.6.1.2 Mississauga may make provision for public services in areas where it can be demonstrated that the lack or inadequacy of such services is a factor in the deterioration of properties.

5.7 DEMOLITION PERMITS

Consideration will be given to the enactment of a by-law creating areas of demolition control as authorized by the *Planning Act*. In addition, permits to demolish *heritage designated* buildings and structures will be considered in accordance with the provisions of the *Ontario Heritage Act* and this Plan.

5.8 COMMUNITY IMPROVEMENT

5.8.1 Introduction

5.8.1.1 Community improvement results from public and private sector initiatives which aim to maintain, improve, redevelop, rehabilitate, and revitalize areas of the *City*. In accordance with the *Planning Act*, certain areas of the *City* are designated as Community Improvement Areas as shown on Schedule 7: Community Improvement Areas. Mississauga has actively been involved in the preparation and adoption of Community Improvement Plans for these areas. Community Improvement Plans allow the *City* to become involved in improving municipally owned lands, services, and facilities and encourage private property owners in these areas to undertake similar improvements to the benefit of the entire area. In some instances, Mississauga may acquire lands or buildings in order to undertake community improvement initiatives.

5.8.2 General Policies

5.8.2.1 The designation of residential, commercial, employment, community, or public areas as Community Improvement Areas will be based on one or more of the following criteria:

- a. deficiencies in the physical infrastructure of the area including sanitary sewers, water or storm sewer systems, roads, sidewalks, curbs, street lighting, and electrical facilities;
- b. deficiencies in the provision of off-street parking areas;
- c. inadequate park space, open space, recreation, and other community facilities;
- d. for commercial areas, evidence of economic decline such as unstable uses or high vacancy rates;
- e. the existence of conflicting land uses;
- f. the condition of the housing and building stock is poor and in need of repair;
- g. the existence of a Business Improvement Area (BIA) or the potential of creating a BIA or expanding an existing BIA;
- h. identification of the need to improve *streetscape* amenities;
- i. identification of the need to conserve *heritage resources*;
- j. opportunities for *infilling* and *development* of under-utilized sites;
- k. the soil and water, based on past industrial and/or commercial uses, is potentially contaminated and may need remediation;

AMENDMENT NO. 58, SECTION 5.8.2.1.1 HAS BEEN APPEALED TO THE OMB
 As it applies only to the lands located at 2021-2041 Cliff Road.
 (Gemini Urban Design (Cliff) Corp.)

and

As it applies only to the lands located at 1745 Thorny-Brae Place.
 (Berkley Homes (Mississauga RD) Inc.)

The following to be added by MPA-58

- l. identification of the need to encourage *office employment opportunities*.
 (MPA-58)

5.8.2.2 Mississauga may identify Community Improvement Areas by By-law as Community Improvement Project Areas, prepare and adopt Community Improvement Plans, and implement Community Improvement projects pursuant to the provisions of the *Planning Act*.

5.8.2.3 Upon further study, existing Community Improvement Areas may be deleted, altered, enlarged, or reduced, and new Community Improvement Areas may be added.

5.8.2.4 Community Improvement Plans may be implemented by the following methods:

- a. participation in funding programs with senior levels of government which provide assistance in undertaking Community Improvement projects;
- b. the formation and continuation of BIAs to maintain and improve commercial areas;
- c. the preparation of design guidelines which outline necessary *streetscape* improvements and beautification plans for the area;
- d. the encouragement of site remediation and/or *infill* and *development* which is in harmony with the existing pattern and *character* of the surrounding lands;
- e. the acquisition and assembly of lands for public facilities and infrastructure, and possible *development*;
- f. the application of the *Ontario Heritage Act* to *preserve* and *enhance* heritage buildings, where appropriate;
- g. the application and enforcement of Property Standards By-laws for the maintenance and occupancy of residential, commercial, industrial, and institutional properties within Community Improvement Areas.

5.8.2.5 The following will be considered when determining the timing and sequence of Community Improvement projects:

- a. the opportunity to co-ordinate improvements with other Capital Budget projects;
- b. the existence of a recognized BIA;
- c. the efforts of local business associations to upgrade and promote the area;
- d. availability of other government funds through programs in which Mississauga may wish to participate.

5.8.2.6 The formation and continuation of BIAs will be encouraged and supported; when possible, assistance will be provided to such organizations.

Schedule 7: Community Improvement Areas

Amended by:

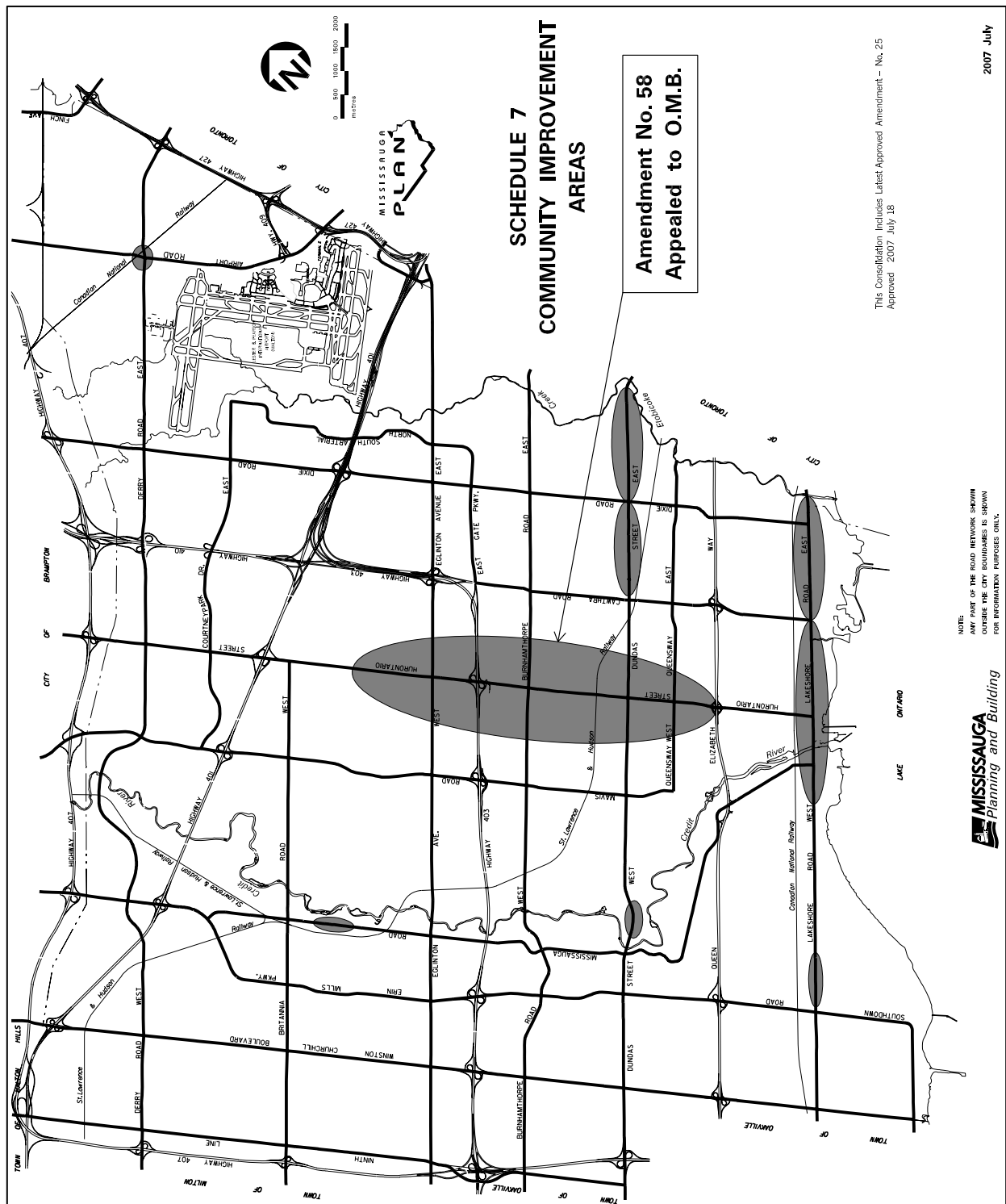
Amendment No. 58

- enlarging the Hurontario/Dundas Community Improvement Area to include lands along Hurontario Street extending from the Queen Elizabeth Way northerly to south of Matheson Boulevard East.

Amendment No. 25

- revising the "Future Arterial" alignment from Courtneypark Drive East to Eglinton Avenue East;
- adding Ninth Line as an Arterial Road south of Eglinton Avenue West to Dundas Street West;
- revising the Airport Old Terminal 1 to Airport New Terminal 1.

AMENDMENT NO. 58, SCHEDULE 7: COMMUNITY IMPROVEMENT AREAS HAS BEEN APPEALED TO THE OMB
 As it applies only to the lands located at 2021-2041 Cliff Road (Gemini Urban Design (Cliff) Corp.).
 and
 As it applies only to the lands located at 1745 Thorny-Brae Place (Berkley Homes (Mississauga RD) Inc.).



6. INTERPRETATION

Mississauga Plan consists of Texts and Schedules.

Appendices are not part of this Plan and are provided for descriptive purposes only. Appendices will be adopted and amended by by-law.

The Schedules and District Land Use Maps in this Plan have been drawn on generalized base maps. The location of boundaries and symbols, including land use designations, 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.

All numbers contained in this Plan are approximations.

Interpretation of the intent of this Plan or any part thereof will be made by **City Council** on the advice of staff.

This Plan will in no way be interpreted to prevent the use of any land for a purpose which is contrary to the Plan, if such uses were lawfully existing on the date of the approval of this Plan. While in some instances, land uses not in conformity with this Plan may be permitted to expand, generally such non-conforming uses will be encouraged to relocate to lands appropriately designated.

This Plan replaces the City of Mississauga 1997 City Plan.

The determination of what is "acceptable" or "appropriate", as these terms are used by the Plan, will be made by **City Council** on the advice of staff. The term "current" refers to the most recently approved practices and standards or policies that are in effect.

All *development* applications will address site specific opportunities and constraints. (*Appeal B18 - OMB Order No. 1169*)

The term "may" as used in the Plan means a discretionary, but not a mandatory policy or requirement of the Plan, and the term "should" is used to indicate the desired, but not mandatory, intention of the Plan. (*Appeal B18 - OMB Order No. 1169*)

Provided that the purpose, effect, intent, meaning and substance are in no way affected, the following technical revisions to this Plan are permitted without official plan amendments:

- a. changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
- b. altering punctuation or language for consistency; and
- c. correcting grammatical, dimensional and boundary, mathematical or typographical errors. (*MPA-87*)

NOTE:

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

7. GLOSSARY

NOTE:

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

ADJACENT LANDS (MPA-25)

means those lands contiguous to a specific natural heritage feature or area where it is likely that ***development*** or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

ADJACENT LANDS (FOR PROVINCIALLY SIGNIFICANT WETLANDS)

deleted by Amendment 25. (MPA-25)

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

Section 7 is hereby amended by adding the following definition:

AFFORDABLE

means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual income for low and moderate income households;

or

2. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or

2. a unit for which the rent is at or below the average market rent of a unit on the regional market area.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

ARCHAEOLOGICAL SURVEY

means a survey within a defined area undertaken by a licensed archaeologist in accordance with the Provincial Government Archaeological Assessment Technical Guidelines.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI's)

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (MPA-25)

BEST MANAGEMENT PRACTICES

means optimal techniques and methods for storm water management identified through a formal decision/evaluation process.

BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ***ecosystem*** and landscape diversity, species diversity, and genetic diversity.

BUS RAPID TRANSIT (BRT) (MPA-25)

Bus Rapid Transit is a rubber-tired form of ***rapid transit*** that may combine a variety of physical, operating and system elements. Other technologies, such as, light rail transit may be introduced in the future where the feasibility and need can be demonstrated.

CEMETERIES AND RELATED FACILITIES

means land legally used for the burying of the dead and related facilities such as ***crematoria***, ***columbaria*** and mausolea.

CHARACTER

means the aggregate of the features including the attributes of the physical, natural and social dimensions of a particular area or neighbourhood.

CITY

means The City of Mississauga.

COGENERATION

(MPA-48) (MPA-25) (MPA-78)
means the production of heat energy and electrical or mechanical power from one (1) fuel source in the same facility.

(OMB File No. O060063) (OMB File No. O070123-Consolidated Decision assoc. with OPA 25 & 78)

COGENERATION FACILITY

(MPA-48) (MPA-25) (MPA-78)
means a building or structure or parts thereof used for the production of electrical power, where the method of production is by means of **cogeneration**.

(OMB File No. O060063) (OMB File No. O070123-Consolidated Decision assoc. with OPA 25 & 78)

COLUMBARIA

means buildings or structures with niches for the reception of cinerary urns.

COMBINED CYCLE

(MPA-48) (MPA-25) (MPA-78)
means a generation technology in which electricity is produced from an integrated cycle comprised of one (1) or more gas combustion turbines where steam is generated through the recovery of thermal energy in the exhaust flow of the combustion turbine(s) to power the steam turbine.

(OMB File No. O060063) (OMB File No. O070123-Consolidated Decision assoc. with OPA 25 & 78)

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

Section 7 is hereby amended by adding the following definition:

COMMUNITY INFRASTRUCTURE

means lands, buildings, and structures that support the quality of life for people and communities by providing public health, education, recreation, socio-cultural activities, security and safety, and **affordable** housing.

COMMUNITY USES

means public and private services and facilities such as schools, emergency services, libraries, cultural activities, recreational activities, day care centres, and places of religious assembly but does not include **residential dwellings** and special housing.

COMMUTER RAIL

means rail that operates on exclusive right-of-way, and are designed to accommodate inter-regional demand.

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 co-exists with existing **development** without unacceptable adverse impact on the surrounding area.

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

Section 7 is hereby amended by adding the following definition:

COMPLETE COMMUNITIES

means communities that meet people’s needs for daily living throughout an entire lifetime by providing convenient access t an appropriate mix of jobs, local services, al full range of housing, public services, **affordable** housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

COMPOSTING FACILITIES

means a facility that composts food **waste** and organic (i.e. leaf and yard **waste**) materials.

CONSERVED

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. (MPA-25)

CONTAMINATED SITES

means property or lands that, have not been rehabilitated and, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites include some industrial lands, some transportation facilities, electrical facilities, and some abandoned mine hazards.

CREMATORIA

means places for cremating corpses.

CULTURAL HERITAGE LANDSCAPE

(MPA-25)

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features, such as, structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, *Heritage Conservation Districts* designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, *cemeteries*, trailways and industrial complexes of cultural heritage value.

CULTURAL LANDSCAPE

deleted by Amendment 25. (MPA-25)

dBA

means a sound pressure level indicated by a measurement system that includes an A-weighting network. The A-weighting network approximates the relative sensitivity of the normal human ear to different frequencies of sound. The resulting value is in decibels and is commonly labelled dBA.

DEVELOPMENT

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include: (MPA-25)

- a. activities that create or maintain infrastructure authorized under an environmental assessment process; or
- b. works subject to the *Drainage Act*.

DYNAMIC BEACH HAZARD (MPA-25)

means areas of inherently unstable accumulations of *shoreline* sediments along Lake Ontario, as identified by Provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

ECOLOGICAL FUNCTION

means the natural processes, products or services that living and non-living environments provide or perform within or between species, *ecosystems* and landscapes. These may include biological, physical and socio-economic interactions. (MPA-25)

ECOSYSTEM

means systems of plants, animals, and micro-organisms, together with the non-living components of their environment, related ecological processes, and humans.

ECOSYSTEM APPROACH

means an approach to planning and management which recognizes that economy, community and

environment are inextricably linked and equally important for the health of the *City*.

EMPLOYMENT/JOB OPPORTUNITIES

means the employment or work force is made up of people who are employed in Mississauga whether they live in Mississauga or elsewhere.

ENDANGERED SPECIES (MPA-25)

means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources' official *species at risk* list, as updated and amended from time to time.

ENGINEERING SERVICES

means public and private services and facilities associated with all piped services, utilities, transportation and *waste* management activities.

ENHANCE

(as applied to the environmental policies of the Plan) means intensifying components of a natural area through management measures to increase stability, *biodiversity* and long term viability.

ENHANCE

means to complement and assist in furthering the aesthetic and intrinsic value of a neighbourhood, site or structure.

ENVIRONMENTAL IMPACT STUDY (EIS)

means a study that will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to *preserve*, *enhance* and *restore* the *natural forms, functions and linkages*.

ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT AREAS

means places where *ecosystem* functions or features warrant special protection. These may include but are not limited to rare or unique; plant or animal populations or habitats' plant or animal communities, or concentrations of *ecological functions*. In Mississauga, Environmentally Sensitive or Significant Areas are inventoried and designated by Conservation Authorities and the Provincial Government.

EROSION HAZARD

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the one-hundred (100) year erosion rate (the average annual rate of recession extended over an one-hundred (100) year time span), an allowance for slope stability, and an erosion/erosion access allowance. (MPA-25)

FISH HABITAT

means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

FLOODING HAZARDS

means the inundation, under the conditions specified below, of areas adjacent to a *shoreline* or a *river or stream system* and not ordinarily covered by water: (MPA-25)

- a. along the Lake Ontario *shoreline*, the flooding hazard limit is based on the *one-hundred (100) year flood level* plus an allowance for wave uprush and other water-related hazards;
- b. along *river and stream systems*, the flooding hazard limit is the greater of: (MPA-25)
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
 2. the *one-hundred (100) year flood*;
 3. a flood which is greater than what is stated in parts 1 or 2 above, which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one-hundred (100) year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

FLOOD FRINGE

(for *river and stream systems*) means the outer portion of the *floodplain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*. (MPA-25)

FLOODLINE

means a line as determined in accordance with criteria specified by the Provincial Government.

FLOODPLAIN

(for *river and stream systems*) means the area, usually low lands adjoining a *watercourse*, which has been or may be subject to *flooding hazards*. (MPA-25)

FLOODPROOFING STANDARD (MPA-25)

means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, wave uprush and other water-related hazards along the *shoreline* of Lake Ontario, and *flooding hazards* along *river and stream systems*.

FLOODWAY

(for *river and stream systems*) means the portion of the *floodplain* where *development* and site alteration would cause a danger to public health and safety or property damage. (MPA-25)

Where the *one-zone concept* is applied, the floodway is the entire contiguous *floodplain*. (MPA-25)

Where the *two-zone concept* is applied, the floodway is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two-zone concept* applies, the outer portion of the *floodplain* is called the *flood fringe*. (MPA-25)

FLOOR SPACE INDEX (FSI)

means the ratio of the gross floor area of all buildings on a site to the net developable area of that site. The gross floor area calculated for purposes of Floor Space Index (FSI) is generally measured from the exterior of outside walls, but does not generally include mechanical areas, stairwells, washrooms, elevators, storage, and parking or other items as defined in specific Zoning By-laws.

FLORISTIC CO-EFFICIENT

means a system whereby the flora of Ontario are ranked in descending order by a plants needs for the quality of habitat in which they will persist and thus are restricted to those habitats. For detailed information regarding Floristic Co-efficients, the *City of Mississauga Natural Areas Survey*, should be consulted.

FLORISTIC QUALITY INDEX (FQI)

means a system that allows for an objective numerical evaluation of an area based on the quality of its flora. For detailed information regarding the methodology for calculating the Floristic Quality Index (FQI), the *City of Mississauga Natural Areas Survey*, should be consulted.

GROUND WATER

deleted by Amendment 25. (MPA-25)

GROUND WATER FEATURE (MPA-25)

means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

GROUND WATER RECHARGE

means an area in which there is significant addition of water by natural processes to ground water.

HAULED LIQUID INDUSTRIAL WASTE

means liquid *waste*, other than hauled sewage, that results from industrial processes or manufacturing or commercial operations and that is transported in a tank or other container for treatment or disposal, and includes sewage residue from sewage works that are subject to the provisions of the *Ontario Water Resources Commission Act*.

HAZARD LANDS

means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the *shoreline* of Lake Ontario, this means the land between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along *river and stream systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits. (MPA-25)

HAZARDOUS WASTE

means *waste* that requires special precautions in its storage, collection, transportation, treatment or disposal, to prevent damage to persons or property and include explosives, flammable, volatile, radioactive, toxic, and pathological *waste*.

HERITAGE AREA

means a municipality may by By-law designate a heritage conservation area of distinct *character*.

HERITAGE CONSERVATION DISTRICT

means an area defined by the *City* of unique *character* to be *conserved* through a designation By-law pursuant to the *Ontario Heritage Act*.

HERITAGE DESIGNATION

means a property of contextual, historical and/or architectural significance *conserved* under By-law pursuant to the *Ontario Heritage Act*.

HERITAGE EASEMENT

means a legal agreement between the property owner and the *City* or the property owner and Ontario Heritage Foundation whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity.

HERITAGE IMPACT STATEMENT

means a statement that will identify all *heritage resources* of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed *development*, use or re-use, including, where possible, measures to mitigate deleterious consequences.

HERITAGE RESOURCES

means heritage resources are structures, sites, environments, artifacts and traditions which are of historical, architectural, or archaeological value, significance or interest. These include, but are not limited to: structures - for example, buildings, groups of buildings, monuments, bridges, fences, gates; sites associated with a historic event; environments - such as, landscapes, *streetscapes*, flora and fauna within a defined area, parks, heritage trails and historic corridors; artifacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

HERITAGE SITE

means a property or defined area determined to be of cultural, historical archaeological, or natural significance and value.

HIGH OCCUPANCY VEHICLE (HOV)

LANES

means lanes dedicated for the use of public transit, taxis and vehicles with higher occupancy typically during the peak periods. The specific definition of HOV can vary - "two (2) or more" or "three (3) or more". HOV lanes form part of a roadway and are usually not physically separated.

HIGH VALUE ADDED ACTIVITIES

means those activities, such as improvements to products, processes and product design which achieve greater productivity and a higher-skill and higher wage economy.

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

Section 7 is hereby amended by adding the following definition:

HIGHER ORDER TRANSIT

means transit that generally operate on its own dedicated right-of-way , outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.

INFILLING

means *development* on vacant lots or underdeveloped lots in a developed area.

INTENSIFICATION

means the *development* of a property, site or area at a higher density than currently exists through: (MPA-25)

- a. *redevelopment*, including the reuse of brownfield sites; (MPA-25)
- b. the *development* of vacant and/or underutilised lots within previously developed areas; (MPA-25)
- c. *infill development*; (MPA-25)
- d. the expansion or conversion of existing buildings. (MPA-25)

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

Section 7 is hereby amended by adding the following definition:

INTENSIFICATION AREA

means lands identified as the focus for accommodating *intensification*. Intensification areas are comprised of the urban growth centre, *intensification corridors, major transit station areas*, and nodes.

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

Section 7 is hereby amended by adding the following definition:

INTENSIFICATION CORRIDOR

means the lands within approximately 200 to 300 metres of the centre line of roads identified as having the potential for higher density mixed-use *development* consistent with planned transit service levels.

LANDFILLING

means the disposal of *waste* by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the *waste* into a cell and covering the *waste* with materials at regular intervals.

LANDFILL SITE

means a *waste* disposal site used for the purpose of *landfilling*.

Leq

means the equivalent sound level of a fluctuating sound expressed in the same terms as the level of a steady sound carrying the same total energy within the same time interval.

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

Section 7 is hereby amended by adding the following definition:

MAJOR OFFICE

means freestanding *office* buildings of 10,000m² or greater, or with 500 jobs or more.

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

Section 7 is hereby amended by deleting the following:

~~MAJOR TRANSIT CORRIDOR~~

~~means a corridor where transit demand is sufficient to allow the introduction of a high level of transit service. The use of express type transit services will be encouraged. The use of priority lanes, such as *HOV lanes* or *RB lanes* will be introduced, where appropriate, to reduce travel time. While service is expected to use bus technology for the foreseeable future, other technologies may also be introduced where the need and justification can be demonstrated through appropriate studies.~~

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

Section 7 is hereby amended by adding the following definition:

MAJOR TRANSIT STATION AREA

means the area including and around any existing or planned *higher order transit* station. Station areas generally are defined as the area within an approximate 500m radius of a transit station, measured from the station building, representing about a 10-minute walk.

MINOR DEVELOPMENT

means *development*, which due to its relatively minor scale or intensity can demonstrate no significant adverse impacts on the features of the *ecological function* of the *Natural Areas System* and may include additions to existing dwellings and passive recreational activities.

MOTOR VEHICLE COMMERCIAL USES

means gas bars and service stations; car washes; establishments for minor motor vehicle repairs; and commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, in conjunction with other motor vehicle commercial uses.

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

Section 7 is hereby amended by adding the following definition:

MULTI-MODAL

means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, *rapid transit*, rail (such as commuter and freight), trucks, air and marine.

NATURAL AREAS SYSTEM

refers generally to a system consisting of the following components: the remnant natural features and areas such as *wetlands*, *woodlands*, ANSIs, and *wildlife habitat* which still maintain the basic structure of a natural system and which

provide *ecological function*; the linkages between those natural areas; special management areas and *Residential Woodlands*. The final interpretation of the Natural Areas System is found within the Environmental Policies of this Plan. Detailed information regarding the Natural Areas System can be found in the *Natural Areas Survey* and supporting fact sheets.

NATURAL FORMS, FUNCTIONS AND LINKAGES

refers to ecological features, processes and systems within natural area and as connections between natural areas.

NET RESIDENTIAL HECTARE

means:

- a. for detached, semi-detached, duplex, townhouse and other dwelling types with individual frontages, a net residential hectare includes the land for residential lots and common element roads, but excludes public and other forms of private roadways;
- b. for condominium units and apartment blocks, a net residential hectare includes the land for residential units, private internal roads and parking, landscaped areas, private open space, and other associated amenities.

NOISE EXPOSURE FORECAST (NEF)

means the value at a ground position providing an estimate of the integrated noise exposure produced by all types of aircraft at an airport, based on the actual or projected number and type of aircraft as well as the yearly runway utilization. The NEF system takes into consideration the number of flights, the duration of noise, the time of day, the frequency components of the noise and the noise potential of different types of aircraft operating under specific conditions. NEF values increase or decrease in a logarithmic manner, and the resultant scale is aimed at approximating the human response to a complex noise exposure situation.

NOISE EXPOSURE PROJECTION (NEP)

similar to the *NEF* with the exception that it provides authorities with long range guidance in land use planning based on a projection of aircraft traffic levels, aircraft types and runway configurations over a specific future time period.

NOISE EXPOSURE PROJECTION (NEP)/ NOISE EXPOSURE FORECAST (NEF) COMPOSITE NOISE CONTOUR

means a line linking specific locations predicted to be subject to the same noise exposure value based on the most stringent of an airport's *NEF* and *NEP*.

OFFICE

means business, professional and administrative offices.

ONE-HUNDRED YEAR FLOOD

(for *river and stream systems*) means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of one-hundred (100) years on average, or having a one-percent (1%) chance of occurring or being exceeded in any given year. (MPA-25)

ONE-HUNDRED YEAR FLOOD LEVEL

means for the *shoreline* of Lake Ontario, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a one-percent (1%) chance of being equalled or exceeded in any given year. Lake levels and wind setups that have a one-percent (1%) chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred (100) year flood level is based on the highest known water level and wind setups. (MPA-25)

ONE-ZONE CONCEPT

means the approach whereby the entire *floodplain*, as defined by the regulatory flood, is treated as one unit, and all *development* is prohibited or restricted.

POWER GENERATING FACILITY

(MPA-48) (MPA-25) (MPA-87) (MPA-78)
means a building or structure used for the production of electrical power, where output is ten (10) megawatts or greater and where the method of production is limited to natural gas fired, *combined cycle*, *cogeneration* and *renewable energy*.
(OMB File No. 0060063) (OMB File No. 0070123-Consolidated Decision assoc. with OPA 25 & 78)

PRESERVE

means maintaining a natural area by protecting the stability, *biodiversity* and long-term viability of its components.

PROVINCIALY SIGNIFICANT WETLANDS

deleted by Amendment 25. (MPA-25)

RAPID TRANSIT

means a transit service which operates on exclusive right-of-way with higher speed and capacity compared with general surface transit. Rapid transit can be in the form of bus or rail technology.

REAR LOT DEVELOPMENT

means a form of *intensification* whereby an additional residence is constructed in the rear yard of an existing dwelling.

REDEVELOPMENT

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (MPA-25)

REGION

means The Region of Peel.

REGULATORY DYNAMIC BEACH STANDARD

deleted by Amendment 25. (MPA-25)

REGULATORY EROSION STANDARD

deleted by Amendment 25. (MPA-25)

REGULATORY FLOOD

deleted by Amendment 25. (MPA-25)

REGULATORY FLOOD STANDARD

deleted by Amendment 25. (MPA-25)

REGULATORY SHORELINE

deleted by Amendment 25. (MPA-25)

RENEWABLE ENERGY

(MPA-48) (MPA-25) (MPA-78)
means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource product, or solar and geothermal energy.
(OMB File No. 0060063) (OMB File No. 0070123-Consolidated Decision assoc. with OPA 25 & 78)

RESERVED BUS (RB) LANES

are *HOV lanes* dedicated for the use of buses only. This is one form of priority measures to encourage more efficient use of transportation infrastructure. RB lanes form part of a roadway and are usually not physically separated.

RESIDENT LABOUR FORCE

means people who live in Mississauga, and work or are available for work either in Mississauga or in another municipality.

RESIDENTIAL DWELLING

means a building or portion thereof occupied exclusively as the residence of one or more persons.

RESIDENTIAL WOODLANDS

are areas that support trees with mature, fairly continuous canopy, but the native understorey is generally absent or degraded, usually through maintenance of residential lawns and landscaping. These still serve some functions such as: providing habitat for tolerant canopy birds, both in migration and for breeding; facilitating *ground water recharge* owing to the high proportion of permeable ground cover. These areas are generally located in older residential areas, with large lots and are almost completely in private ownership.

RESTORE

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

RIVER AND STREAM SYSTEM (MPA-25)

means all *watercourses*, rivers and streams that have a measurable or predictable response to a single runoff event.

RUNOFF CONTROL

means the regulation of the rate of flow of *surface runoff*.

SCENIC ROUTES

are designated to *preserve* existing *woodlands* and greenbelts along roadways. Scenic routes are also designated to maintain or to *restore* historic scenic nature of roadways. Any maintenance or physical modification of scenic routes will ensure that the scenic qualities of the routes so designated will be reinforced or *enhanced*.

SENSITIVE LAND USES

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse affects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences; day care centres; educational facilities; and health facilities. (MPA-25)

SHORELINE

means land in immediate contact with rivers and lakes, or seasonally inundated areas adjacent to lakes.

SIGNIFICANT WOODLAND

deleted by Amendment 25. (MPA-25)

SOCIAL HOUSING

means any form of housing which incorporates a household income test component.

SPECIAL CONCERN

means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats. (MPA-87)

SPECIAL NEEDS HOUSING

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly. (MPA-25)

SPECIAL POLICY AREA

means an area within a community that has historically existed in the *floodplain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning *development*. The criteria and procedures for approval are established by the Province. (MPA-25)

A Special Policy Area is not intended to allow for new or *intensified development* and site alteration, if a community has feasible opportunities for *development* outside the *floodplain*. (MPA-25)

SPECIAL USER GROUPS

means groups of different and varying lifestyles, ages and states of health and mobility.

SPECIES AT RISK (MPA-25)

means any plant or animal threatened by, or vulnerable to, extinction and listed in regulations under the *Endangered Species Act*, R.S.O. 1990, c.E.15, as amended.

STREETSCAPE

means:

- a. the *character* of the street, including the street right-of-way, that part of adjacent properties between the street right-of-way and the building face and the building faces. Thus, the creation of a streetscape is achieved by the *development* of both public and private lands;
- b. the detailed design of the spaces, planting, furniture, paving, etc. within the right-of-way and on that portion of the adjacent properties between the right-of-way and the building face.

SUB-WATERSHED

means the *watershed* of a tributary stream, sub-unit of a major *watershed*.

SURFACE RUNOFF

means water that results from precipitation which is not absorbed.

THREATENED SPECIES (MPA-25)

means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official *species at risk* list, as updated and amended from time to time.

TOP-OF-BANK

means the line, established and/or approved by the appropriate Conservation Authority staff, which defines the transition between tablelands

and sloping ground at the top of a (slope, associated with a *watercourse* i.e. the crest of the slope). There may be situations where there are interruptions in the valley slope by plateau areas. In these cases, there may be a primary and secondary top of bank.

TRANSIT PRIORITY MEASURES

means the measures designed to improve the movement of transit vehicles through congested areas by reducing or eliminating traffic/transit conflicts.

TRANSITWAY

deleted by Amendment 25. (MPA-25)

TRANSPORTATION DEMAND MANAGEMENT (TDM) (MPA-25)

is the application of a range of measures which optimize the use of transportation facilities and services through the reduction of individual travel needs, shifting travel to non-peak periods or the use of more efficient travel modes. Examples can include programs aimed at encouraging increased vehicle occupancy, greater use of transit, walking and cycling.

TWO-ZONE CONCEPT

means the approach whereby certain areas of the *floodplain* are considered to be less hazardous than others such that *development* potentially could safely occur. The *flood fringe* defines that portion of the *floodplain* where *development* may be permitted, subject to appropriate floodproofing. The *floodway* defines that portion of the *floodplain* wherein *development* is prohibited or restricted.

UNIVERSAL DESIGN PRINCIPLES

(MPA-25)

means the principles by which the environment can be designed in order to accommodate the abilities of all. For detailed information regarding the Principles of Universal Design, the *City of Mississauga Accessibility Plan* should be consulted.

URBANIZED WATERCOURSES AND SHORELINES

means bodies of water whose edges have received some manner of structural erosion control or stabilization.

USERS

includes all potential users and thus where the needs of users are to be accommodated, the special needs of all potential users must also be met. For example, a sidewalk which meets the needs of users will accommodate: wheelchair users; parents with strollers; those who use canes or crutches; the visually impaired; children (whose short attention spans and limited peripheral vision may require safety precautions or predictability); cyclists; skateboarders; etc. In some cases, such as for sidewalks, users such as cyclists and skateboarders may be regulated to ensure the safety of other users.

VALLEY AND WATERCOURSE CORRIDORS

means the natural resources associated with the river systems characterized by their landform, features, and functions. Valley corridors are distinguished from stream corridors by the presence of a distinct land form. The exact limit of valley and watercourse corridors will be determined, jointly with and on a site specific basis by the appropriate Conservation Authority.

VULNERABLE, THREATENED AND ENDANGERED SPECIES

deleted by Amendment 25. (MPA-25)

WASTE

includes ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and such other wastes as may be designated under the *Environmental Assessment Act*.

WASTE DISPOSAL SITE

means any land or land covered by water upon, into or through which, or building or structure in which, *waste* is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of *waste*.

WASTE PROCESSING STATION

means a facility that receives, stores and/or processes *waste* materials for the purpose of creating new products or materials.

WASTE TRANSFER STATION

means a facility where *waste* materials are collected for shipment and may be sorted and/or prepared for transportation.

WATERCOURSE

watercourses will be defined in consultation with the appropriate public agencies during the preparation of District Policies and the processing of *development* applications.

WATERSHED

means an area that is drained by a river and its tributaries. *(MPA-25)*

WAYSIDE PIT OR WAYSIDE QUARRY

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. *(MPA-25)*

WETLANDS

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four (4) major types of wetlands are swamps, marshes, bogs and fens. *(MPA-25)*

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (MPA-25)

WILDLIFE HABITAT

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (MPA-25)

WOODLANDS (MPA-25)

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, Regional and Provincial levels.

ACRONYMS

ANSI	Area of Natural and Scientific Interest (the Provincial Government)
BIA	Business Improvement Area
BRT	Bus Rapid Transit (<i>MPA-25</i>)
dBA	The A-weighted sound pressure level
EIS	Environmental Impact Study
ESA	Environmentally Significant Area (Conservation Authority)
FSI	Floor Space Index
GLA	Gross Leasable Area
GTA	Greater Toronto Area
GTAA	Greater Toronto Airports Authority
HOV	High Occupancy Vehicle (lane)
Leq	The Equivalent Energy Level
NEF	Noise Exposure Forecast
NEP	Noise Exposure Projection
OMB	Ontario Municipal Board
QEW	Queen Elizabeth Way
RB	Reserved Bus (lane)
TDM	Transportation Demand Management (<i>MPA-25</i>)