

NOTE:

**THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE
NORTHEAST 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 NORTHEAST 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 NORTHEAST 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 4.26
NORTHEAST
DISTRICT POLICIES
OF
MISSISSAUGA PLAN**

March 2012

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

Northeast District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Northeast 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 Northeast District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Northeast District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Northeast 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	Northeast District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeals to OMB	Region of Peel
Northeast District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B4 - District Policies and 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 37	District Policies and District Land Use Map	2005 July 29	All approved	City of Mississauga
Amendment 53	District Policies	2006 Apr. 26	All approved	City of Mississauga
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> 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.

Northeast District Policies of Mississauga Plan

	SECTION	DATE	STATUS	APPROVED BY
Amendment 117	District Land Use Map	2012 Mar. 06	All approved	City of Mississauga

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

Northeast 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 4.26, Northeast District Policies:
 - Section 4.26.3.2, Commercial, Land Use;
 - District Land Use Maps, 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 4.26, Northeast District Policies:
 - Section 4.26.3.1, Business Employment, Land Use;
 - District Land Use Maps, the Business Employment Land Use Designations.
 - District Land Use Maps, the Industrial 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 NORTHEAST 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.

Northeast District Policies of Mississauga Plan

4.26 NORTHEAST

4.26.1 Planning Context

The current configuration of the Northeast District was established by City Plan which came into effect July 8, 1997. The former Airport Road District, West Malton District and the portion west of the Etobicoke Creek of the Airport South District were combined into one Planning District, and is defined as an Employment District.

The lands south of Provincial Highway 401 include large vacant parcels located near Provincial Highway 401 and Dixie Road, and north and south of Eglinton Avenue East near the Etobicoke Creek. The Dixie Road corridor, south of Provincial Highway 401, is characterized by commercial uses including hotels, vehicle sales and service, restaurants and mixed retail commercial plazas, and some older industrial operations. The Canada Post Gateway facility is located at the southeast corner of Dixie Road and Eglinton Avenue East. Land uses along Eglinton Avenue East include a mix of commercial uses including motor vehicle sales and service, restaurants and mixed retail commercial plazas. Older detached residential uses occupy portions of Eglinton Avenue East and Tomken Road, south of Eglinton Avenue East. The lands along Airport Road are developed for Airport related uses on the west side and a mix of industrial and commercial uses including *offices*, hotels, restaurants and a large conference and trade centre on the east side. Internal areas are mainly developed for single-tenant industrial uses and many large single-tenant industrial/distribution uses. The lands north and west of the Airport are largely developed for single-tenant industrial uses, many having outdoor storage, in interior areas and a mixture of single and multi-tenant industrial and retail commercial uses along the Derry Road East and Dixie Road arterial corridors. (MPA-40)

The Etobicoke Creek is the most prominent natural feature in the District. In addition to the Etobicoke Creek, the District is drained by the Little Etobicoke Creek and the west branch of the Mimico Creek.

Tableland forested areas are located adjacent the Mimico Creek valley west of Goreway Drive, southeast of Provincial Highway 410 and Eglinton Avenue East, east of Eastgate Parkway north of the utility corridor, along the west side of Dixie Road south of Provincial Highway 401, and along Creekbank Road south of Provincial Highway 401.

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.

Northeast District Policies of Mississauga Plan

4.26.2 Development Concept

The *development* concept is intentionally flexible, accommodating a mix of industrial, *office* and accessory uses in low-rise buildings. The District accommodates existing uses such as trucking and distribution, but also recognizes recent trends toward more intensive industrial activities such as research and *development* and technology-based manufacturing, and the emergence of multi-tenant *developments* providing space for a variety of businesses. To achieve a high quality business image, specific design guidelines will apply along *City* boundaries, major roads, parks and greenbelts.

Within this framework, other more specific forms of commercial *development* will be encouraged. To serve the needs of employees in the Business Employment areas, several retail commercial areas are proposed. (MPA-40)

A future north-south arterial to be located west of the Etobicoke Creek will also improve accessibility to the District. Such improvements are expected to stimulate the *development* of vacant lands and land extensive heavy industrial uses on internal lands, lands near Provincial Highway 401 and Provincial Highway 407.

The valleys and adjacent vegetation, including tableland *woodlands*, are considered valuable in terms of facilitating greenways systems, particularly given the connections to Toronto and Brampton. Greenways have many environmental benefits including wildlife movement corridors and *wildlife habitat*, flood and erosion management and temperature modulation. Public access may be a component where it does not threaten the viability of the area; however, the visual presence alone of such features is beneficial to urban residents.

Forested areas serve important functions within a *watershed* with respect to attenuating and modifying surface flows, including providing opportunities for *ground water recharge*.

4.26.3 Land Use

4.26.3.1 Business Employment

- a. Existing industrial operations which have extensive outdoor processing or storage areas will be permitted to continue and expand in accordance with the Industrial policies of this Plan.
- b. Notwithstanding the Business Employment policies of this Plan, for the lands fronting on Airport Road:
 - the following uses will not be permitted:
 - *waste processing stations* or *waste transfer stations* and *composting facilities*;
 - trucking terminals;
 - broadcasting, communication, and utility rights-of-way.

4.26.3.2 Commercial

4.26.3.2.1 General Retail Commercial (MPA-40)

Existing industrial operations that may have extensive outdoor processing or storage areas will be permitted to continue and expand in accordance with the Industrial policies of this Plan.

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

Northeast District Policies of Mississauga Plan

4.26.4 Transportation

4.26.4.1 Road Classification

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

TABLE 1: BASIC ROAD CHARACTERISTICS, NORTHEAST DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Provincial Highway 401	Provincial Highways 403/410 to Etobicoke Creek	Province of Ontario	
	Provincial Highway 409	Airport Road to Provincial Highway 427	Province of Ontario	
	Provincial Highway 410	North City boundary to Provincial Highway 401	Province of Ontario	
	Provincial Highway 403	Provincial Highway 401 to Eastgate Parkway	Province of Ontario	
	Provincial Highway 427	Derry Road East to Airport Road	Province of Ontario	
	ARTERIAL	Derry Road East	Provincial Highway 410 to Provincial Highway 427	Region of Peel
Courtneypark Drive East		Provincial Highway 410 to Netherhart Road/Future Arterial	City of Mississauga	35 m
Eglinton Avenue East		Provincial Highway 403 to Eastgate Parkway	City of Mississauga	45 m
Eglinton Avenue East		Eastgate Parkway to Etobicoke Creek	City of Mississauga	65 m
Eastgate Parkway		Provincial Highway 403 to Dixie Road	City of Mississauga	67 m
Eastgate Parkway		Dixie Road to Fieldgate Drive	City of Mississauga	50 m
Eastgate Parkway		Fieldgate Drive to Eglinton Avenue East	City of Mississauga	65 m
Dixie Road		North City boundary to Eastgate Parkway	Region of Peel	45 m
Netherhart Road/Future Arterial (MPA-25)		Courtneypark Drive East to Provincial Highway 401 (MPA-25)	City of Mississauga	35 m
Future Arterial/Creebank Road (MPA-25)		Provincial Highway 401 to Eglinton Avenue West (MPA-25)	City of Mississauga	30 m
Airport Road		North City boundary to Provincial Highway 427	Region of Peel	45 m

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

Northeast District Policies of Mississauga Plan

TABLE 1: BASIC ROAD CHARACTERISTICS, NORTHEAST DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
MAJOR COLLECTOR	Drew Road	Tomken Road to Airport Road	City of Mississauga	26 m
	Britannia Road East/ Abilene Drive Future Major Collector (conceptual) (MPA-25)	Provincial Highway 410 to Tomken Road (MPA-25)	City of Mississauga	26 m (MPA-25)
	Britannia Road East	Tomken Road to Netherhart Road/Future Arterial	City of Mississauga	26 m
	Matheson Boulevard East	Provincial Highway 403 to Future Arterial/Creekbank Road	City of Mississauga	26 m
	Matheson Boulevard East	Future Arterial/Creekbank Road to Etobicoke Creek	City of Mississauga	30 m
	Tomken Road	North <i>City</i> boundary to Provincial Highway 401	City of Mississauga	30 m
	Tomken Road	Provincial Highway 401 to Eastgate Parkway	City of Mississauga	35 m
	Bramalea Road	North <i>City</i> boundary to Derry Road East	City of Mississauga	30 m
	Torbram Road	North <i>City</i> boundary to Derry Road East	City of Mississauga	30 m
	Goreway Drive	Derry Road East to Provincial Highway 427	City of Mississauga	26 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	24-26 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	20-24 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.

Northeast District Policies of Mississauga Plan

4.26.5 Special Site Policies

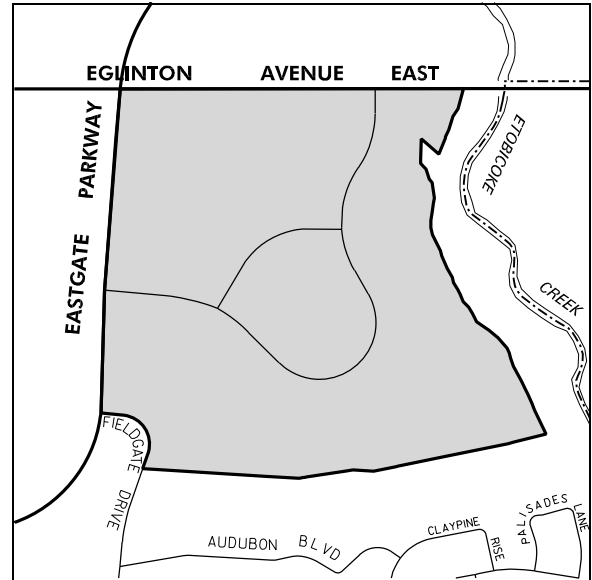
4.26.5.1 Introduction

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

4.26.5.2 Site 1

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

4.26.5.3 Site 2 (MPA-25)



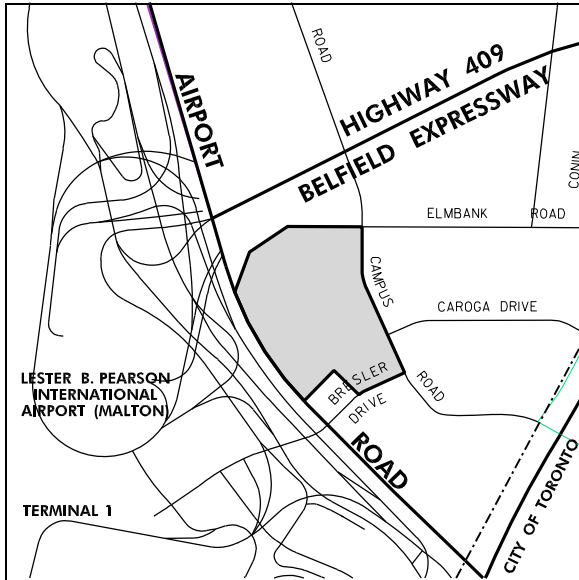
The lands identified as Special Site 2 are located south of Eglinton Avenue East, east of Eastgate Parkway.

Notwithstanding the provisions of the General Retail Commercial and Business Employment designations, *waste processing stations*, *waste transfer stations* and *composting facilities* will not be permitted. (MPA-40)

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

Northeast District Policies of Mississauga Plan

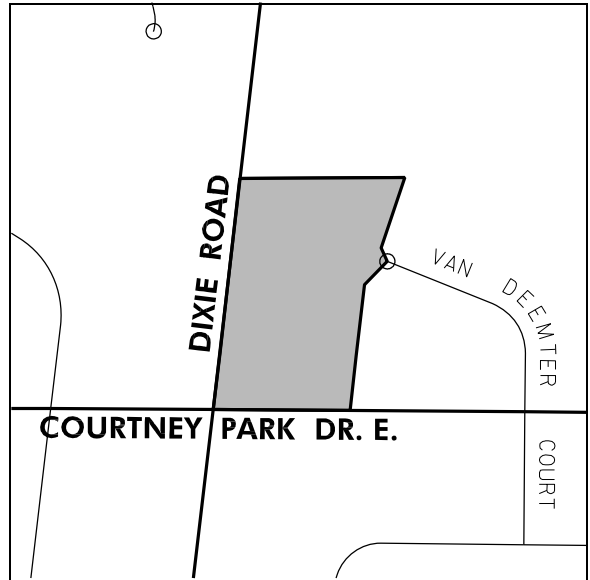
4.26.5.4 Site 3 (MPA-53)



The lands identified as Special Site 3 are located on the east side of Airport Road and south of Highway 409.

Notwithstanding the provisions of the Business Employment designation on these lands, **development** will not be subject to a maximum **Floor Space Index (FSI)**.

4.26.5.5 Site 4



The lands identified as Special Site 4 are located on the east side of Dixie Road north of Courtney Park Drive East. (MPA-37), (MPA-25)

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

- a. General Retail Commercial uses will also be permitted; (MPA-40)
- b. **motor vehicle commercial uses** including a truck detailing establishment and automobile sales and leasing accessory to an automobile repair garage will also be permitted;
- c. private schools, places of religious assembly and day care centres will not be permitted.

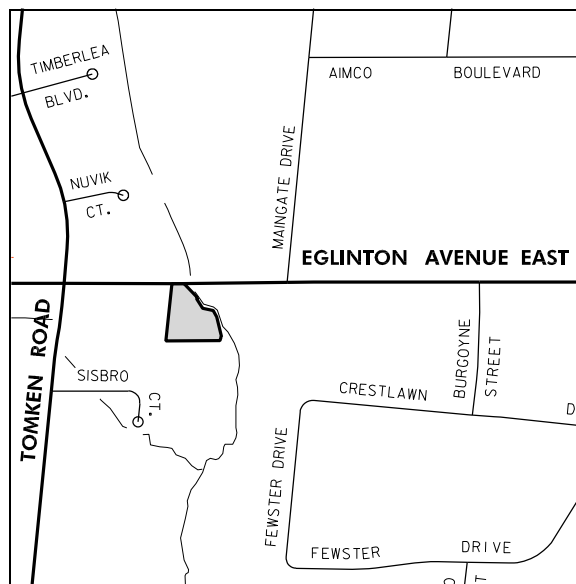
Specific policies in this section must be read in conjunction with all the policies in this Plan.

Northeast District Policies of Mississauga Plan

4.26.5.6 Site 5

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

4.26.5.7 Site 6



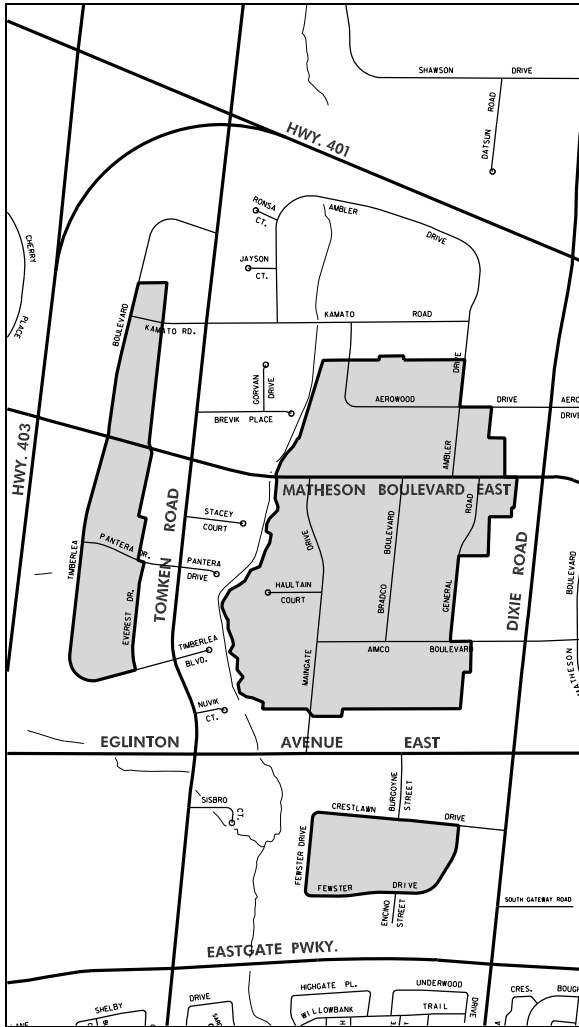
The lands identified as Special Site 6 are located on the south side of Eglinton Avenue East, east of Tomken Road.

Notwithstanding the provisions of the Business Employment and Greenbelt designations, housing for the elderly will be permitted.

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

Northeast District Policies of Mississauga Plan

4.26.5.8 Site 7



The lands identified as Special Site 7 are located north of Eastgate Parkway, west of Dixie Road, south of Highway 401, and east of Highway 403.

Notwithstanding the provisions of the Business Employment designation, all uses in existence at the time this policy comes into effect (2007 September 10), and outdoor storage will be permitted.

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

Northeast District Policies of Mississauga Plan



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

Northeast District Policies of Mississauga Plan

Northeast District Land Use Maps

Amended by:

Appeal B4 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Commercial Land Use Designations" (Map 1 and Map 2) (Greater Toronto Airports Authority).

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Business Employment Land Use Designations" (Map 1 and Map 2) (Canadian Petroleum Products Institute).

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Industrial Land Use Designations" (Map 1) (Canadian Petroleum Products Institute).

Amendment No. 37

- Amend – Land Use Designation of the lands located on the north side of Courtneypark Drive East, east of Dixie Road from "Motor Vehicle Commercial" to "Business Employment" (Map 1).

Amendment No. 25

- Amend – Land Use Designation of the lands located as follows:
 - west of Tomken Road, north and south of Gana Road (Map 1);
 - south of the Brampton border, north of Derry Road East, east and west of Dixie Road (Map 1);
 - south of Derry Road East, east and west of Pacific Circle (Map 1);
 - north of Highway 401, south of Derry Road East, east and west of Dixie Road (Map 1);
 - south of Highway 401, east of Dixie Road (Map 1);
 - south of the Brampton border, north of Drew Road, west of Torbram Road (Map 2);
 - south of Derry Road East, east of Airport Road (Map 2);
 from "Business Employment" to "Industrial";
- Amend – Land Use Designation of the lands located as follows:
 - at the northeast corner of Aimco Boulevard and Dixie Road (Map 1);
 - at the northwest corner of Eglinton Avenue East and Dixie Road (Map 1);
 - at the southeast corner of Eglinton Avenue East and Eastgate Parkway (Map 1);
 - at the southwest corner of Derry Road East and Rexwood Road (Map 2);
 from "Motor Vehicle Commercial" to "General Commercial";

- Amend – Land Use Designation of the lands located as follows:
 - at the southwest corner of Derry Road East and Tomken Road (Map 1);
 - at the southeast corner of Derry Road East and Dixie Road (Map 1);
 - at the southwest corner of Derry Road East and Menkes Drive (Map 1);
 - at the northeast corner of Courtneypark Drive East and Dixie Road (Map 1);
 - at the southeast corner of Courtneypark Drive East and Dixie Road (Map 1);
 - at the southwest corner of Britannia Road East and Dixie Road (Map 1);
 - at the southeast corner of Matheson Boulevard East and General Road (Map 1);
 - at the northwest corner of Eglinton Avenue East and Tomken Road (Map 1);
 - at the northwest corner of Slough Street and Airport Road (Map 2);
 - on the east side of Airport Road, north of Orlando Drive (Map 2);
 - at the northeast corner of Bresler Drive and Airport Road (Map 2);
 - at the southeast corner of Bresler Drive and Airport Road (Map 2);
 - at the northeast corner of Highway 427 and Airport Road (Map 2);
 from "Motor Vehicle Commercial" to "Business Employment";
- Amend – Land Use Designation of the lands located on the south side of Britannia Road East, west of Dixie Road from "Motor Vehicle Commercial" to "Industrial" (Map 1);
- Amend Land Use Designations – delete "Motor Vehicle Commercial" (Map 1 and Map 2);
- Amend – Land Use Designation of the lands located south of Drew Road, west of the west branch of the Etobicoke Creek from "Greenbelt" to "Industrial" (Map 1);
- Amend – Land Use Designation of the lands located south of Derry Road East, east of Tomken Road from "Private Open Space - Cemetery" to "Business Employment" (Map 1);
- Amend – Land Use Designation of the lands located south of Derry Road East, east of Tomken Road from "Private Open Space - Cemetery" to "Greenbelt" (Map 1);
- Amend Land Use Map – add "Airport Land Use Designation" to all GTAA Airport lands (Map 1 and Map 2);
- Amend Land Use Designations – add "Airport" (Map 1 and Map 2);
- Amend Land Use Map – from Airport Old Terminal 1 to Airport New Terminal 1 (Map 2);
- Amend Land Use Map – "Future Arterial" alignment from Courtneypark Drive East to Eglinton Avenue East (Map 1);

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

Northeast District Policies of Mississauga Plan

- Amend Land Use Map – add Britannia Road East/Abilene Drive "Future Major Collector (conceptual)" from Tomken Road to Kennedy Road (Map 1);
- Amend Land Use Map – add Highway 401 westbound off-ramp from "Future Arterial" east of Dixie Road (Map 1);
- Amend Transportation Legend – from "Possible Future Arterial (conceptual)" to "Future Arterial" (Map 1 and Map 2);
- Amend Transportation Legend – add "Future Major Collector (conceptual)" (Map 1);
- Amend Transportation Legend – from "Transitway" and "Transitway Station" to "Bus Rapid Transit Corridor" and "Bus Rapid Transit Station" (Map 1);
- Amend Transportation Legend – from "GTA Transit Airport Connections" to "Transit Airport Connections" (Map 2);
- Amend Land Use Designations – from "Open Space" to "Public Open Space" (Map 1 and Map 2);
- Amend Land Use Map – delete Bren Road/Bren Road extension "Minor Collector" from Rena Road to Drew Road extension (Map 2);
- Amend – Land Use Designation of the lands located as follows:
 - adjacent to the West Branch of Etobicoke Creek, south of Derry Road East, east of Dixie Road (Map 1);
 - adjacent to Etobicoke Creek, north of Highway 401, east and west of Luke Road (Map 1);
 - adjacent to the East Branch of Etobicoke Creek, north and south of Derry Road East, east of Bramalea Road (Map 2);
 - adjacent to Etobicoke Creek and adjacent to the East Branch of Etobicoke Creek, north of Highway 401, east of Luke Road (Map 2);
 from "Airport" to "Greenbelt";
- Amend – Land Use Designation of the lands located as follows:
 - on the east side of Dixie Road, north of Courtneypark Drive East (Map 1);
 - on the east side of Airport Road, north of Orlando Drive (Map 2);
 - on the east and west sides of Dorman Road, south of American Drive (Map 2);
 from "Business Employment" to "Airport";
- Amend – Land Use Designation of the lands located west of Dixie Road, north and south of Director Gate from "Airport" to "Business Employment" (Map 1);
- 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 (Map 1 and Map 2).

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 removing Eglinton Avenue as a Major Transit Corridor.

- Amendment No. 117*
- Amend – Land Use Map by changing the land use designation of the subject lands, located on the south side of Derry Road East, east of Tomken Road and opposite Maxwell Road, from “Private Open Space” to “Business Employment”.