

**Background Planning Information**

**Mavis West Block**

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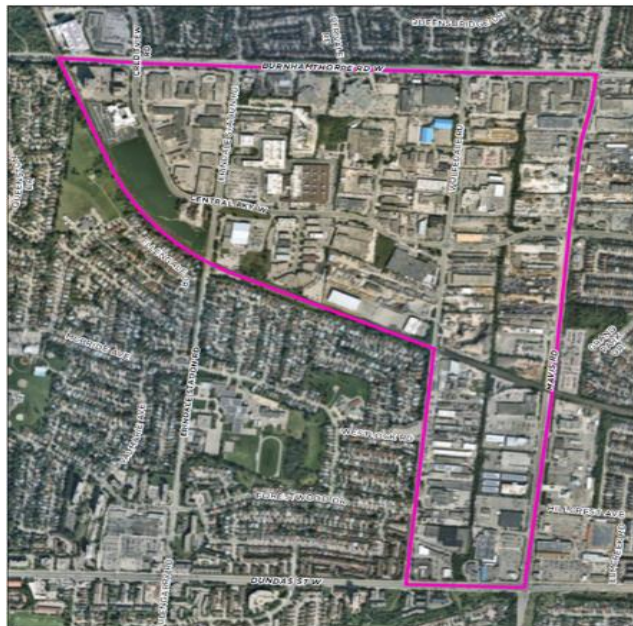
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## 1. Site Description

## Site Information

Mavis West Block is bounded by Burnhamthorpe Road West on the north, Mavis Road on the east, a rail line and Wolfedale Road on the west, and Dundas Street West on the south. The site currently contains a mix of industrial and manufacturing uses (Mavis Welding and Fabrication, Innocon concrete supplier, Gerdau metals recycling) commercial and retail uses (sports complex, restaurants, supermarkets, self-storage) along with gas bars, and auto body repair shops. The majority of the site is built out, as only a small portion on the north-west corner remains undeveloped.



Aerial photo of Mavis West Block

## Subject Site Dimensions

|                                   |                     |
|-----------------------------------|---------------------|
| Burnhamthorpe Road West Frontage: | 1,871 m (6,138 ft.) |
| Mavis Road Frontage:              | 2,112 m (6,929 ft.) |
| Gross Site Area:                  | 201 ha (497 ac.)    |

## Surrounding Land Uses

- North: Low rise residential neighbourhoods, Deer Run Park, Deer Wood Park, Ashgate Park, Retail establishments, Highway 403
- East: Manufacturing, Commercial Establishments, Brickyard Park, City View Park, Dr. Martin L Dobkin Park
- West: Low rise residential neighbourhoods, Ron Lenyk Springfield Park, The Woodlands School, Woodland Meadows Park, Woodland Park, Erindale GO Station
- South: Low rise residential neighbourhoods, Huron Park, Mississauga Golf and Country Club

## Employment Data

According to the 2021 Mississauga Employment Survey, the subject site contains a total of 515 businesses and 8,083 jobs (calculated as Total Employment\*) across a range of industries. Transportation accounts for the largest percentage of Total Employment (27%) followed by Manufacturing (11.5%), Other Services (8.3%), and Accommodation and Food Services (7.5%)

| NAICS Sector                    | Businesses | Full Time Employees | Part Time Employees | Work at Home Employees | Temporary Employees | TotalUnadjustedEmployment | AdjustedEmployment | TotalEmployment |
|---------------------------------|------------|---------------------|---------------------|------------------------|---------------------|---------------------------|--------------------|-----------------|
| Accommodation and Food Services | 68         | 297                 | 314                 | 1                      | 27                  | 482                       | 128.8              | 610.8           |
| Administrative                  | 10         | 39                  | 6                   | 40                     | 1                   | 83                        | 18.4               | 101.4           |
| Arts                            | 13         | 44                  | 131                 | 0                      | 8                   | 117.5                     | 36.8               | 154.3           |
| Construction                    | 13         | 251                 | 20                  | 0                      | 2                   | 263                       | 9.2                | 272.2           |
| Educational                     | 25         | 209                 | 53                  | 58                     | 4                   | 297.5                     | 36.8               | 334.3           |
| Finance                         | 13         | 54                  | 17                  | 2                      | 1                   | 65.5                      | 18.4               | 83.9            |
| Health Care                     | 38         | 173                 | 93                  | 4                      | 4                   | 227.5                     | 73.6               | 301.1           |
| Information                     | 4          | 300                 | 2                   | 0                      | 0                   | 301                       | 0                  | 301             |
| Management                      | 2          | 0                   | 1                   | 0                      | 0                   | 0.5                       | 9.2                | 9.7             |
| Manufacturing                   | 38         | 891                 | 29                  | 4                      | 13                  | 922.5                     | 9.2                | 931.7           |
| Other Services                  | 120        | 530                 | 105                 | 5                      | 25                  | 612.5                     | 55.2               | 667.7           |
| Professional                    | 38         | 155                 | 23                  | 23                     | 5                   | 194.5                     | 73.6               | 268.1           |
| Public Administration           | 6          | 221                 | 163                 | 262                    | 0                   | 564.5                     | 9.2                | 573.7           |
| Real Estate                     | 26         | 448                 | 21                  | 17                     | 24                  | 499.5                     | 36.8               | 536.3           |
| Retail                          | 54         | 288                 | 190                 | 5                      | 10                  | 398                       | 27.6               | 425.6           |
| Transportation                  | 13         | 1871                | 549                 | 53                     | 3                   | 2201.5                    | 0                  | 2201.5          |
| Utilities                       | 1          | 12                  | 7                   | 0                      | 0                   | 15.5                      | 0                  | 15.5            |
| Wholesale                       | 27         | 202                 | 25                  | 3                      | 3                   | 220.5                     | 18.4               | 238.9           |
| N/A                             | 6          | 0                   | 0                   | 0                      | 0                   | 0                         | 55.2               | 55.2            |
| Totals                          | 515        |                     |                     |                        |                     |                           |                    | 8082.9          |

\*Total Employment\*= Full Time + 0.5 Part Time + Work from Home + Temporary + Adjusted

## 2. Site Photos



Photo of subject site (Mavis Road)



Photo of subject site (Mavis Road)





Photo of subject site (Wolfedale Road)



Photo of subject site (Semenik Court)



Photo of subject site (Grand Park Drive)



Photo of subject site (Burnhamthorpe Road West)



### 3. Summary of Applicable Policies, Regulations and Proposed Amendments

| Policy Document                          | Legislative Authority/Applicability  | Key Policies   |
|--|--|--|
| <b>Planning Act</b>                      | The Planning Act (the Act) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act gives the City the power to create Official Plans and Zoning Bylaws which in turn provide direction to the various officials, staff members and other authorities involved in the planning and development decision making process. | The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,<br>(h) the orderly development of safe and healthy communities;<br>(k) the adequate provision of employment opportunities;<br>(n) the resolution of planning conflicts involving public and private interests;<br>(o) the protection of public health and safety;<br>(p) the appropriate location of growth and development.<br>(Planning Act 2.0)  |
| <b>Provincial Policy Statement (PPS)</b> | <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>  | <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Avoiding development and land use patterns which may cause environmental or public health and safety concerns. (PPS 1.1.1 c)</p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. (PPS 1.1.3.4)</p> <p>Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. (PPS 1.2.6.1)</p> <p>Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:<br/>a) there is an identified need for the proposed use;<br/>b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;</p> |

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|  | <p>c) adverse effects to the proposed sensitive land use are minimized and mitigated; and<br/> d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.<br/> (PPS 1.2.6.2)</p> <p>Planning authorities shall promote economic development and competitiveness by:<br/> a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;<br/> b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;<br/> c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment.<br/> (PPS 1.3.1)</p> <p>Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. (PPS 1.3.2.1)</p> <p>At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas. (PPS 1.3.2.2)</p> <p>Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas. (PPS 1.3.2.3)</p> <p>Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. (PPS 1.3.2.4)</p> <p>Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area</p> |
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|  |  | <p>has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:</p> <ul style="list-style-type: none"> <li>a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;</li> <li>b) the proposed uses would not adversely affect the overall viability of the employment area;</li> <li>and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. (PPS 1.3.2.5)</li> </ul> <p>Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations. (PPS 1.3.2.6)</p>   |
| <p><b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p> | <p>This Plan is issued under the authority of section 7 of the Places to Grow Act, 2005. It was approved through an Order in Council under that Act to come into effect on May 16, 2019. It was most recently amended through an Order in Council under that Act that came into effect on August 28, 2020. This Plan replaces the Growth Plan for the Greater Golden Horseshoe, 2017 that took effect on July 1, 2017. This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise (Growth Plan 1.2.2)</p> | <p>Economic development and competitiveness in the GGH will be promoted by:</p> <ul style="list-style-type: none"> <li>a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;</li> <li>b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;</li> <li>c) planning to better connect areas with high employment densities to transit; and</li> <li>d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.</li> </ul> <p>(Growth Plan 2.2.5.1)</p> <p>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper- and single-tier official plans by amendment at any time in advance of the next municipal comprehensive review. (Growth Plan 2.2.5.6)</p> <p>Municipalities will plan for all employment areas within settlement areas by:</p> <ul style="list-style-type: none"> <li>a) prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;</li> <li>b) prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and</li> <li>c) providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.</li> </ul> <p>(Growth Plan 2.2.5.7)</p> |

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|  | <p>The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment. (Growth Plan 2.2.5.8)</p> <p>The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>a) there is a need for the conversion;</li> <li>b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</li> <li>c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;</li> <li>d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan;</li> <li>and e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses</li> </ul> <p>(Growth Plan 2.2.5.9)</p> <p>Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:</p> <ul style="list-style-type: none"> <li>a) satisfy the requirements of policy 2.2.5.9 a), d) and e);</li> <li>b) maintain a significant number of jobs on those lands through the establishment of development criteria;</li> <li>c) Not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with the policies in subsection 2.2.4. (Growth Plan 2.2.5.10)</li> </ul> <p>The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies. (Growth Plan 2.2.5.12)</p> <p>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will establish minimum density targets for all employment areas within settlement areas that:</p> <ul style="list-style-type: none"> <li>a) are measured in jobs per hectare;</li> <li>b) reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies;</li> </ul> |
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|   |   | <p>c) reflects opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit; and d) will be implemented through official plan policies and designations and zoning by-laws. (Growth Plan 2.2.5.13)</p> <p>Outside of employment areas, development criteria should be established to ensure that the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site. (Growth Plan 2.2.5.14)</p>   |
| <b>Region of Peel Official Plan (ROP)</b> | <p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate amendments. The proposed amendments were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.</p> | <p>In consultation with the area municipalities, develop tools to assess the air quality implications of development that minimize adverse human health effects. These tools would be applied to but not limited to development applications and projects that may be insignificant by themselves, but cumulatively are significant. (ROP 2.2.3.3.1)</p> <p>Plan for major facilities (such as transportation and infrastructure corridors, airports, sewage treatment facilities, waste management system and industrial and aggregate activities) and sensitive land uses to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants (ROP 5.1.3.1)</p> <p>Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate. (ROP 5.3.1.9)</p> <p>To intensify employment areas to optimize lands for future growth (ROP 5.5.3.1.7)</p> <p>To provide sufficient lands in employment areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3. (ROP 5.6.1.1)</p> <p>To provide infrastructure and services that are required for the development of employment areas to facilitate economic development. (ROP 5.6.1.2)</p> <p>To promote sustainable development of employment areas, in accordance with the Themes of the Plan in Section 1.3.5 of this Plan. (ROP 5.6.1.3)</p> <p>To attract and retain a range of employment types in Peel. (ROP 5.6.1.4)</p> <p>To concentrate higher density employment uses in appropriate locations such as urban growth centres, the Regional Intensification Corridor, mobility hubs, nodes</p> |

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|  |  | <p>and corridors and in other areas served by transit. (ROP 5.6.1.5)</p> <p>To plan for, protect and preserve, employment areas for employment uses. (ROP 5.6.1.6)</p> <p>Direct area municipalities to designate in the area municipal official plans, an adequate supply of employment land within the Urban System and Rural Service Centres and Industrial/Commercial Centres in the Rural System to achieve the forecasts in Table 3. (ROP 5.6.2.1)</p> <p>Require the area municipalities to include a range of employment designations in their official plans for employment areas within the Urban System and Rural Service Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses. (ROP 5.6.2.2)</p> <p>Use the employment forecasts in Table 3 for employment land use planning in the Region. (ROP 5.6.2.3)</p> <p>Monitor, in cooperation with the area municipalities, the supply of employment lands on an annual basis to determine if adequate supply exists to accommodate forecasts in Table 3. (ROP 5.6.2.4)</p> <p>Assist area municipalities in maximizing their economic development objectives and facilitating the development of employment areas through the provision of Regional infrastructure and services such as water and wastewater services, transportation and human services to employment areas based on the availability of servicing capacity and subject to capital budget allocation. (ROP 5.6.2.5)</p> <p>Permit conversion of lands within employment areas, to non employment uses, only through a municipal comprehensive review that demonstrates:</p> <ul style="list-style-type: none"> <li>i. There is a need for the conversion;</li> <li>ii. The Region and area municipality will continue to meet the employment forecasts of this Plan;</li> <li>iii. The conversion does not affect the overall viability of the employment area and the achievement of intensification and density targets;</li> <li>iv. There is existing or planned infrastructure to accommodate the proposed conversion;</li> <li>v. The lands are not required over the long-term for employment purposes;</li> <li>vi. The lands do not fulfill the criteria for provincially significant employment lands;</li> <li>vii. The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and</li> <li>viii Cross-jurisdictional issues have been considered.</li> </ul> |
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|  |  | <p>(ROP 5.6.2.8)</p> <p>Plan and develop waste management sites and facilities to ensure sensitive land uses are buffered and/or separated to prevent adverse effects from odour, noise and other contaminants, and to minimize risk to public health and safety. (ROP 6.5.2.2)</p> |
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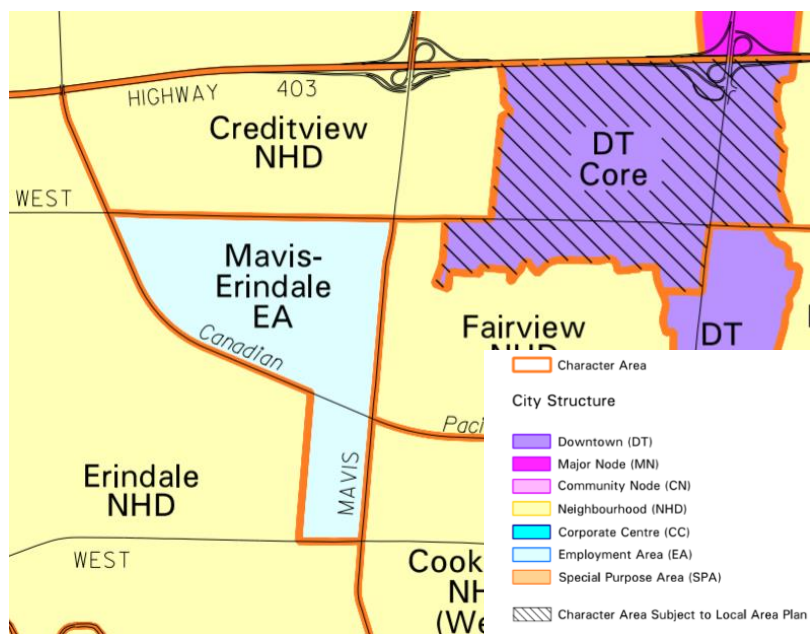
## 4. Current Mississauga Official Plan and Zoning By-law

### Official Plan

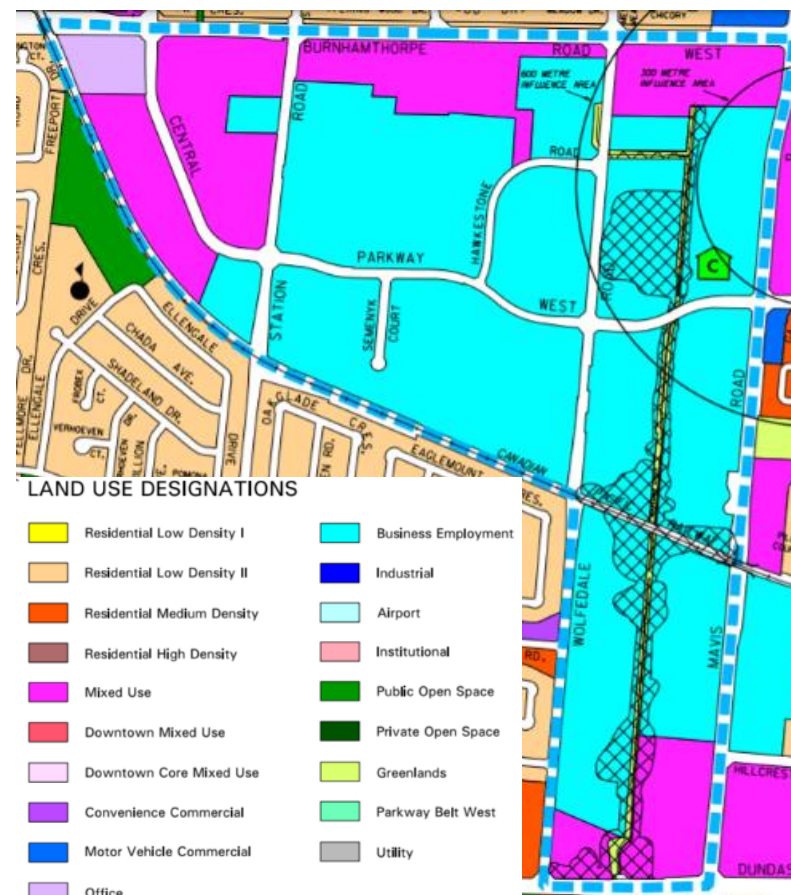
The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to position the city for its next phase of growth until 2051.

### Existing Designation

The subject site is located within and has the same boundaries as the Mavis Erindale Employment Area (MOP-Schedule 9), which is situated between the Erindale and Fairview Neighbourhood Character Areas.



The majority of the subject lands are designated Business Employment and Mixed Use in Mississauga Official Plan (MOP), while the north-west quadrant is designated Office.



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| <p><b>Chapter 5<br/>Direct Growth</b></p>         | <p><b>General Intent</b></p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to:</p> <ul style="list-style-type: none"> <li>a. protect ecological functions, public health and safety;</li> <li>b. utilize existing and proposed services and infrastructure such as transit and community infrastructure;</li> <li>c. minimize environmental and social impacts;</li> <li>d. meet long term needs; e. build strong, livable, universally accessible communities;</li> <li>f. promote economic prosperity</li> </ul> <p>(MOP 5.1.3)</p> <p>Mississauga will protect employment lands to allow for a diversity of employment uses. (MOP 5.1.8)</p> <p>Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs. (MOP 5.3.6.1)</p> <p>Mississauga will maintain a sustainable, diversified employment base by providing opportunities for a range of economic activities. (MOP 5.3.6.2)</p> <p>Employment uses that support opportunities for residents to work in Mississauga will be encouraged. (MOP 5.3.6.3)</p> <p>Mississauga will provide the necessary infrastructure to support existing and planned employment uses. (MOP 5.3.6.4)</p> <p>Conversion of lands within Employment Areas will only be permitted through a municipal comprehensive review. (MOP 5.3.6.5)</p> <p>Infrastructure in Employment Areas will be planned to support land uses with a goods movement focus. (MOP 5.3.6.6)</p> |
| <p><b>Chapter 6<br/>Value The Environment</b></p> | <p>Mississauga will:</p> <ul style="list-style-type: none"> <li>c. protect life and property from natural and human made hazards;</li> <li>e. ensure land use compatibility</li> </ul> <p>(MOP 6.1.1.)</p> <p>Sensitive land uses will not be permitted adjacent to existing major facilities such as the airport, transportation corridors, wastewater treatment plants, waste sites and industrial and aggregate activities, if adverse effects from these facilities cannot be mitigated. (MOP 6.1.8)</p> <p>Sensitive land uses may be considered in proximity to major facilities such as the Airport, transportation corridors, wastewater treatment plants, waste sites, industries and aggregate activities only where effective control is provided through appropriate site and building design, buffers and/or separation distances to prevent adverse effects from these facilities. (MOP 6.1.9)</p> <p>In accordance with the Provincial Government guidelines, the development proponent will be required to undertake a feasibility study in those cases where:</p> <ul style="list-style-type: none"> <li>a. a sensitive land use is proposed within the area of influence of a facility that generates contaminant discharges;</li> <li>or b. a facility generates contaminated discharges or a proposed facility is likely to generate contaminated discharges. (MOP 6.1.10)</li> </ul>   |

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| <p><b>Chapter 10<br/>Foster a Strong<br/>Economy</b></p> | <p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs. (MOP 10.1.2)</p> <p>An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the City's growth forecasts. (MOP 10.1.3)</p> <p>The conversion of lands designated Business Employment, Industrial, Institutional or Office within Corporate Centres and Employment Areas to permit non-employment uses is prohibited unless considered through a Phase One municipal comprehensive review and, where applicable, a Phase Two municipal comprehensive review. For the purposes of this policy, major retail uses are considered non-employment uses.</p> <p>a. A Phase One municipal comprehensive review will be required to demonstrate that:</p> <ul style="list-style-type: none"> <li>• There is a need for the conversion;</li> <li>• Mississauga will meet the employment forecasts of this Plan;</li> <li>• The conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets and other policies of this Plan;</li> <li>• There is existing or planned infrastructure to accommodate the proposed conversion;</li> <li>• The lands are not required over the long term for employment purposes;</li> <li>• Cross jurisdictional issues have been considered;</li> </ul> <p>b. Where a Phase One municipal comprehensive review has identified the potential for the conversion of lands, Phase Two of the municipal comprehensive review will determine appropriate land uses for identified areas and consider, among other matters, the following:</p> <ul style="list-style-type: none"> <li>• Alternative locations for displaced employment uses;</li> <li>• Land use options that result in a similar or greater number of employment opportunities;</li> <li>• Compatibility with surrounding land uses;</li> <li>• Infrastructure capacity, needs and costs;</li> <li>• Municipal benefits to be realized through land conversion; and c. Development applications for the conversion of lands to non-employment uses will be considered premature until both Phase One and Phase Two of the municipal comprehensive review has been completed.</li> </ul> <p>(MOP 10.1.4) (These policies will be updated as part of the Official Plan Review, as the province now requires upper-tier municipalities to undertake municipal comprehensive reviews associated with the conversion of employment lands)</p> <p>Mississauga will provide for a wide range of employment activities including office and diversified employment uses. (MOP 10.1.5)</p> <p>Mississauga will facilitate the operation and where appropriate, the expansion of existing businesses as permitted by this Plan. In some locations, alternative land uses may be identified to encourage the relocation of existing businesses to allow the lands to redevelop in accordance with the planning vision for the area. Development proponents may be required to submit satisfactory studies prior to development.(MOP 10.1.6)</p> <p>Residential uses will be prohibited within Corporate Centres and Employment Areas. (MOP 10.1.10)</p> <p>Industrial uses will be permitted to locate within Employment Areas. Character Area policies may identify sites permitting industrial uses outside of Employment Areas. (MOP 10.3.1)</p> <p>Mississauga will protect lands within Employment Areas for industrial uses. (MOP 10.3.2)</p> |
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|  | <p>Development will minimize land use conflicts between industrial uses and sensitive land uses. (MOP 10.3.3)</p> <p>Within Employment Areas, Mississauga will support the continued operation of existing industrial uses and discourage employment uses and sensitive land uses in the vicinity of existing industrial land uses that would:</p> <ul style="list-style-type: none"> <li>a. require industrial uses to significantly modify their operations;</li> <li>b. cause industrial uses to be in non-compliance with pertinent standards;</li> <li>and c. inhibit the development of designated industrial lands for the purposes permitted by this Plan.</li> </ul> <p>(MOP 10.3.4)</p> <p>Industrial uses in proximity to residential uses and sensitive land uses will:</p> <ul style="list-style-type: none"> <li>a. not have outdoor storage;</li> <li>b. not generate air pollution, odour or excessive noise;</li> <li>and c. have a high standard of building design and landscaping.</li> </ul> <p>(MOP 10.3.5)</p> <p>Mississauga may identify alternative land uses and redesignate sites with existing industrial uses outside of Employment Areas or within Intensification Areas to encourage the relocation of the existing business, thus allowing the lands in the vicinity to redevelop in accordance with the existing or planned land uses. (MOP 10.3.6)</p>   |
| <b>Chapter 11<br/>General Land Use<br/>Designations</b>          | <p>In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses: commercial parking facility; financial institution; funeral establishment; makerspaces; motor vehicle rental; motor vehicle sales; overnight accommodation; personal service establishment; post-secondary educational facility; restaurant; retail store; and secondary office. (MOP 11.2.6.1)</p> <p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses.(MOP 11.2.6.2)</p> <p>Lands designated Business Employment will also permit the following uses: broadcasting, communication and utility rights of-way; banquet hall; entertainment, recreation and sports facilities; manufacturing; research and development; warehousing, distributing and wholesaling; restaurant; conference centre; trucking terminals; self storage facility. (MOP 11.2.11)</p> <p>Permitted uses will operate mainly within enclosed buildings. (MOP 11.2.11.3)</p> <p>Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area. (MOP 11.2.11.4)</p> <p>All accessory uses should be on the same lot and clearly subordinate to and directly related to the functioning of the permitted use. (MOP 11.2.11.5)</p> |
| <b>Chapter 17<br/>Employment<br/>Areas (Mavis-<br/>Erindale)</b> | <p>Lands on a Corridor will not be subject to the two storey height minimum except along Intensification Corridors and within Major Transit Station Areas. Character Area policies may establish height requirements. (MOP 17.1.1.1)</p> <p>Residential designations will not be permitted, except for permitted residential designations in the Dixie Employment Area in existence at the time this Plan comes into effect. (MOP 17.1.3.1)</p> <p>Notwithstanding the Mixed Use policies of this Plan, the following additional uses will be permitted only in the Dixie, Gateway, Mavis-</p>  |

|                                      |   |
|--------------------------------------|---|
|                                      | <p>Erindale, Northeast, Southdown and Western Business Park Character Areas: a. Business Employment Uses; and b. Motor Vehicle Commercial Uses. (MOP 17.1.4.1)</p> <p>Notwithstanding the Business Employment policies of this Plan, existing manufacturing and warehousing, distributing, and wholesaling uses that require extensive outdoor processing and storage will be permitted, and may expand subject to the development objectives of this Plan and current site plan control requirements. (MOP 17.6.2.1)</p> |
| <b>Chapter 19<br/>Implementation</b> | <p>Mississauga will strive to maintain an appropriate relationship between residential and non-residential assessment in order to maximize City revenues and minimize City expenditures. (MOP 19.3.1)</p> <p>Provincial Government policies and guidelines will be used in reviewing development applications. (MOP 19.4.8)</p>   |

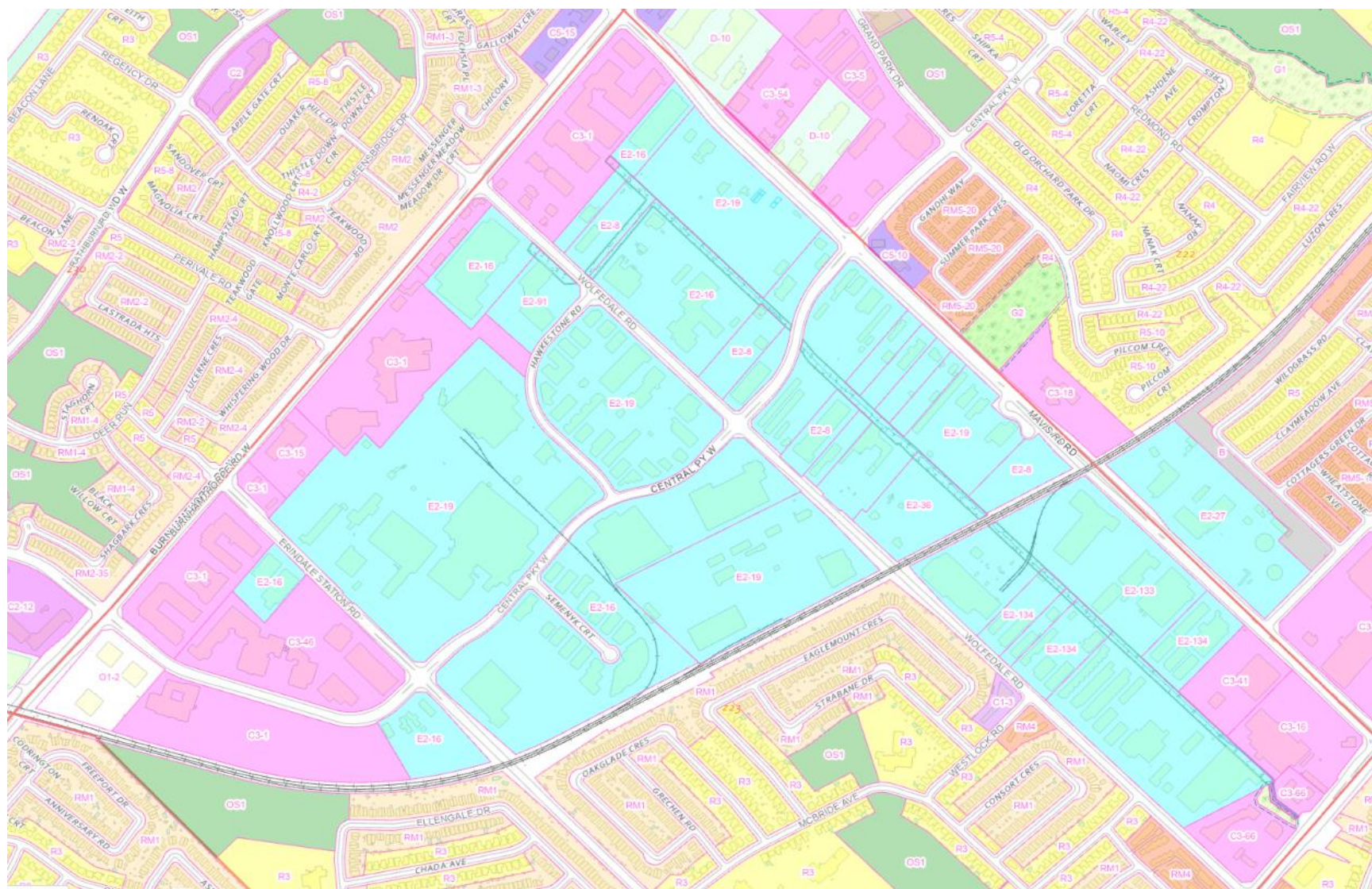
### Zoning By-law

Mavis West Block currently contains a variety of zone categories which permit a range of uses. A brief summary of the major zone categories (without exceptions) is provided below:

- C3 (General Commercial Zone) – includes restaurant, animal care establishment, financial institution, medical office, repair establishment
- E2 (Employment Zone) – Includes office, communication facility, manufacturing facility, science and technology facility, transportation facility, truck terminal
- G1 (Greenlands –Natural Hazard Zone) – Includes flood control, storm water management, erosion management, and natural heritage features and areas conservation
- O1 (Office Zone) - Includes medical office, office, financial institution, commercial school, and veterinary clinic.

A complete list of current zoning exceptions found inside the Mavis West Block is provided below:

|                                |  |
|--------------------------------|--|
| General Commercial Zone        | C3-1, C3-15, C3-16, C3-41, C3-46, C3-66          |
| Employment Zone                | E2-8, E2-16, E2-19, E2-36, E2-91, E2-133, E2-134 |
| Office Zone                    | O1-2   |
| Greenlands-Natural Hazard Zone | G1   |





## **5. Official Plan and Zoning By-law History**

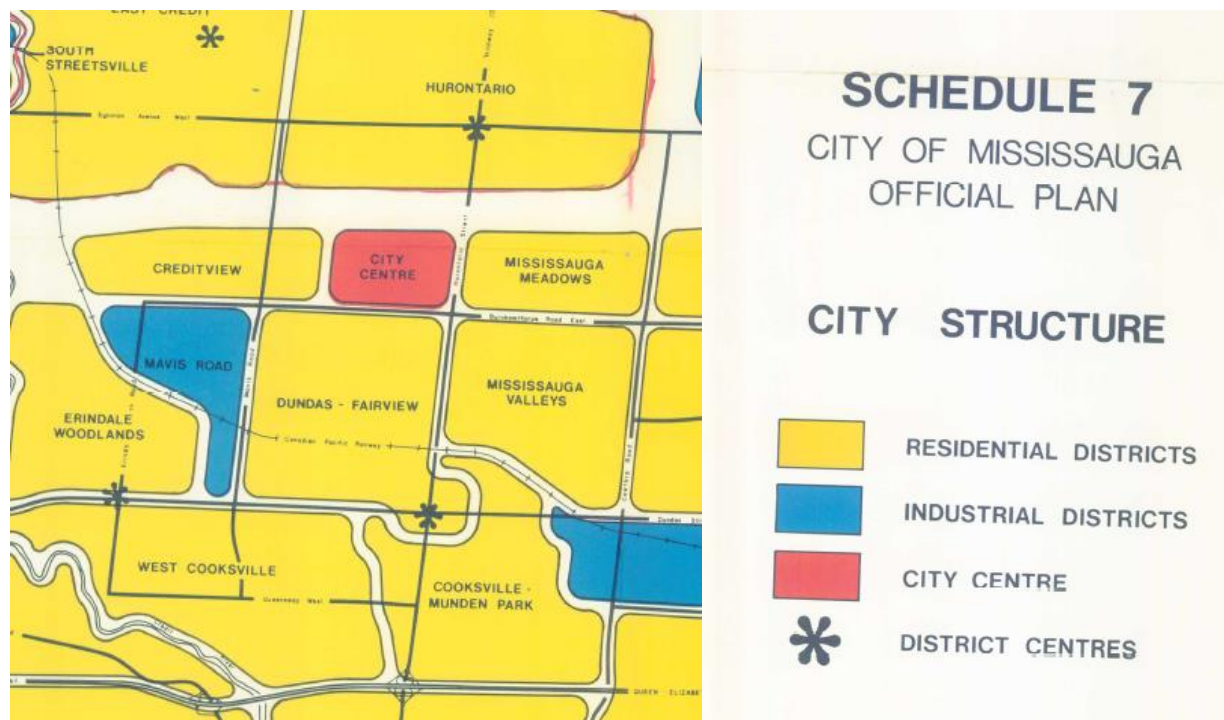
### **Official Plan History**

A brief chronology of relevant official plan land use designations are provided. Historical official plan maps are found below.

- Mississauga Primary Plan – June 23, 1980, In Force – April 16, 1981. City Structure: Industrial Districts. Land Use Designations: Mixed Industrial & Commercial Use. Lands designated Mixed Industrial and Commercial will be used for Industrial uses and for purposes that combine industrial and commercial uses. The uses permitted within this area are Industrial uses with enclosed buildings, automobile repair, sports facilities, office and other ancillary uses, retail warehouses.
- Mississauga Primary Plan – Map dated July 1999. Land Use Designation: General Industrial
- Mississauga City Plan (OPA 15) – Map dated March 2002. Land Use Designations: Retail and Service Commercial, Automotive Service Commercial, Business Employment, Greenbelt, Other Office Commercial
- Mississauga Plan (OPA 95) – Map dated November 2012. Land Use Designations: General Retail Commercial, Office, Business Employment, Greenbelt
- Mississauga Plan – Map dated March 2013. Land Use Designations: Land Use Designations: Office, Mixed Use, Business Employment, Greenbelt

## Historical Mississauga Official Plan Land Use Maps

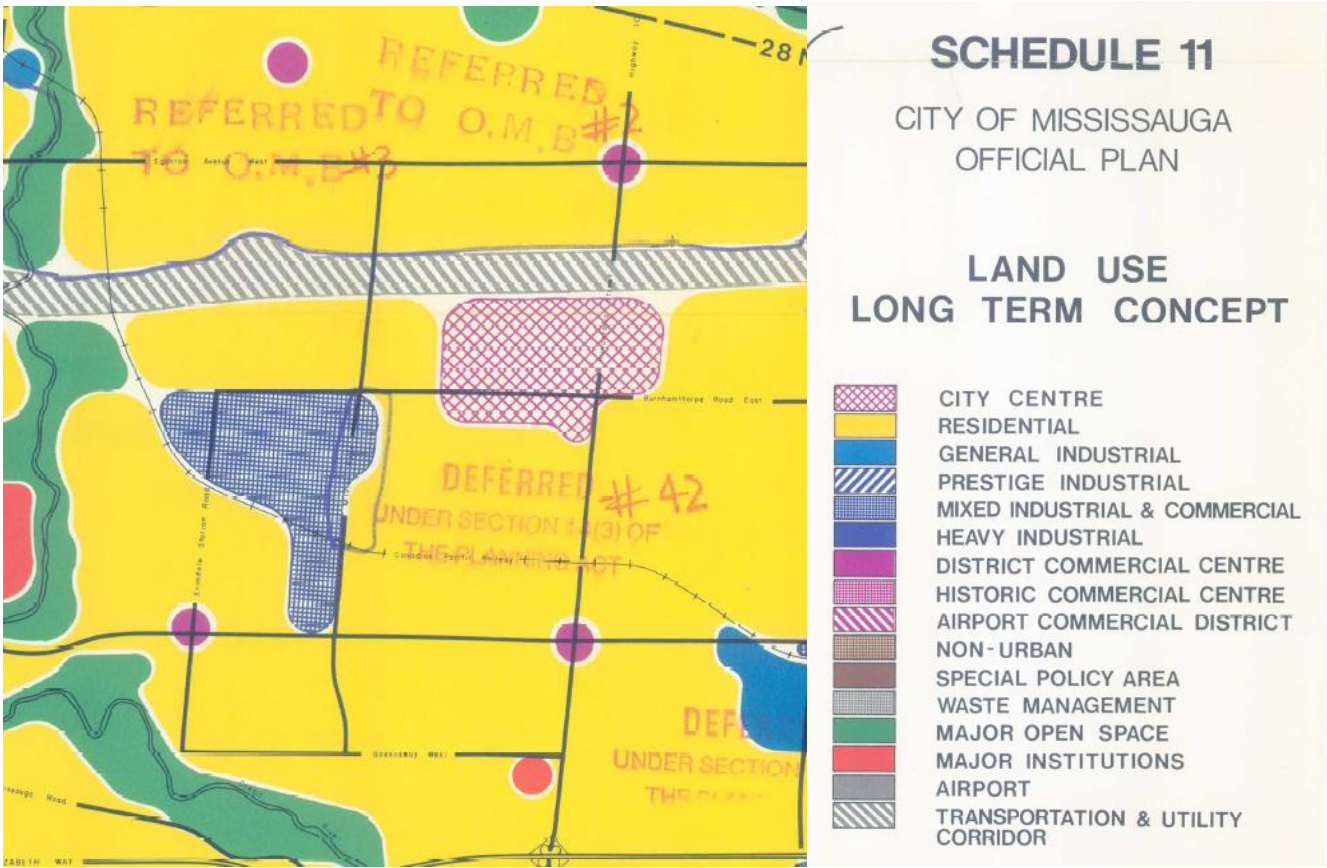
- *Mississauga Official Plan - 1980*



Mississauga Primary Plan – Schedule 7: City Structure

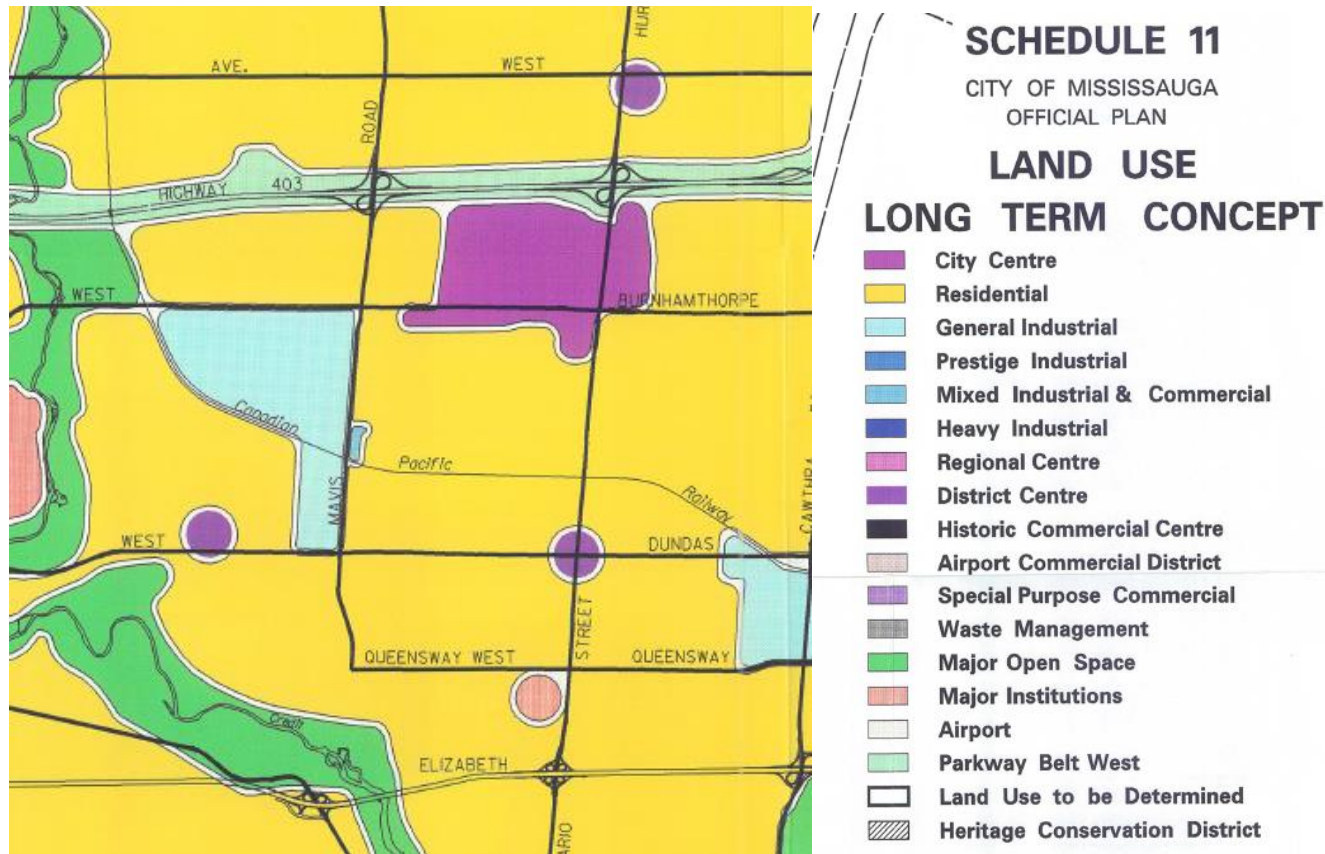
|                                |
|--------------------------------|
| Mississauga Primary Plan       |
| Adopted – June 23, 1980        |
| In Force – April 16, 1981      |
| Land use: Industrial Districts |

- Primary Plan



Mississauga Primary Plan – Schedule 11: Land Use Long Term Concept

|   |
|---|
| Mississauga Primary Plan                |
| Adopted – June 23, 1980                 |
| In Force – April 16, 1981               |
| Land use: Mixed Industrial & Commercial |

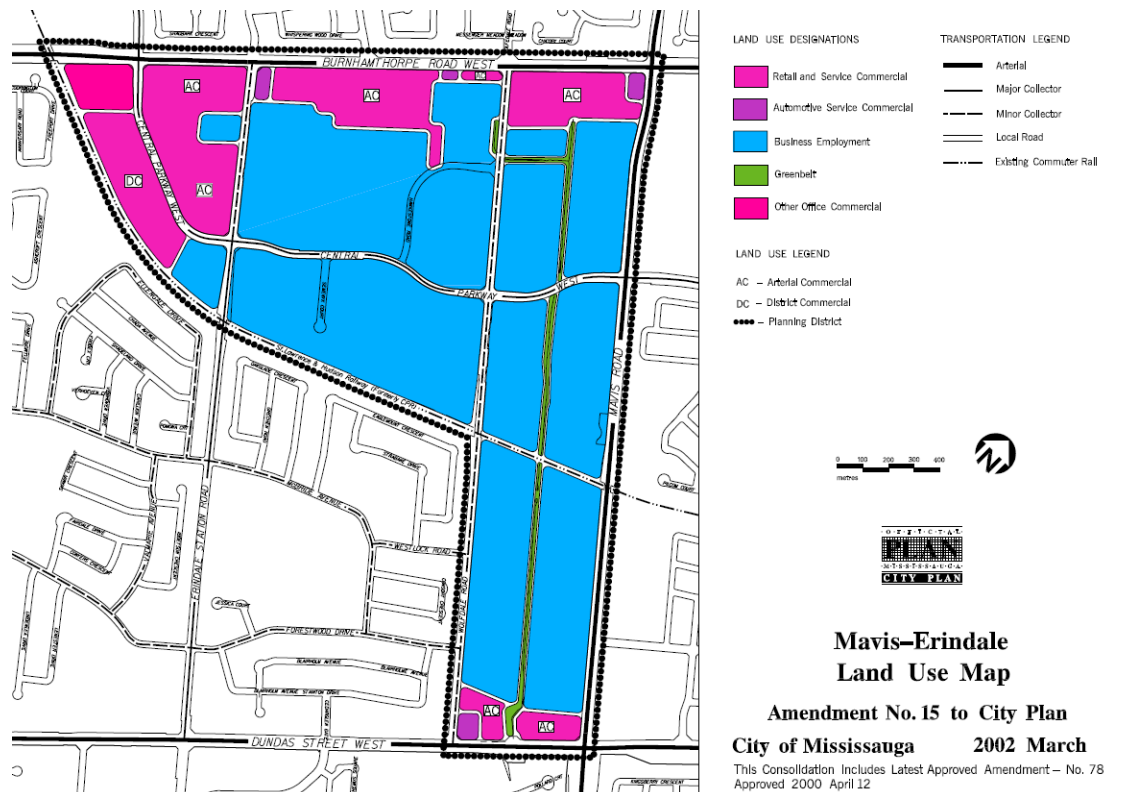


Mississauga Primary Plan – Schedule 11: Land Use Long Term Concept

|                              |
|------------------------------|
| Mississauga Primary Plan     |
| Map dated July 1999          |
| Land use: General Industrial |



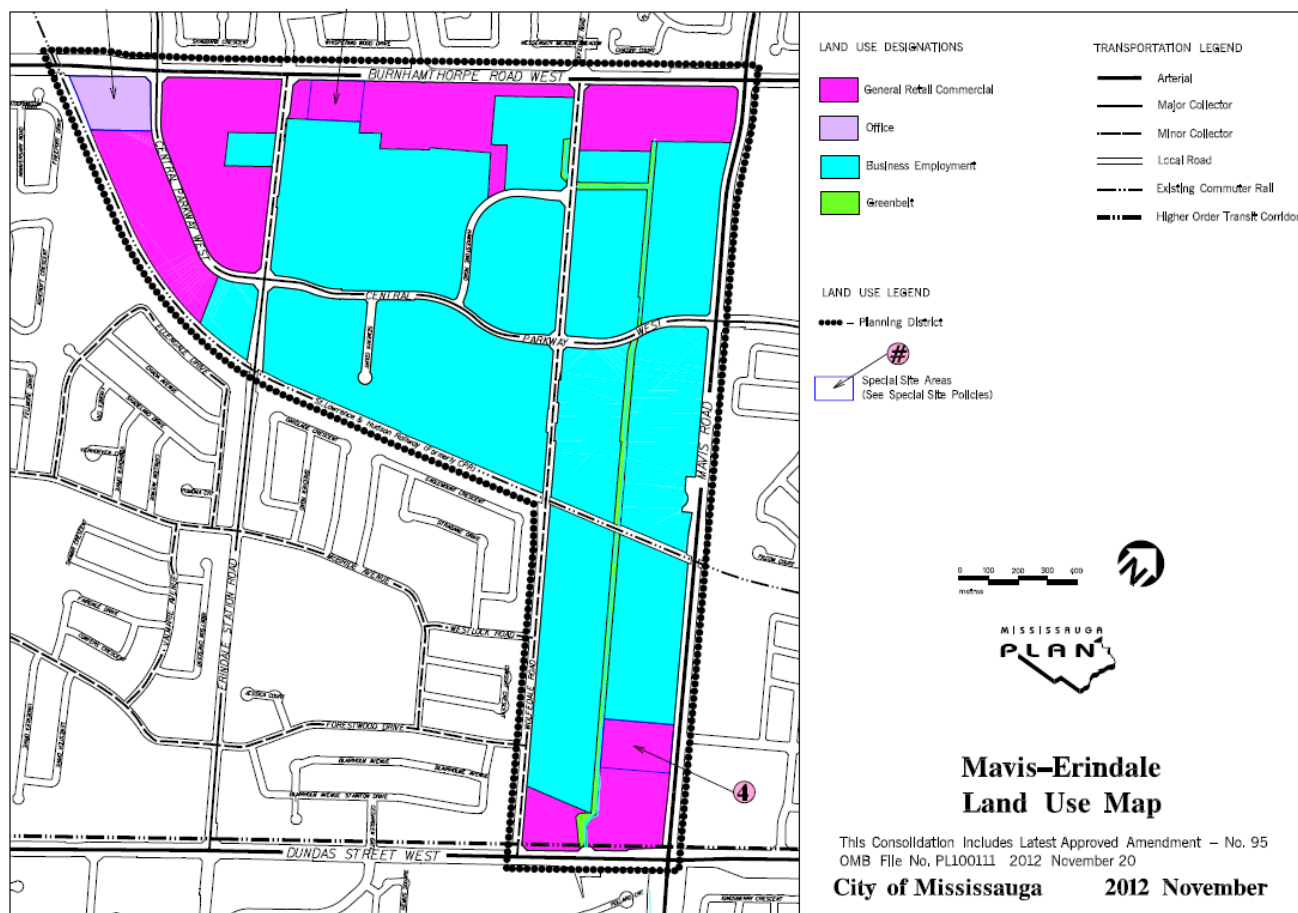
- City Plan



Mississauga City Plan – Amendment No.15: Mavis-Erindale Land Use Map

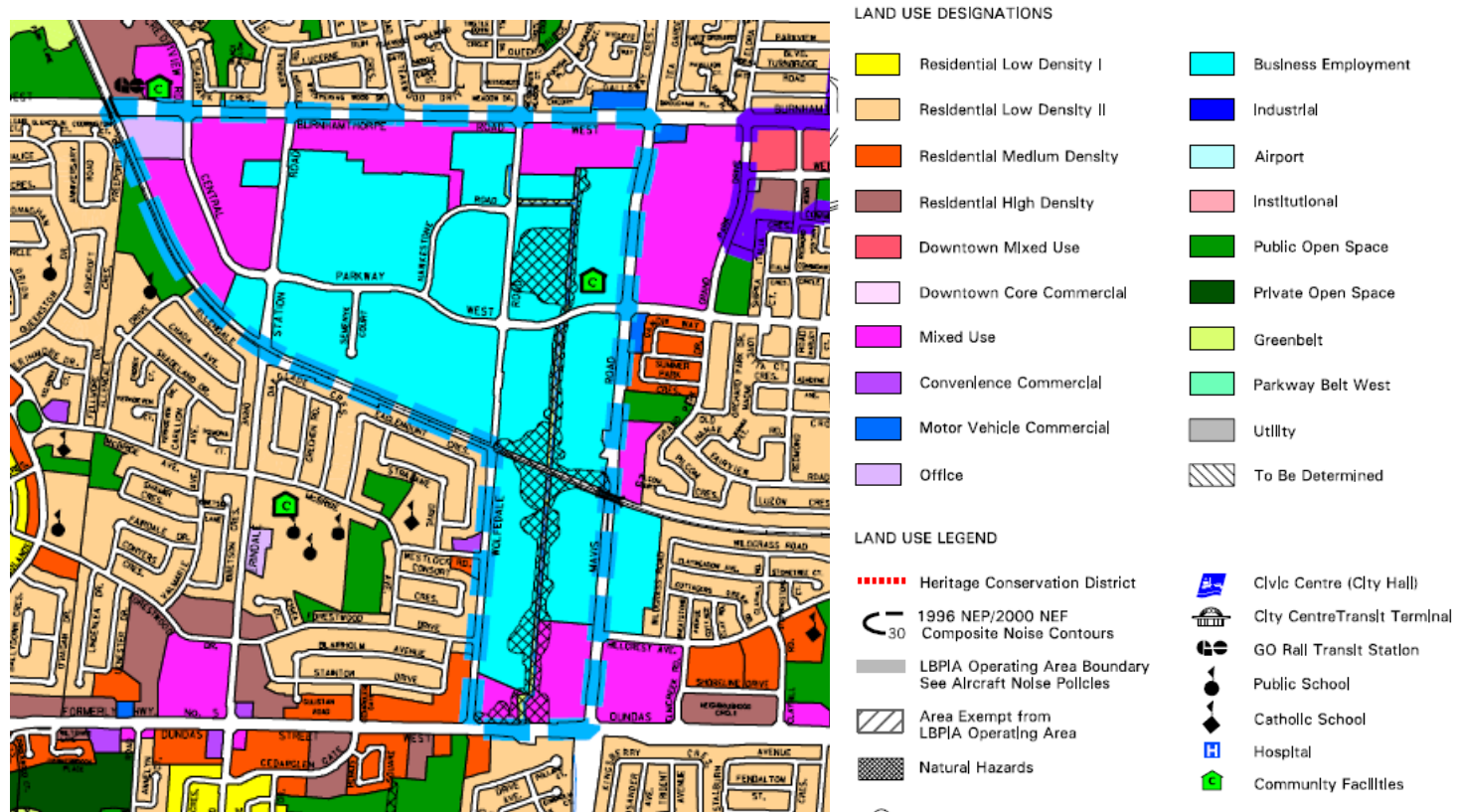
|  |
|--|
| OPA 15 – City Plan   |
| Map dated March 2002   |
| Land Use Designations: Retail and Service Commercial, Automotive Service Commercial, Business Employment, Greenbelt, Other Office Commercial |

- Mississauga Plan



Mississauga Plan – Amendment No.95: Mavis-Erindale Land Use Map

|  |
|--|
| OPA 95 – Mississauga Plan  |
| Map dated November 2012  |
| Land Use Designations: General Retail Commercial, Office, Business Employment, Greenbelt |



Mississauga Plan – Mississauga Land Use Map - Schedule 10

|  |
|--|
| Mississauga Plan   |
| Map dated March 2013   |
| Land Use Designations: Office, Mixed Use, Business Employment, Greenbelt |
| Land Use Legend: Natural Hazard, Community Facilities                    |

## Zoning History

The Mavis West Block contained a variety of zone categories in Zoning By-law 5500. A brief summary of the key permitted uses in each major zone category (excluding exceptions) is provided below.

- MC (Mixed Industrial and Commercial Zone) – included retail warehouse, garden centre, manufacturing, funeral establishments
- M1 (Industrial Zone) - included manufacturing or industrial undertakings, storage warehouses, research establishments
- M2 (Industrial Zone) - included manufacturing or industrial undertakings, automobile and truck repair garages, waste processing station
- AC3 (Automobile Commercial Zone) – included automobile repair garage, used car lot, automobile sales room, automobile equipment shop
- AC4 (Automobile Commercial Zone) – included car wash, automobile service station, restaurant connected with and forming part of car wash building
- AC6 (Automobile Commercial Zone) – included gas bar, automobile service station
- G (Greenbelt Zone) – included golf course, a building or structure for agricultural purposes, public park, monument, nursery schools.
- DC (District Commercial Zone) – included bakery, barbershop, religious assembly, drugstore, laundromat, library, tanning salon, convenience store

A complete list of historical zoning exceptions found inside the Mavis West Block is provided below:

|                                      |          |
|--------------------------------------|----------|
| Mixed Industrial and Commercial Zone | MC-1151  |
|                                      | MC-1242  |
|                                      | MC-1596  |
|                                      | MC-2117  |
|                                      | MC-1235  |
|                                      | MC-1513  |
|                                      | MC-2418  |
| Industrial Zone                      | M1       |
|                                      | M2       |
|                                      | M2-226   |
| Automobile Commercial Zone           | AC3      |
|                                      | AC3-1045 |
|                                      | AC4-329  |
|                                      | AC6-1542 |
| Greenbelt Zone                       | G        |
| District Commercial Zone             | DC-2752  |

*Mississauga Zoning By-Law 5500 Map*



