

**Background Planning Information**

**Mavis East Block**

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# 1. Site Description

## Site Information

Mavis East Block is bounded by Burnhamthorpe Road on the north, Grand Park Drive on the east, Central Parkway West on the south and Mavis Road on the west. The site currently contains a mix of industrial and manufacturing uses (Fielding Environmental, Nye Manufacturing, Metalworks Studios) commercial uses (Garden supplies, restaurants, supermarkets, self-storage, fitness centre) and in the future will contain residential uses (RioTrin condominiums).



Aerial photo of Mavis East Block

Subject Site Dimensions	
Burnhamthorpe Road West Frontage:	335 m (1,100 ft.)
Mavis Road Frontage:	487 m (1598 ft.)
Gross Site Area:	20 ha (50 ac.)

Surrounding Land Uses
<ul style="list-style-type: none"><li>• North: Low rise residential neighbourhoods, Highway 403</li><li>• East: City View Park, John Bud Cleary Park, low rise residential neighbourhoods, retail establishments, high-rise apartment buildings</li><li>• West: Industrial and business employment uses</li><li>• South: Retail establishments, low rise residential neighbourhoods, Grand Park Woods</li></ul>

## Employment Data

According to the 2021 Mississauga Employment Survey, the subject site contains a total of 84 businesses and 1001 jobs (calculated as Total Employment\*) across a range of industries. Retail accounts for the largest percentage of Total Employment (26%) followed by Accommodation and Food Services (19%), and Manufacturing (13%).

NAICS Sector	Businesses	Full Time Employees	Part Time Employees	Work at Home Employees	Temporary Employees	TotalUnadjustedEmployment	AdjustedEmployment	TotalEmployment*
Accommodation and Food Services	19	79	152	0	4	159	34.88	193.88
Administrative	1	4	0	0	0	4	0	4
Arts	3	4	17	0	0	12.5	0	12.5
Construction	4	108	20	0	0	118	8.72	126.72
Educational	4	41	45	0	8	71.5	8.72	80.22
Finance	1	0	0	0	0	0	8.72	8.72
Health Care	12	58	26	0	5	76	8.72	84.72
Information	2	0	0	0	0	0	8.72	8.72
Manufacturing	4	124	0	0	0	124	8.72	132.72
Other Services	7	26	7	0	0	29.5	17.44	46.94
Professional	2	8	1	0	0	8.5	0	8.5
Real Estate	1	6	2	0	2	9	0	9
Retail	12	171	179	0	0	260.5	0	260.5
Transportation	3	4	2	0	0	5	0	5
Wholesale	3	18	0	0	1	19	0	19
N/A	6	0	0	0	0	0	0	0
Totals	84							1001.14

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

For context, Mississauga is expected to grow by 90,000 jobs by 2051 according to the Region's Land Needs Assessment Report. More than half of Mississauga's projected employment growth (46,480) will be captured in the service-knowledge based sectors where office-based uses will be required. Additionally, 13,050 jobs are projected to come from warehousing/manufacturing jobs supported by goods movement corridors, and freight and airport infrastructure (referred to as *Employment Land Employment* in Region of Peel reports).

Table 1 below provides details on vacant and underutilized employment lands within the City and Region.

Land Area Totals in Hectares				
	Vacant	Vacant Low Potential	Underutilized	Total
Brampton	726.9	127.3	144.2	998.5
Caledon	282.1	0.1	30.3	312.6
Mississauga	573.7	4.6	92.2	670.5
Peel	1582.7	132.1	266.7	1981.4
Parcel Counts by Size				
	Less than 0.5 ha *	0.5 to 1 ha	1 to 5 ha	Over 5 ha
Brampton	98	26	87	59
Caledon	25	16	46	16
Mississauga	89	67	96	31
Peel	212	109	229	106
* Many small parcels are adjacent to other sites and could make a larger parcel, combined.				

**Table 1: Region of Peel Summary of Vacant and Underutilized Employment Lands Inventory**

## 2. Site Photos



Photo of subject site (Mavis Road facing NYE Manufacturing)





Photo of subject site (Mavis Road facing Fielding Chemical)



Photo of subject site (Central Parkway West)





Photo of subject site (Grand Park Drive)



Photo of subject site (Internal driveway)



Photo of subject site (internal parking lot)



### 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, (h) the orderly development of safe and healthy communities; (k) the adequate provision of employment opportunities; (n) the resolution of planning conflicts involving public and private interests; (o) the protection of public health and safety; (p) the appropriate location of growth and development; (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: a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated. (PPS 1.2.6.2)</p>

		<p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> <li>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</li> <li>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;</li> <li>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;</li> </ul> <p>(PPS 1.3.1)</p> <p>Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.(PPS 1.3.2.3)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<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>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</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. (Growth Plan 2.2.5.7)</li> </ul> <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>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</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>

	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>General objectives of ROP include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of landuses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive. (ROP 5.3.1)</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>
<b>D-1 Land Use and Compatibility Guidelines (Published April 14, 2016, updated March 22, 2019)</b>	The D-Series Land Use Compatibility Guidelines ("D-Series Guidelines") are a set of guidelines published by the Ministry of the Environment, Conservation and Parks (MECP). The D-1 Land Use and Compatibility Guideline serves as a guide for planning authorities on land use compatibility	<p>The objective of this guideline is to minimize or prevent, through the use of buffers, the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities. (D-1 1.2)</p> <p>Depending upon the particular facility, adverse effects may be related to, but not limited to, one or more of the following:</p> <ol style="list-style-type: none"> <li>1. noise and vibration;</li> <li>2. visual impact (only for landfills under <i>O. Regulation 347</i>);</li> <li>3. odours and other air emissions;</li> <li>4. litter, dust and other particulates; and</li> <li>5. other contaminants.</li> </ol> <p>(D-1 2.4)</p> <p>Incompatible land uses are to be protected from each other, in land use plans, proposals, policies and programs to achieve the Ministry's environmental objectives. (D-1 3.1)</p> <p>The separation distance should be sufficient to permit the functioning of the two incompatible land uses without an 'adverse effect' occurring. Separation of incompatible land uses should not result in freezing or denying usage of the intervening land. The distance shall be based on a facility's potential influence area or actual influence area if it is known. When development is proposed beyond a facility's potential influence area or actual influence area, the Ministry shall not normally object to development on the basis of land use compatibility. (D-1 3.2)</p> <p>When the separation distance is the method of buffering, and the buffer area extends beyond a facility or sensitive land use site boundary, this Ministry encourages intervening land uses or activities that are compatible with both the facility and the sensitive land use(s). (D1 3.3)</p> <p>When impacts from discharges and other compatibility problems cannot be reasonably mitigated or prevented to the level of a trivial impact (defined in Procedure D-1-3, "Land use Compatibility: Definitions") new development, whether it be a facility or a sensitive land use, shall not be permitted. (D-1 3.4)</p>
<b>Provincial Land Use Compatibility (D6) Guidelines</b>	The Ministry of the Environment, Conservation and Parks (MECP) has developed a Land Use Compatibility Guideline to assist planning authorities and	The land use compatibility guidelines (referred to as D-series guides) cover a range of environmental considerations and requirements for industrial land use, sensitive lands, sewage and water services, and private wells. The D-6 guide provides specific guidance for industrial areas.



	<p>proponents of development in planning with matters related to land use compatibility, which protects the long-term viability of major facilities while avoiding, or if avoidance is not possible, minimizing and mitigating adverse effects to the surrounding community.</p> <p>The primary purpose of the proposed Guideline is to support the implementation of the Provincial Policy Statement 2020 (PPS, 2020) It also supports land use compatibility-related policies in provincial plans, including those in A Place to Grow: A Growth Plan for the Greater Golden Horseshoe (A Place to Grow). The Guideline will be applied when municipalities are incorporating land use compatibility policies and principles into various land use planning tools under the <i>Planning Act</i> and other legislation.</p>	<p>As it relates to the Mavis East Block, Fielding Chemicals located at 3575 Mavis Road is considered an Industrial Facility. The current D-6 Guidelines define the use of Fielding's lands as a Class III Industrial Facility, and recommend a minimum separation distance of 300 metres, and an Area of Influence buffer of 600 metres between Class III Industrial Facilities and sensitive land uses, which by definition include residential uses.</p> <table data-bbox="995 326 1852 436"><tr><th></th><th>Minimum Separation Distance (MSD)</th><th>Area of Influence (AOI)</th></tr><tr><td>Current (in-force)</td><td>300 m</td><td>600 m</td></tr></table> <p>Class III Industrial Facility – Sensitive Land Uses</p> <p>This means that any application within a 600 metre distance from Fielding Chemicals would require a compatibility assessment. Development applications for sensitive uses within a MSD of a major facility will also have to go through a rigorous process known as a "Demonstration of Need" to prove the need for such development in the area.</p> <p>The existing guideline indicates that permitting a sensitive use within an AOI or MSD of a major facility will depend on a strong planning rationale that demonstrates the need for the use in the subject area as well as a detailed technical compatibility assessment. The assessment will examine potential impacts associated with the use, determine a recommended separation distance for the proposed use, and if required, identify necessary mitigation measures to prevent potential impacts.</p>		Minimum Separation Distance (MSD)	Area of Influence (AOI)	Current (in-force)	300 m	600 m
	Minimum Separation Distance (MSD)	Area of Influence (AOI)						
Current (in-force)	300 m	600 m						

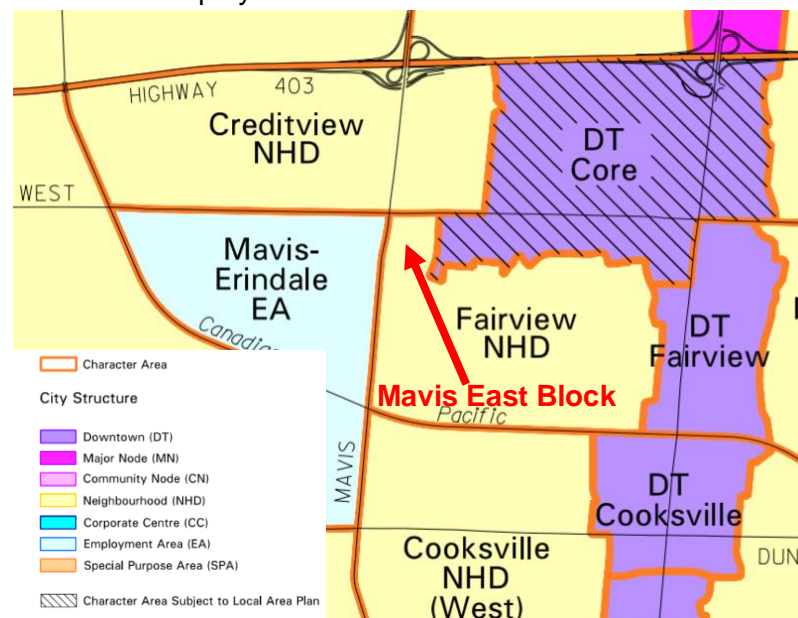
## 4. Current Mississauga Official Plan and Zoning By-law

### Official Plan

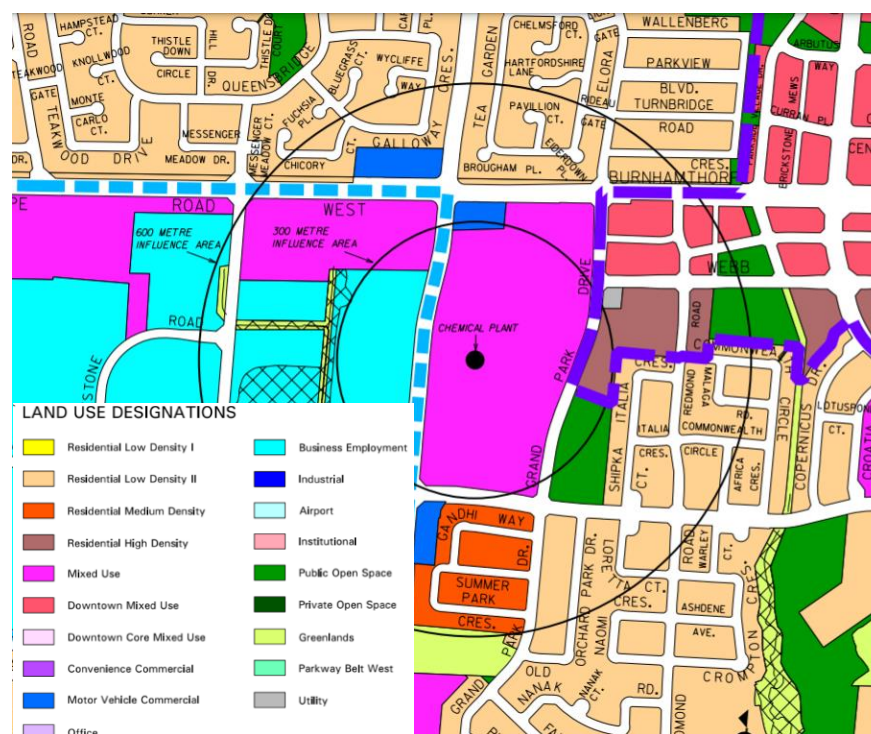
The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to position the city for its next phase of growth until 2051.

### Existing Designation

The subject site is located within the Fairview Neighbourhood Character Area (MOP-Schedule 9) sitting between the Mavis Erindale Employment Area and the Downtown Core.



The majority of the subject lands are designated Mixed Use in Mississauga Official Plan (MOP), while the north-west quadrant is designated Motor Vehicle Commercial. The subject property is not located within a Major Transit Station Area (MTSA).



	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	<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; b. utilize existing and proposed services and infrastructure such as transit and community infrastructure; c. minimize environmental and social impacts; d. meet long term needs; e. build strong, livable, universally accessible communities; and f. promote economic prosperity (MOP 5.1.3)</li> </ul> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale (MOP 5.3.5.6)</p>
<b>Chapter 6 Value The Environment</b>	<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 (MOP 6.1.1)</li> </ul> <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>
<b>Chapter 10 Foster a Strong Economy</b>	<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>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>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>c. inhibit the development of designated industrial lands for the purposes permitted by this Plan. (MOP 10.3.4)</li> </ul> <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; and</li> <li>c. have a high standard of building design and landscaping. (MOP 10.3.5)</li> </ul>
<b>Chapter 11 General Land Use Designations</b>	<p>MOP Policy 11.2.6.1 states that lands designated Mixed Use will 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; residential, in conjunction with other permitted uses; restaurant; retail</p>



	<p>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><b>Chapter 16</b> <b>Neighbourhoods</b> <b>(Fairview)</b></p>	<p>No new residential development will be permitted within the 300 m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, until the closure of the plant, or suitable clean up of emissions has been carried out to the satisfaction of the Provincial Government. (MOP 16.11.1.1)</p> <p>Owners/developers will be encouraged to advise all prospective purchasers or tenants occupying new residential units within the 600 m influence area of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West, of the possibility of adverse odour emissions. (MOP 16.11.1.2)</p> <p>The lands identified as Special Site 1 are located in the southeast quadrant of Burnhamthorpe Road West and Mavis Road, and comprise a large portion of the currently vacant and industrial lands. (MOP 16.11.2.1.1)</p> <p>Notwithstanding the provisions of the Mixed Use designation, the following additional policies will apply:</p> <ol style="list-style-type: none"> <li>the redevelopment of the lands fronting Mavis Road should recognize industries on the west side of Mavis Road. Redevelopment of the lands fronting the east side of Mavis Road will be of a mixed commercial/residential nature and any permitted high density residential development will be located internally on the site and have an easterly orientation.</li> <li>further to subsection a. above of this section, a concept plan for all of Site 1 will be required to address, among other matters, the following: <ul style="list-style-type: none"> <li>compatibility of building form and scale with existing and proposed surrounding land uses;</li> <li>acceptable ingress and egress arrangements for Mavis Road, Burnhamthorpe Road West, Grand Park Drive, and Central Parkway West;</li> <li>the provision of off-street parking; and</li> <li>landscaping and buffering of commercial uses proposed along Mavis Road.</li> </ul> </li> </ol> <p>(MOP 16.11.2.1.2)</p> <p>The Mixed Use designation applies to a large tract of land fronting the east side of Mavis Road, south of Burnhamthorpe Road West and north of Central Parkway West:</p> <ol style="list-style-type: none"> <li>The Mixed Use designation permits a mix of office, commercial and high density residential uses on this site;</li> <li>In addition, Residential High Density development will be permitted to a maximum of 247 units per net residential hectare and will be oriented towards the interior and easterly boundary of this site;</li> <li>The Provincial Government restrictions regarding the buffering of new residential development from existing industrial development on Mavis Road will apply;</li> <li>The lands may be used for the industrial operations and related accessory uses in existence at the time this policy comes into effect (2007 September 10). Minor alterations or additions to existing facilities, buildings and structures will be permitted;</li> <li>When the existing industries cease operation, the lands will be developed in accordance with the Mixed Use designation of this Plan.</li> </ol> <p>(MOP 16.11.2.1.3)</p>

<b>Chapter 19 Implementation</b>	Vacant lands and legally existing land uses that do not conform to this Plan, may be recognized in the zoning by-law as a “D” (Development) Zone. It is intended that these lands will eventually be redeveloped in accordance with the policies contained in this Plan, but in the meantime allow legally existing uses to continue without a non-conforming status. (MOP 19.11.1)
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## Zoning By-law

The subject site contains a variety of zone categories which permit a range of primarily commercial uses. A brief summary is provided below:

- C5-22 (Motor Vehicle Commercial) – includes gas bar, motor vehicle service station
- C3 (General Commercial) – includes retail stores, personal service establishments, financial institutions, restaurants, offices, medical offices, banquet halls, overnight accommodation, schools and places of religious assembly.
- D10 (Existing Uses) includes existing building or structures
- C3-5 (General Commercial) – includes daycare, library, entertainment establishment, restaurants, offices, banquet halls, self-storage facility. Recreational establishments, schools and places of religious assembly
- C3-54 (General Commercial) – includes existing building or structure, temporary stage





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

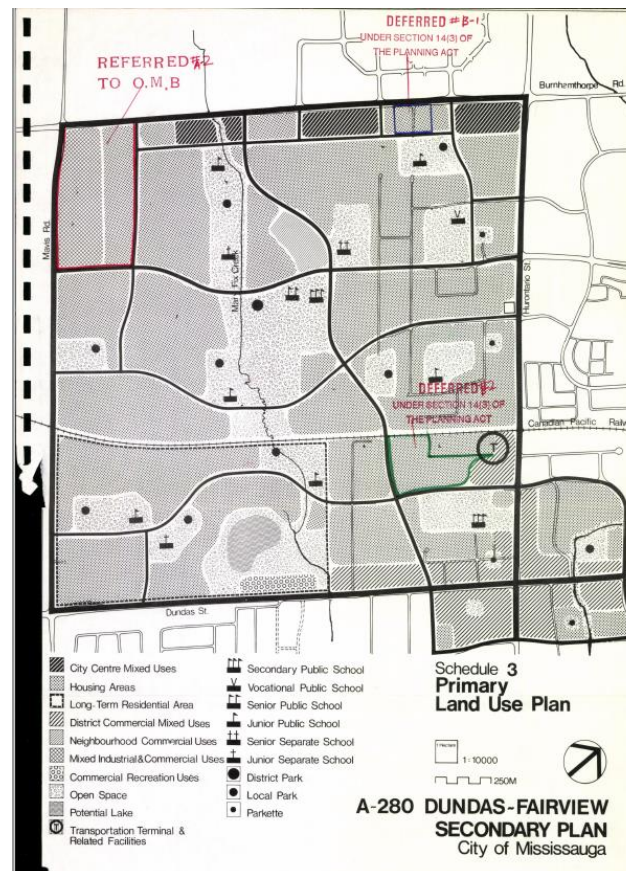
### Official Plan History

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

- Mississauga Primary Plan (Dundas-Fairview Secondary Plan) – Adopted – August 2, 1978, In Force – November 12, 1981. Land Use Designations: Mixed Industrial & Commercial Use, Medium Density Housing, Low Density Housing
- Mississauga Primary Plan (Fairview Secondary Plan) – Adopted – May 12, 1993, In Force – December 24, 1996. Land Use Designations: Mixed Commercial I, Mixed Commercial II, Residential High Density II, Residential Medium Density II. Modifications by the Minister resulted in the following revised land use designations: Mixed Commercial I, Mixed Commercial II, Convenience Centre, Highway Commercial. With removal of the “Industrial” component of the designation, a shift in the long-term land use vision of the site begins. The official plan starts to emphasize a mixed commercial and residential vision for the lands. Ministerial modification included the addition of the “area of influence” circles (300 m buffer zone and 600 m influence area) to the Fairview Secondary Plan Land Use map, centred on what was called the “Anachemia Solvents Plant”. This became the Fielding Chemical plant. It appears that the Ministerial Modification also included removal of the Residential Medium Density II and Residential High Density II designations, although the Mixed Commercial II designation permitted high density residential development oriented towards the interior eastern boundary of the site.
- Mississauga City Plan (Fairview Secondary Plan) – Adopted – September 9, 1998, In Force – September 29, 1998. Land Use Designations: Automotive Service Commercial, Retail and Service Commercial (Mixed Commercial I, Mixed Commercial II). The Mixed Commercial II designation included permissions for high density residential development oriented towards the interior eastern boundary of the site.
- Mississauga Plan (Fairview Secondary Plan) – Adopted – July 10, 2002, In Force – March 31, 2003. Land Use Designations: Motor Vehicle Commercial, General Retail Commercial. The General Retail Commercial designation included permissions for high density residential development oriented towards the interior eastern boundary of the site.

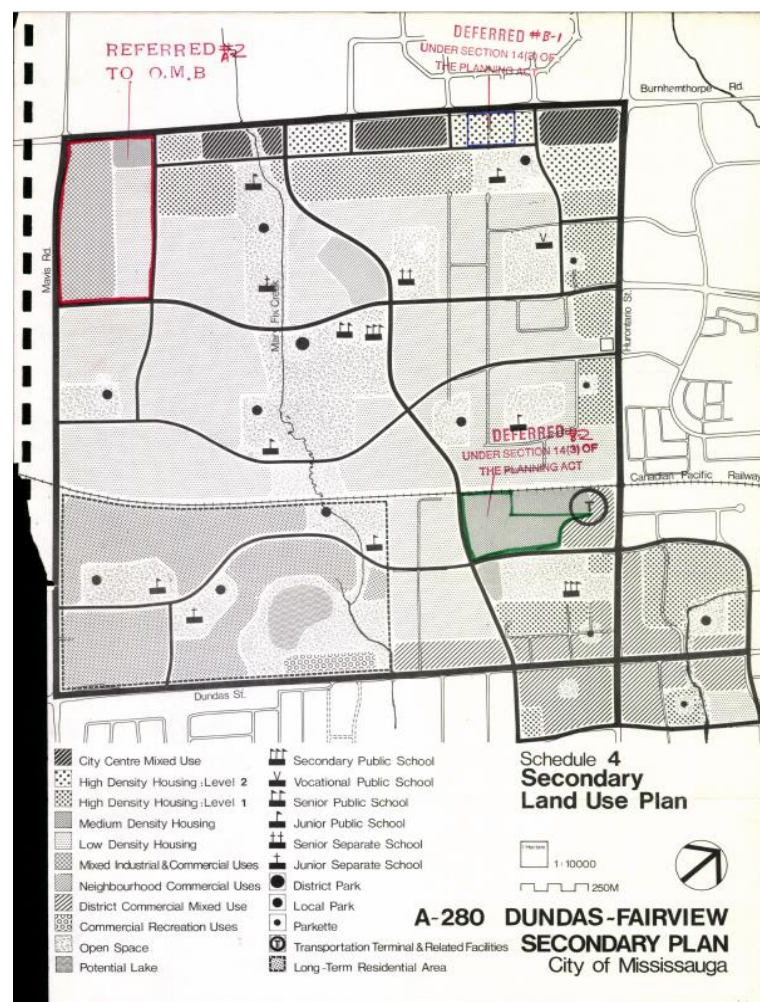
## Historical Mississauga Official Plan Land Use Maps

- *Mississauga Primary Plan*



Dundas-Fairview Secondary Plan – Schedule 3: Primary Land Use Plan

OPA 280 – Dundas – Fairview Secondary Plan
Adopted – August 2, 1978
In Force - November 12, 1981
Land use: Mixed Industrial & Commercial Use, Housing Areas



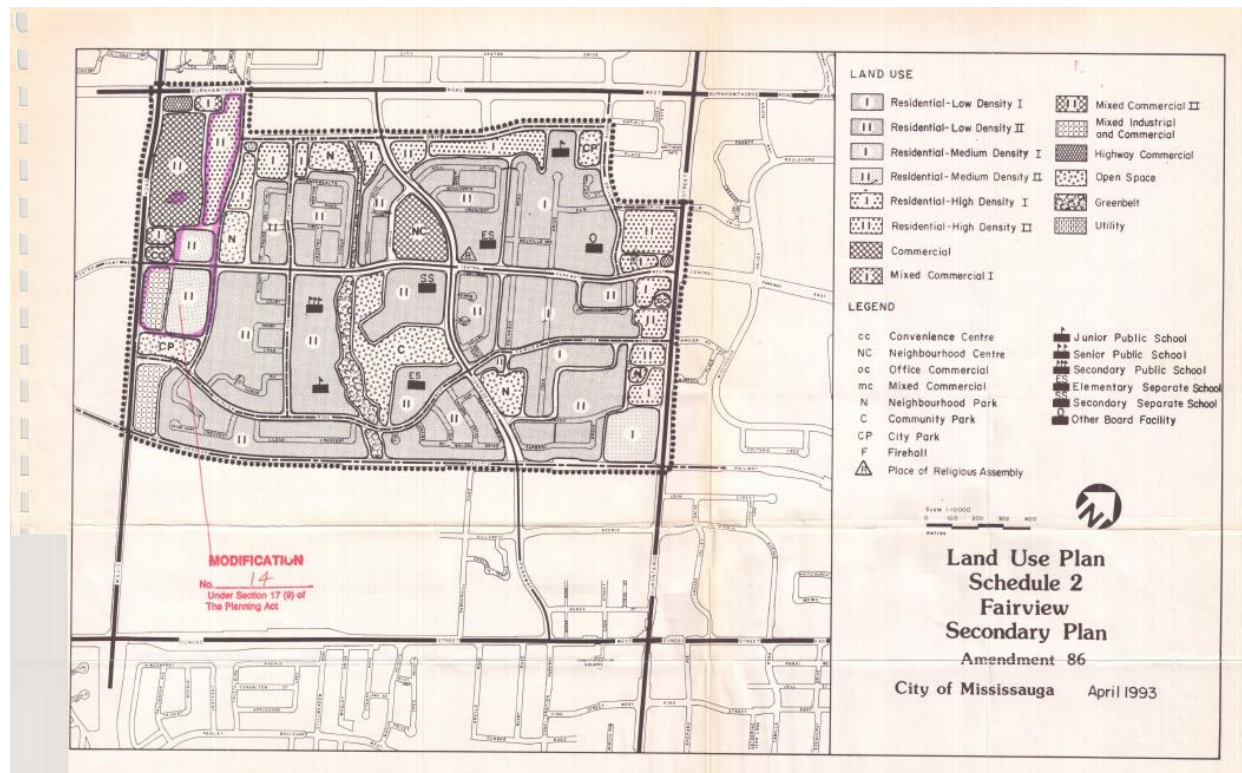
Dundas-Fairview Secondary Plan – Schedule 4: Secondary Land Use Plan

OPA 280 – Dundas – Fairview Secondary Plan

Adopted – August 2, 1978

In Force - November 12, 1981

Land use: Mixed Industrial & Commercial Uses, Medium Density Housing, Low Density Housing



Fairview Secondary Plan – Schedule 2: Land Use Plan

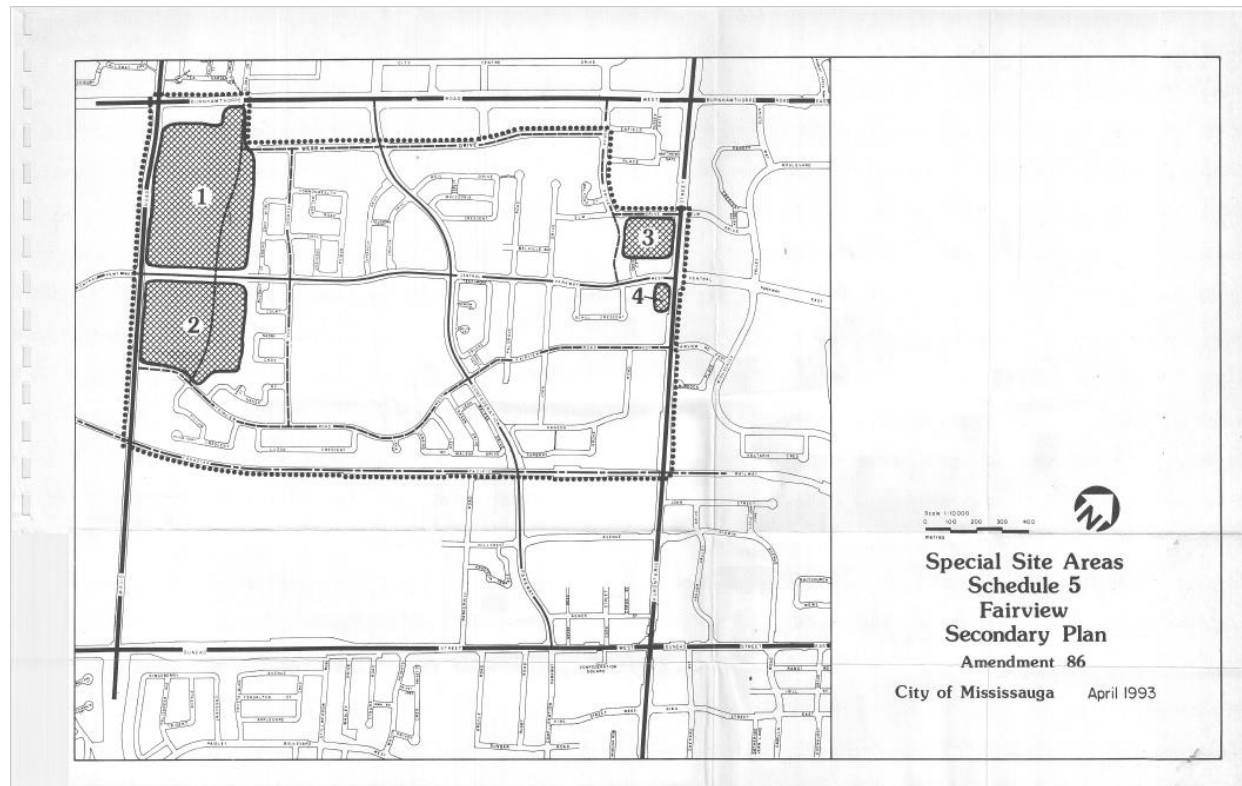
OPA 86 - Fairview Secondary Plan

Adopted - May 12, 1993

In Force - December 24, 1996

Land use: Mixed Commercial I, Mixed Commercial II, Residential – High Density II, Residential Medium Density II





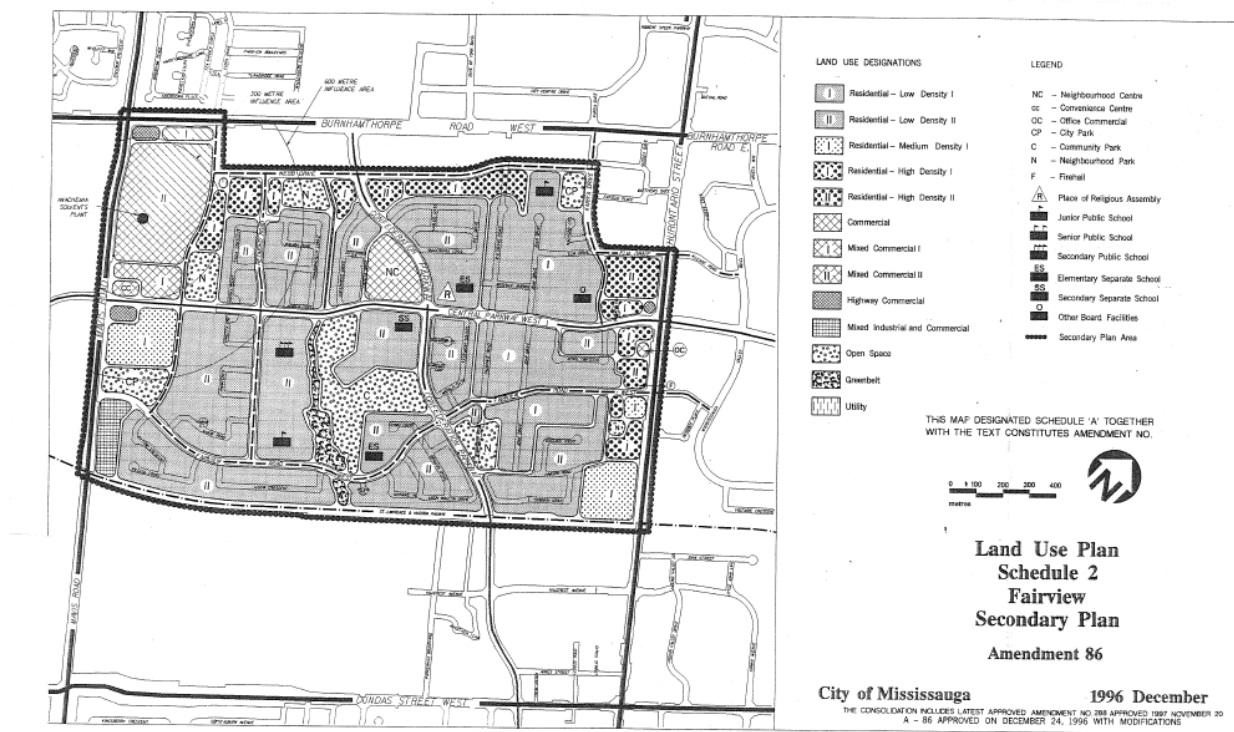
Fairview Secondary Plan - Schedule 5: Special Site Areas

OPA 86 - Fairview Secondary Plan
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Adopted - May 12, 1993
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In Force - December 24, 1996
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Special Site Area 1
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Fairview Secondary Plan – Revised Schedule 2: Land Use Plan

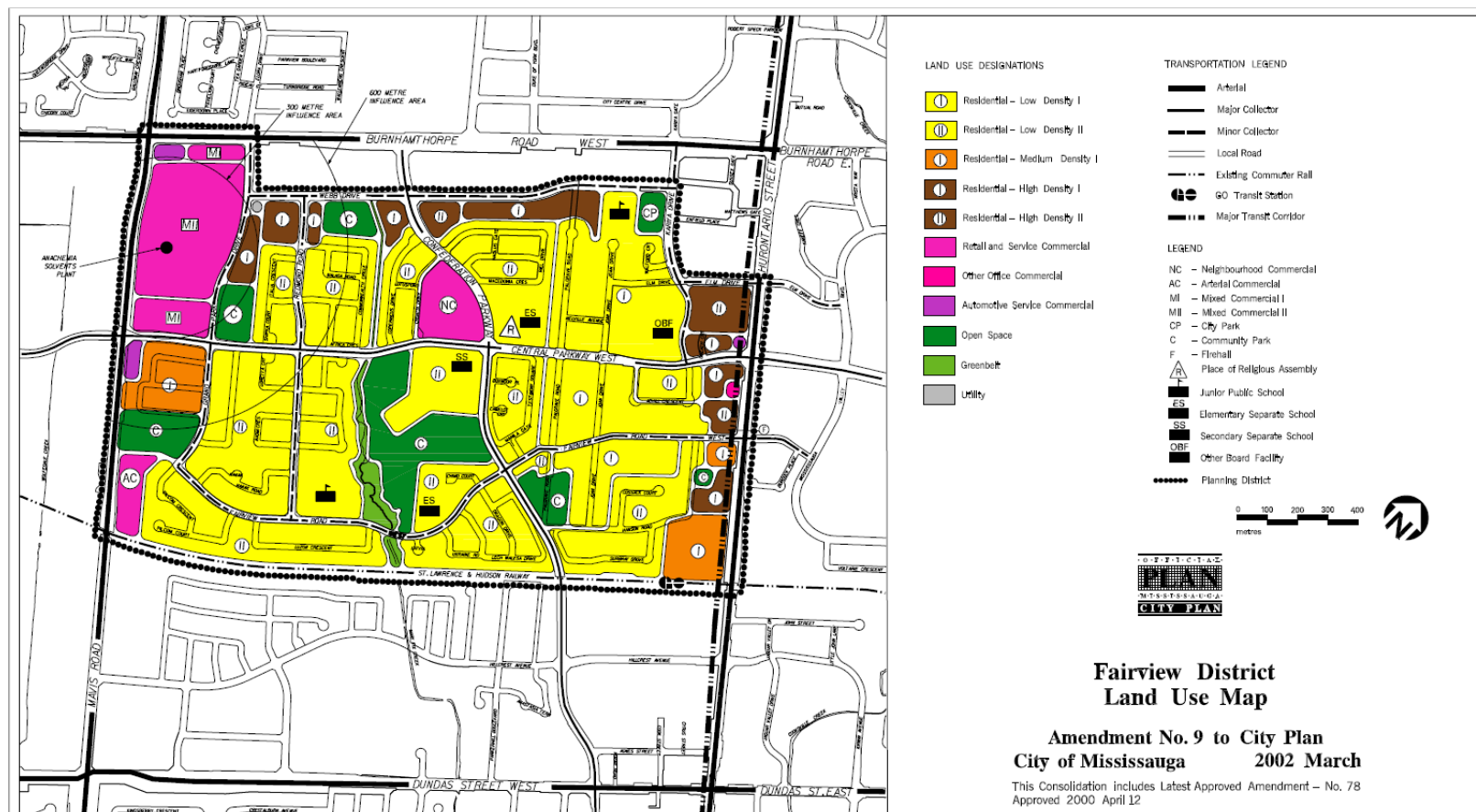
OPA 86 - Fairview Secondary Plan

Adopted - May 12, 1993

In Force - December 24, 1996

Land Use Designation: Mixed Commercial II, Mixed Commercial I, Convenience Centre, Highway Commercial

- City Plan



City Plan – Fairview District Land Use Map (2002 Consolidation)

City Plan

Adopted - September 9, 1998

In Force - September 29, 1998

Land Use Designation: Automotive service Commercial, Retail and Service Commercial (Mixed Commercial I, Mixed Commercial II)

### 6.15.5.2 Site 1. (CPA-148)

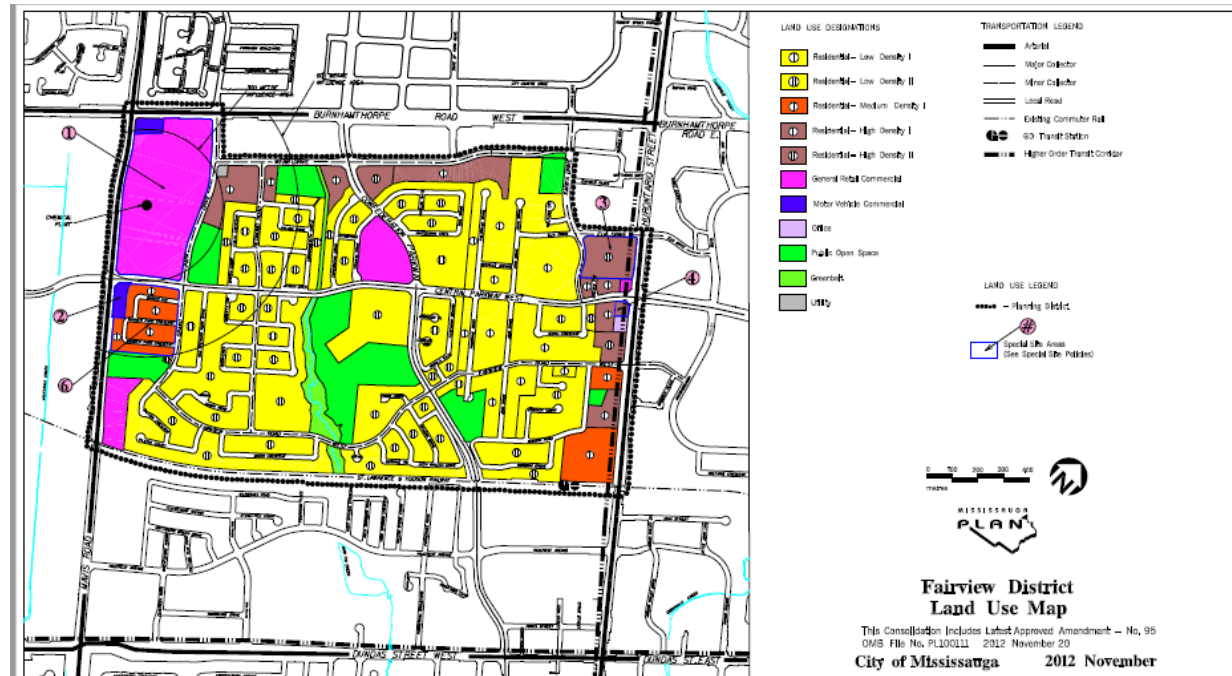


City Plan – Fairview District Special Site Policy Map

City Plan
Adopted - September 9, 1998
In Force - September 29, 1998
Special Site Area 1



- Mississauga Plan (updated)



Mississauga Plan – Fairview District Land Use Map (2012 Consolidation)

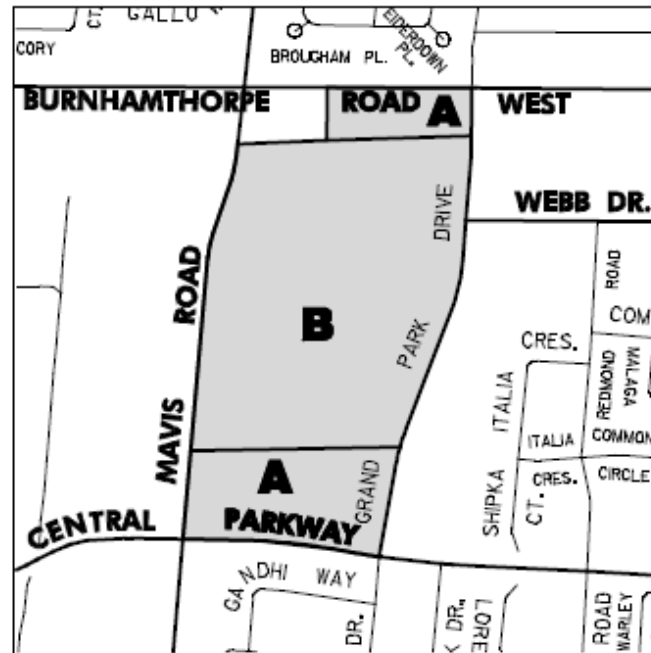
Mississauga Plan

Adopted - July 10, 2002

In Force - March 31, 2003

Land Use Designations: Motor Vehicle Commercial, General Retail Commercial

## 4.14.5.2 Site 1



Mississauga Plan – Fairview District Special Site Policy Map

Mississauga Plan
Adopted – July 10, 2002
In Force - March 31, 2003
Special Site Policies A & B

## **Zoning History**

The subject site contained a variety of zone categories in Zoning By-law 5500, which was the City's previous Zoning By-law. A brief summary of the key permitted uses in each zone is provided.

- AC (Automobile Commercial Zone) - included automobile service station, which may include a convenience retail and service kiosk
- 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
- DC-2388 (District Commercial Zone) - included office, financial institutions, places of religious assembly, restaurants, and beauty parlours.

## Mississauga Zoning By-Law 5500 Map

