

Text in black represents existing, in force MOP 2051 policies. Text in blue represents new proposed policies. Changes are in ~~red strikethrough~~.

Chapter 10: Policies applicable to Mixed Use Limited Designated Lands

10.2.9 Mixed Use Limited

10.2.9.1 Lands designated Mixed Use Limited will permit all uses within the Mixed Use Designation, except sensitive land uses including residential.

10.2.9.2 The following additional uses will be permitted:

- a. banquet hall;
- b. media broadcast and communication facilities;
- c. commercial school, except for a truck driving school;
- d. conference centre; and
- e. entertainment, recreation and sports facilities.

10.2.9.3 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

10.2.9.4 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use:

- a. is appropriate in accordance with the policies of this Plan;
 - b. is appropriately designed, buffered and/or separated from Employment Areas and/or major facilities;
 - c. is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions;
 - d. does not pose a risk to public health and safety;
 - e. prevents or mitigates negative impacts and minimizes the risk of complaints;
 - f. has regard for City land requirements relating to hazard land identified through flood mitigation studies;
 - g. does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines;
- and

h. permits adjacent Employment Areas to be developed for their intended purpose.

10.2.9.5 The introduction of sensitive land uses, such as residential, should not negatively impact the continued viability of existing nearby businesses and industries.

10.2.9.6 Lands designated Mixed Use Limited where sensitive land uses, such as residential, have been permitted in keeping with 10.2.9.4 and 10.2.9.5 are subject to the Mixed Use designation policies.

10.2.9.67 Development on lands within a floodplain, will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures where necessary.

10.2.9.78 A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied.

10.2.9.89 Conditions to be met prior to the removal of a holding provision, include but are not limited to the following:

- a. acceptance of compatibility assessments, as identified by the City;
- b. acceptance of flood mitigation recommendations; and
- c. all flood remedial works are complete and deemed functional to the satisfaction of the City, conservation authority, the Province and other regulatory bodies.