

Amendment No. 144
to
Mississauga Official Plan

Bylaw No. 0215-2022

A bylaw to Adopt Mississauga Official Plan Amendment No. 144

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("Planning Act") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, in accordance with the provisions of subsection 16(16) of the *Planning Act*, as amended, the official plan of an upper-tier municipality may require official plans of the lower-tier municipality to include policies with respect to the authorized uses of land and of buildings or structures in a protected major transit station area;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes and mapping modifications to implement city-wide protected major transit station area policies;

AND WHEREAS the approval of Amendment No. 144 to Mississauga Official Plan is required from the Regional Municipality of Peel, being the approval authority of Mississauga Official Plan and amendments with regards to protected major transit station area policies;

AND WHEREAS, in the event of a conflict between the policies of the Region of Peel Official Plan as adopted by-law 20-2022 and approved by the Ministry of Municipal Affairs and Housing, and the Mississauga Official Plan, the Region of Peel Official Plan policies will prevail to the extent of any conflict but in all other respects the Mississauga Official Plan will remain in place.

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 144 to Mississauga Official Plan, is hereby adopted; and

2. That the Clerk is hereby directed to submit Amendment No. 144 to the Mississauga Official Plan to the Regional Municipality of Peel for approval.

ENACTED and PASSED this 10th day of August, 2022.

Signed Bonnie Crombie
MAYOR

Signed [Signature]
CLERK

[Signature]
CERTIFIED A TRUE COPY
SACHA SMITH DEPUTY CLERK
CITY OF MISSISSAUGA

Amendment No. 144

to

Mississauga Official Plan

The following text and Maps "A", "B" and "C1" to "C18" attached constitute Amendment No. 144.

Also attached but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated July 15, 2022, pertaining to this Amendment.

Appendix III is a copy of the Planning and Building Department report dated April, 14, 2022 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add policies pertaining to Major Transit Station Areas across the city and to revise or add applicable schedules.

LOCATION

The lands affected by this Amendment are located city-wide, primarily focused along higher order transit corridors such as Hurontario Street, Dundas Street, Lakeshore Road East, Highway 403, Highway 407, and the Milton, Kitchener and Lakeshore West GO Rail lines. It includes various Character Areas including Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods, Employment Areas, and the University of Toronto Mississauga Special Purpose Area.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The amendments to the general policies are required to conform to the Region of Peel Official Plan. They will provide policies that guide development in identified Major Transit Station Areas to achieve a mix of uses with a range of housing options, retail and employment, and amenities for a complete community.

The proposed Amendment represents good planning and should be approved to ensure that clear and concise policies are in the Plan to guide future development in line with Provincial and Regional planning policies and direction for Major Transit Station Areas.

Notes included throughout this Amendment are for information purposes only and do not form part of this Amendment.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

*Note: New Section 5.7 Major Transit Station Areas see Mississauga Official Plan Amendment No. 143

1. Section 5.7, Major Transit Station Areas, of Mississauga Official Plan, is hereby amended by adding the following after the fifth paragraph:

The **Major Transit Station Area** policies of this section will not come into force and effect until the Major Transit Station Area policies of the Region of Peel Official Plan adopted by By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing. In the event of a conflict between the Region of Peel Official Plan and City of Mississauga Official Plan, including **Protected Major Transit Station Area** delineated boundaries or minimum densities, the approved Region of Peel Official Plan policies of By-law 20-2022 will prevail.

2. Section 5.7.1, General, of Mississauga Official Plan, is hereby amended by adding the following policies:

5.7.1.2 Lands subject to the policies of this Section are shown on Schedule 2: Intensification Areas of this Plan.

5.7.1.3 All delineated **Major Transit Station Areas** in this Plan are **Protected Major Transit Station Areas**.

5.7.1.4 The boundaries of **Protected Major Transit Station Areas** are shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas.

*Note: Mixed Use Limited policies, see Mississauga Official Plan Amendment No. 142

3. Section 5.7, Major Transit Station Areas, of Mississauga Official Plan, is hereby amended by adding the following sections:

5.7.2 Land Uses

5.7.2.1 The authorized uses of land are as identified by the land use designations shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas. The associated land use permissions **and authorized uses of buildings or structures** are as per Part 3: Land Use Designations of this Plan, and applicable Local Area Plans, City Structure and Character Areas policies.

5.7.2.2 Redevelopment within Mixed Use, Mixed Use Limited, and Downtown Mixed Use designated lands that results in a loss of non-

residential floor space, will not be permitted unless it can be demonstrated that the planned function of the non-residential component will be maintained or replaced as part of the redevelopment.

5.7.2.3 Maintaining the non-residential planned function means providing:

- a. a concentration of convenient, easily accessible office, retail and service commercial uses that meet the needs of local residents and employees; and
- b. employment opportunities, such as office, recreation, and institutional jobs.

5.7.2.4 Development will contribute towards the creation of **transit-supportive** communities by:

- a. including a broad and balanced mix of land uses, with a range of residential and non-residential uses;
- b. providing housing choices to facilitate affordable housing options with a mix of tenure, affordable rental and ownership options for lower and middle income households;
- c. including a range of employment uses to achieve a well balanced mix of office and retail uses;
- d. recognizing that some **Protected Major Transit Station Areas** will have limited opportunities to accommodate a mix of uses and varying building forms due to the existing and planned context;
- e. being subject to required land use compatibility assessments as identified by the City;
- f. protecting and mitigating against natural hazards including flood risk;
- g. identifying, protecting, restoring, and enhancing the Natural Heritage System and the Water Resource System, and promoting the establishment of natural linkages; and
- h. providing high quality and pedestrian friendly public realm improvements to enhance connections to transit stations.

5.7.3 Density

5.7.3.1 The required minimum residents and jobs combined per hectare for each **Protected Major Transit Station Area** are shown in Table 5-2: Protected Major Transit Station Areas.

5.7.3.2 New development will be planned for, in conjunction with existing development densities, to achieve the minimum residents and jobs

combined per hectare, through the building height requirements shown on Schedule 11: Protected Major Transit Station Areas, and the minimum **Protected Major Transit Station Area Floor Space Index (FSI)** shown in Table 5-2: Protected Major Transit Station Areas.

5.7.3.3 The minimum **Floor Space Index (FSI)** will be achieved over the long-term, and is a cumulative measure of planned density across the lands within a **Protected Major Transit Station Area**. Individual development proposals do not need to meet the minimum **Floor Space Index (FSI)** target.

5.7.4 Heights

5.7.4.1 **Minimum and maximum b**Building heights for **lands within Protected Major Transit Station Areas** are shown on Schedule 11: Protected Major Transit Station Areas (including Schedules 11a to 11r), and referenced in Table 5-2: Protected Major Transit Station Areas.

4. Mississauga Official Plan, Chapter 5, Direct Growth, is hereby amended by adding Table 5-2: Protected Major Transit Station Areas, to the end of Section 5.7 Major Transit Station Areas:

Table 5-2: Protected Major Transit Station Areas

Transit Corridor	Protected Major Transit Station Areas	Reference Code*	Minimum Residents and Jobs Combined /Hectare*	Minimum Floor Space Index (FSI)	Land Use Schedule	Building Height Schedule
403 Transitway	Winston Churchill 403	403-2	90	1.00	11a	11a
403 Transitway	Erin Mills 403	403-3	160	1.00	11a	11a
403 Transitway	Creditview	403-4	50	1.00	11b	11b
403 Transitway	Tahoe	403-10	160	1.10	11c	11c
403 Transitway	Etobicoke Creek	403-11	160	1.40	11c	11c
403 Transitway	Spectrum	403-12	160	1.00	11c	11c
403 Transitway	Orbitor	403-13	160	1.00	11c	11c
403 Transitway	Renforth	403-14	160	1.30	11c	11c
403 Transitway	Central Parkway	403-6	80	1.00	11c	11c
403 Transitway	Cawthra 403	403-7	50	1.00	11c	11c
403 Transitway	Tomken 403	403-8	90	1.00	11c	11c
403 Transitway	Dixie 403	403-9	130	1.40	11c	11c
407 Bus Rapid Transit	Britannia 407	407-1	160	1.00	11d	11d
407 Bus Rapid Transit	Derry 407	407-2	160	1.00	11d	11d
Dundas Street Bus Rapid Transit	Ridgeway	DUN-1	160	1.20	11e	11e
Dundas Street Bus Rapid Transit	Winston Churchill	DUN-2	160	1.00	11e	11e
Dundas Street Bus Rapid Transit	Glen Erin	DUN-3	160	1.00	11e	11e
Dundas Street Bus Rapid Transit	Erin Mills	DUN-4	100	1.00	11e	11e
Dundas Street Bus Rapid Transit	UTM	DUN-5	50	1.00	11e	11e
Dundas Street Bus Rapid Transit	Confederation Parkway	DUN-10	160	1.00	11f	11f
Dundas Street Bus Rapid Transit	Credit Woodlands	DUN-6	100	1.00	11f	11f
Dundas Street Bus Rapid Transit	Erindale Station	DUN-7	160	1.00	11f	11f
Dundas Street Bus Rapid Transit	Wolfedale	DUN-8	160	1.00	11f	11f
Dundas Street Bus Rapid Transit	Clayhill	DUN-9	100	1.00	11f	11f
Dundas Street Bus Rapid Transit	Kirwin	DUN-12	160	1.00	11g	11g
Dundas Street Bus Rapid Transit	Grenville	DUN-13	160	1.00	11g	11g
Dundas Street Bus Rapid Transit	Cawthra	DUN-14	160	1.00	11g	11g

Appendix IV

City of Mississauga Major Transit Station Area Official Plan Amendments 142, 143, 144, and 146: Regional Staff Review and Recommendations

Dundas Street Bus Rapid Transit	Tomken	DUN-15	160	1.00	11g	11g
Dundas Street Bus Rapid Transit/ Milton GO Rail	Dixie GO	DUN-16/ MIL-6	160	1.00	11g	11g
Dundas Street Bus Rapid Transit	Wharton	DUN-17	160	1.00	11g	11g
Hurontario Light Rail Transit	Britannia	HLRT-16	160	1.00	11h	11h
Hurontario Light Rail Transit	Courtney Park	HLRT-17	160	1.00	11h	11h
Hurontario Light Rail Transit	Derry	HLRT-18	160	1.00	11h	11h
Hurontario Light Rail Transit	Highway 407	HLRT-19	160	1.00	11h	11h
Hurontario Light Rail Transit	Matheson	HLRT-15	160	1.00	11h	11h
Hurontario Light Rail Transit	Eglinton	HLRT-13	300	1.40	11i	11i
Hurontario Light Rail Transit	Bristol	HLRT-14	160	1.00	11i	11i
Hurontario Light Rail Transit	Duke of York	HLRT-10	400	1.80	11j	11j
Hurontario Light Rail Transit	City Centre	HLRT-11/ 403-5	400	1.80	11j	11j
Hurontario Light Rail Transit	Robert Speck	HLRT-12	/400	1.50	11j	11j
Hurontario Light Rail Transit	Burnhamthorpe	HLRT-8	400	1.00	11j	11j
Hurontario Light Rail Transit	Main	HLRT-9	400	1.00	11j	11j
Hurontario Light Rail Transit	Fairview	HLRT-7	300	1.00	11k	11k
Hurontario Light Rail Transit/ Milton GO Rail	Cooksville GO	HLRT-6/ MIL-5	300	1.10	11m	11l
Hurontario Light Rail Transit	Dundas	HLRT-5	300	1.40	11m	11l
Hurontario Light Rail Transit	Queensway	HLRT-4	300	1.00	11m	11l
Hurontario Light Rail Transit	North Service	HLRT-3	300	1.00	11m	11l
Hurontario Light Rail Transit	Mineola	HLRT-2	50	1.00	11o	11n
Hurontario Light Rail Transit/ Lakeshore West GO Rail	Port Credit	HLRT-1/ LWGO-1	200	1.30	11o	11n
Kitchener GO Rail	Malton GO	KIT-1	100	1.00	11p	11p
Lakeshore Bus Rapid Transit	Dixie Lakeshore	LBRT-1	160	1.00	11q	11q
Lakeshore Bus Rapid Transit	Haig	LBRT-2	300	1.00	11q	11q
Lakeshore Bus Rapid Transit	Lakefront Promenade	LBRT-3	160	1.00	11q	11q
Lakeshore West GO Rail	Clarkson GO	LWGO-2	150	1.00	11r	11r

*Reference Code and Minimum Density Targets as per Region of Peel Official Plan

5. Section 9.2.1, Intensification Areas, of Mississauga Official Plan, is hereby amended by deleting Policy 9.2.1.8, and renumbering 9.2.1.9 to 9.2.1.39 as 9.2.1.8 to 9.2.1.38.
6. Section 15.3, Gateway Corporate, of Mississauga Official Plan, is hereby amended by deleting Policy 15.3.2.4.b and renumbering 15.3.2.4.c to 15.3.2.4.e as 15.3.2.4.b to 15.3.2.4.d.
7. Schedule 2, Intensification Areas, of Mississauga Official Plan, is hereby amended by adding the defined boundaries of identified Protected Major Transit Station Areas and Planned Major Transit Station Areas, as shown on Map "A" of this Amendment.
8. Mississauga Official Plan is hereby amended by adding Schedule 11, Protected Major Transit Station Areas, as shown on Map "B" of this Amendment.
9. Mississauga Official Plan is hereby amended by adding ~~Schedules 11a to 11r, as shown on Maps "C1" to C18" of this Amendment~~ **Schedules 11a to 11r, attached hereto as Appendices 'A1' to 'A18'.**

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The provisions of this Amendment shall not come into force and effect until the Major Transit Station Area policies of the Region of Peel Official Plan adopted by By-law 20-2022 is approved by the Minister of Municipal Affairs and Housing.

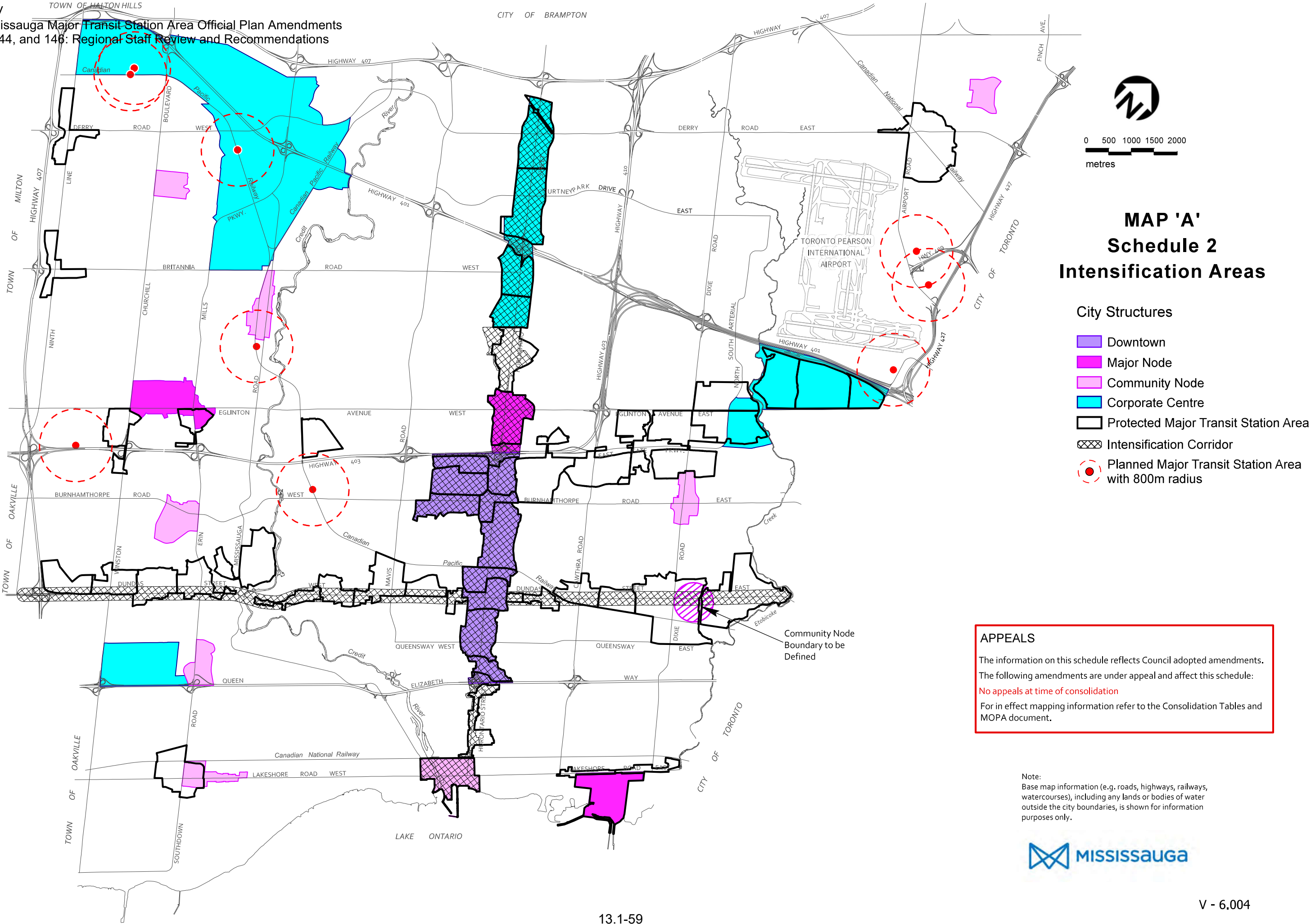
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan, dated October 21, 2021.

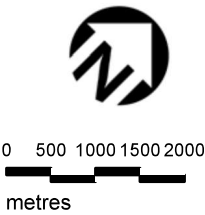
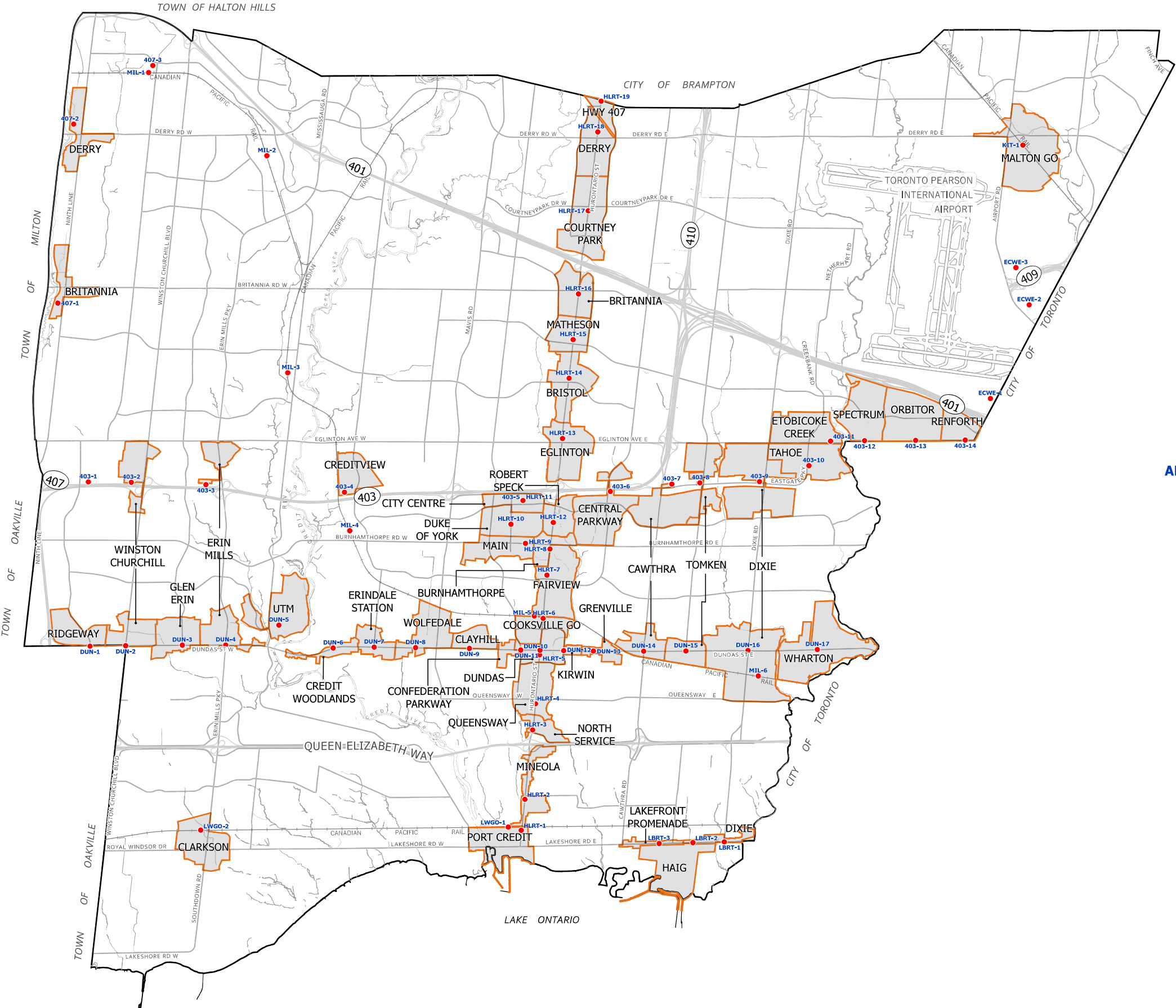
INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

[http://teamsites.mississauga.ca/sites/18/MOPA/LA.07-CIT.MOPA 144.MTSA Protected Policies.bah.fs.docx](http://teamsites.mississauga.ca/sites/18/MOPA/LA.07-CIT.MOPA%20144.MTSA%20Protected%20Policies.bah.fs.docx)





MAP 'B'
Schedule 11
Protected Major Transit Station
Areas

- Station or Stop Locations
- ABC-00 Region of Peel Reference Code
- Protected Major Transit Station Area (PMTSA)

The information on this schedule reflects Council adopted amendments
The following amendments are under appeal and affect this schedule:

For in effect mapping information refer to the Consolidation Tables and
MOPA document.

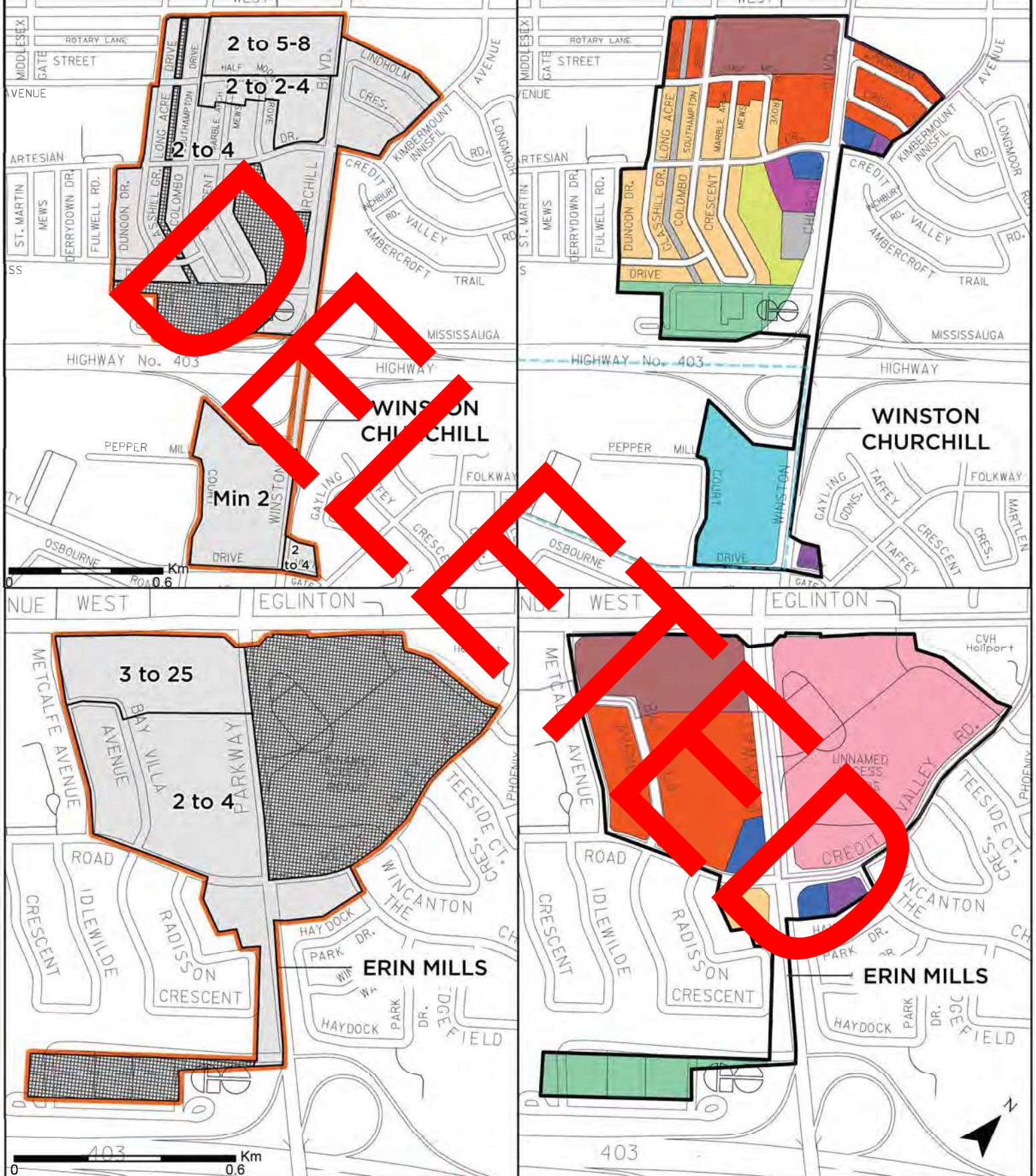
Note:
Base map information (e.g. roads, highways, railways,
watercourses), including any lands or bodies of water
outside the city boundaries, is shown for information
purposes only.

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11a (403 BRT- WINSTON CHURCHILL & ERIN MILLS)

BUILDING HEIGHT SCHEDULE

LAND USE SCHEDULE

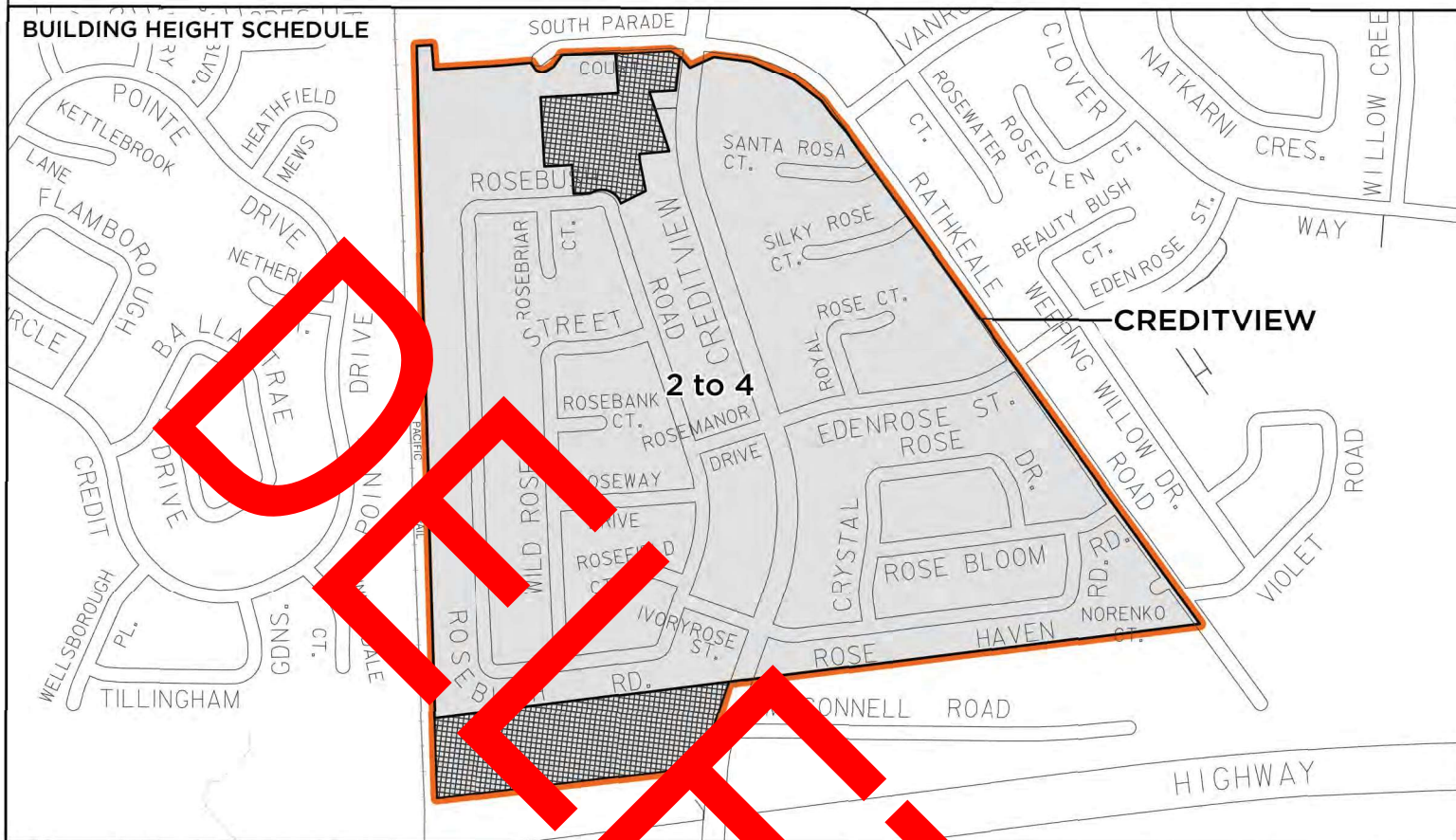


- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Convenience Commercial
- Greenlands
- Residential High Density
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Motor Vehicle Commercial
- Parkway Belt West
- Utility
- Institutional
- City Structure - Major Node
- City Structure - Employment Area

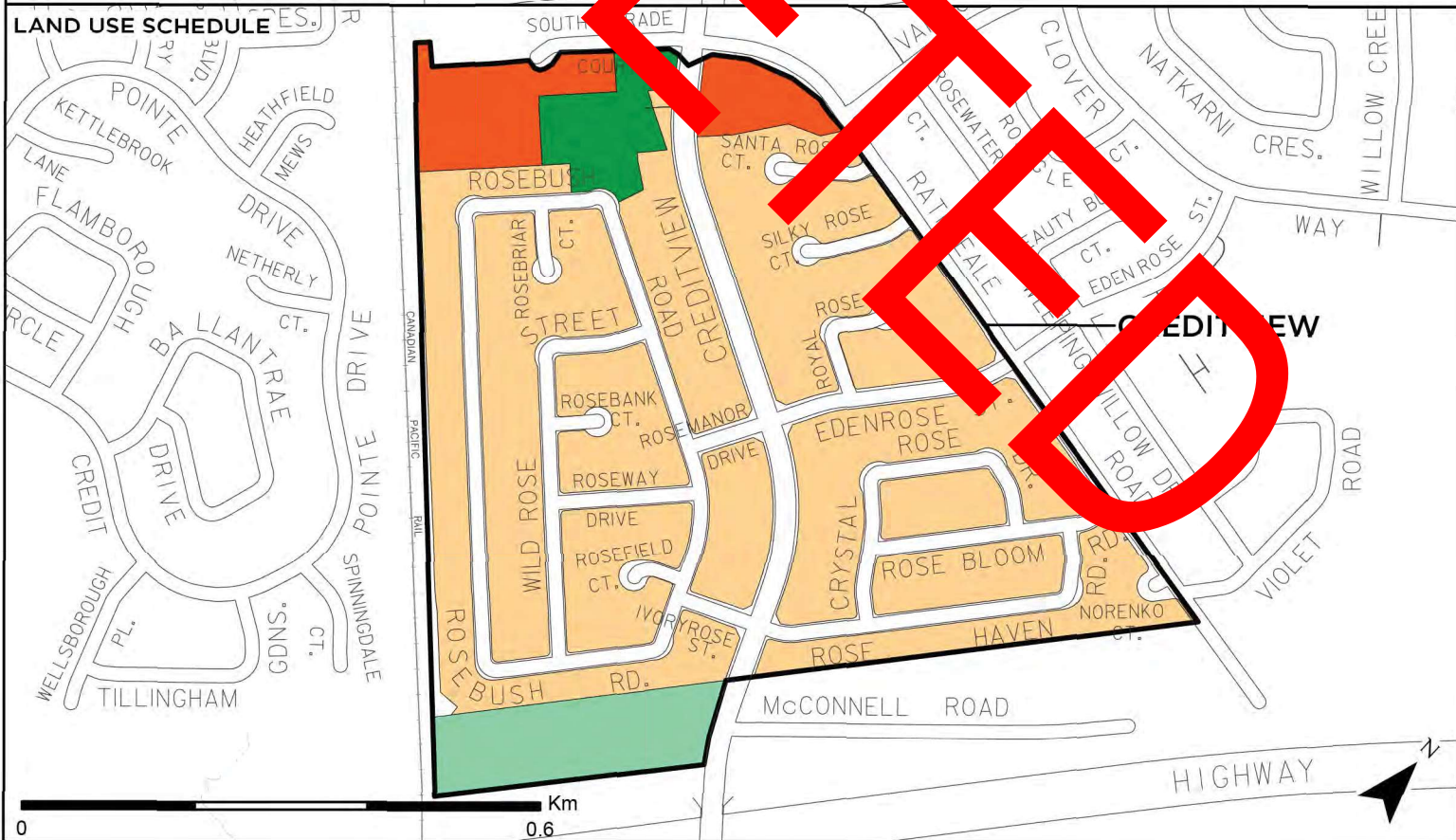
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11b (403 BRT- CREDITVIEW)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



PM TSA Boundary (Height Map)

Height Not Applicable

Public Open Space

PM TSA Boundary (Land Use Map)

Residential Low Density II

Parkway Belt West

Min # to Max # (In Storeys)

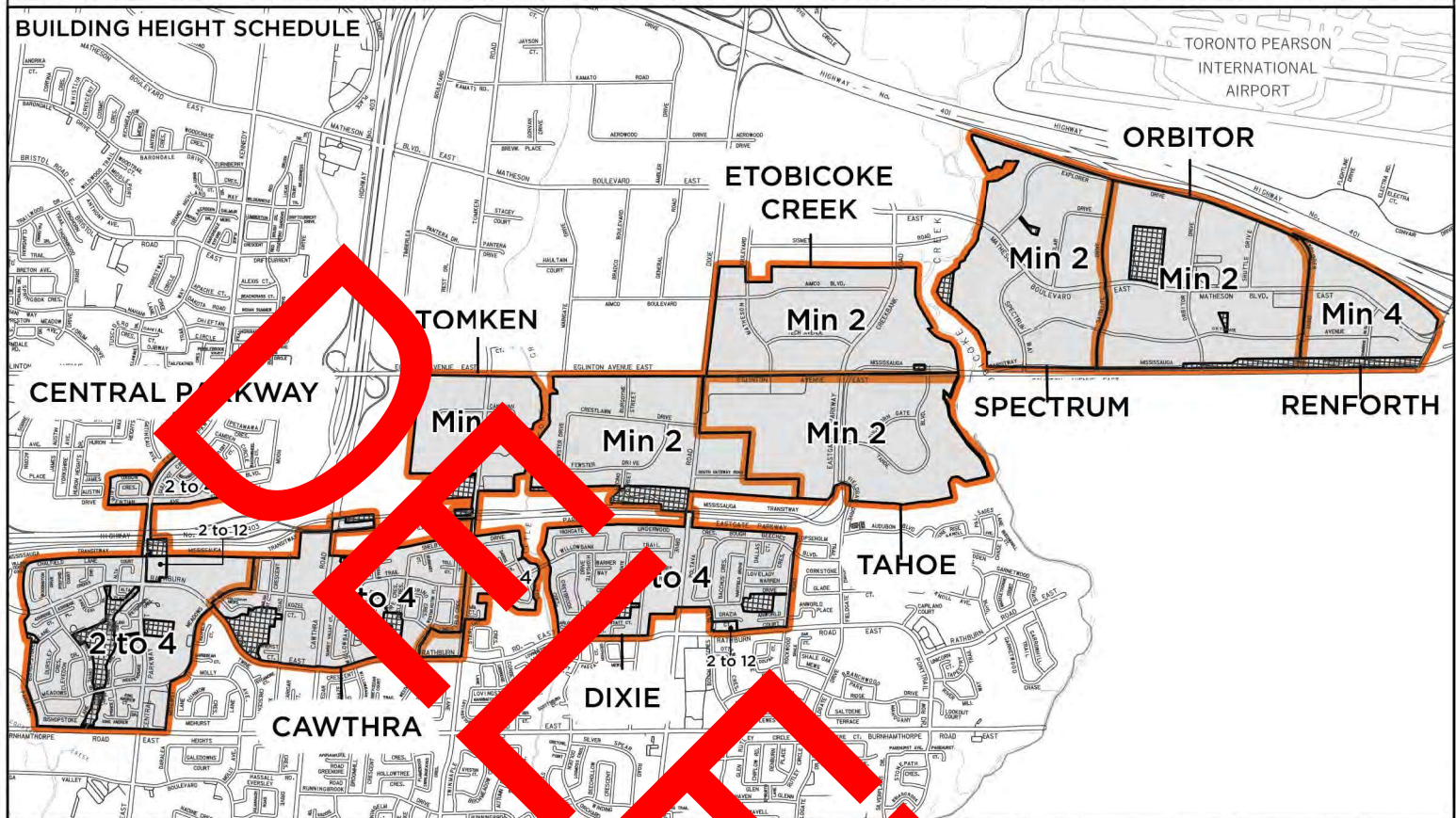
Residential Medium Density

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

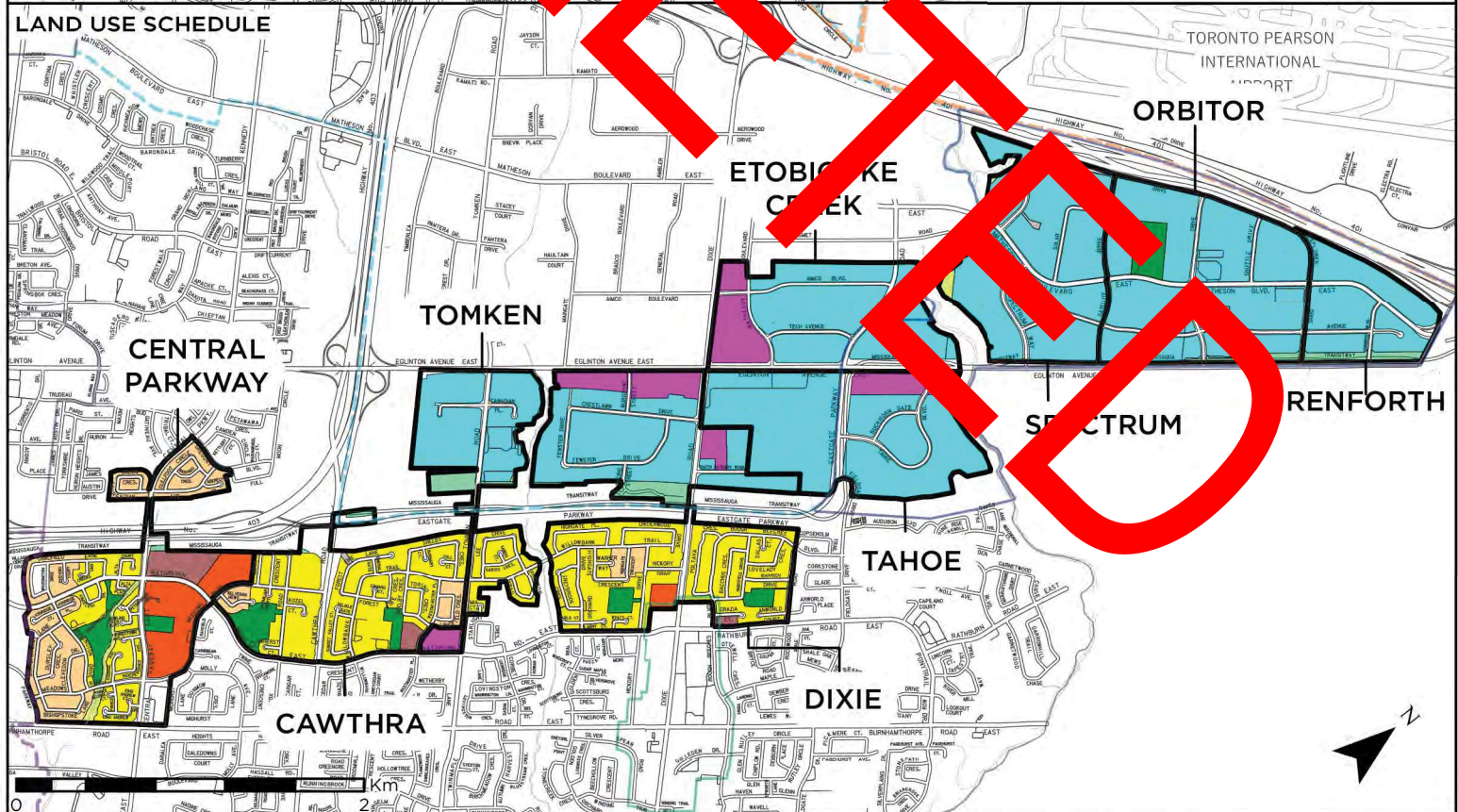
SCHEDULE 11c

(403 BRT- CENTRAL PARKWAY, CAWTHRA, TOMKEN, DIXIE, ETOBICOKE CREEK, SPECTRUM, ORBITOR, TAHOE, RENFORTH)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



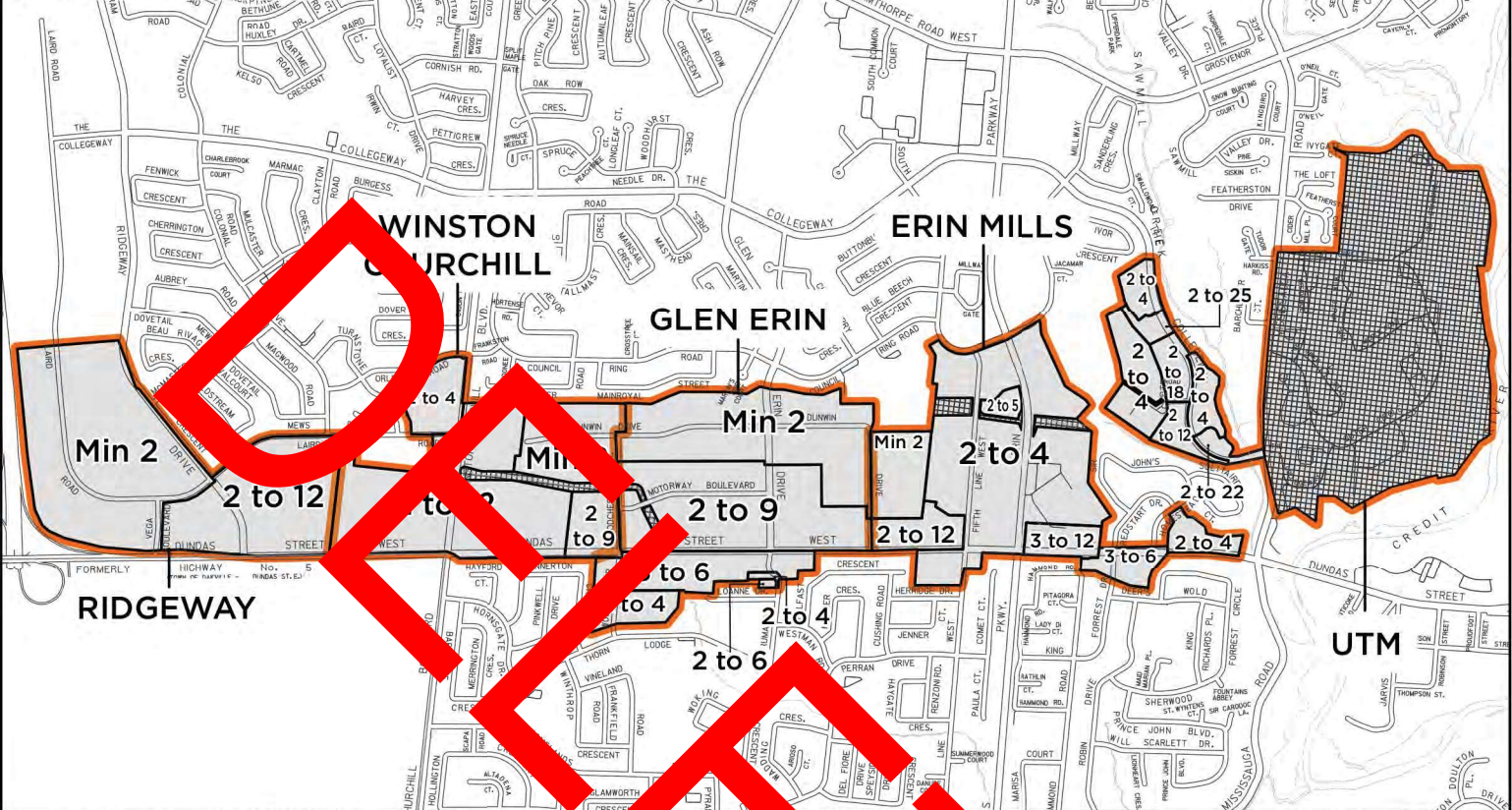
- | | | | |
|-------------------------------|----------------------------|-----------------------------------|---------------------------------------|
| PMTSA Boundary (Height Map) | Residential High Density | Public Open Space | City Structure - Special Purpose Area |
| PMTSA Boundary (Land Use Map) | Industrial | Parkway Belt West | City Structure - Employment Area |
| Min # to Max # (In Storeys) | Residential Low Density I | Utility | City Structure - Community Node |
| Height Not Applicable | Residential Low Density II | City Structure - Downtown | |
| Business Employment | Residential Medium Density | City Structure - Major Node | |
| Greenlands | Mixed Use | City Structure - Corporate Centre | |

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

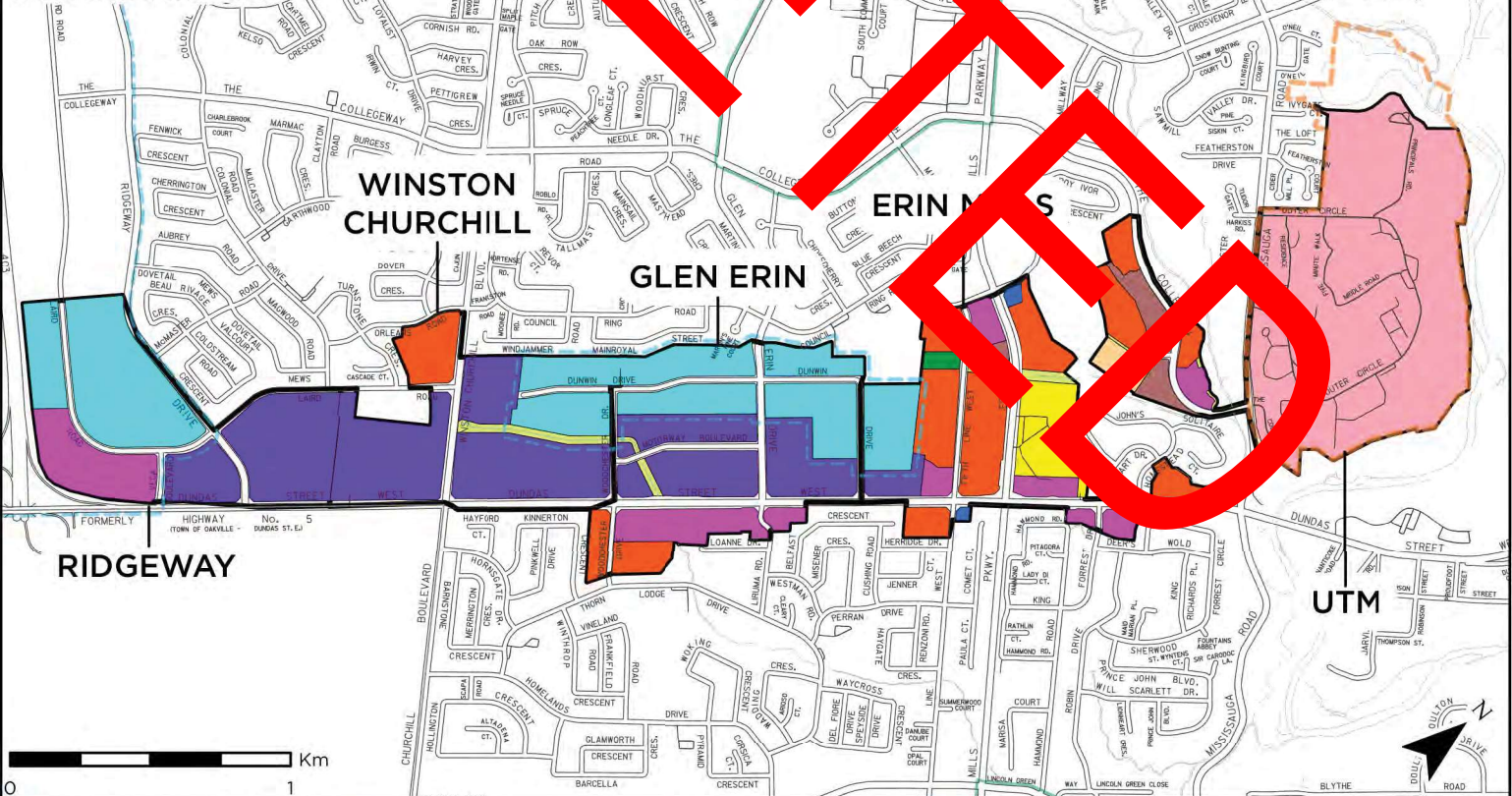
SCHEDULE 11e

(DUNDAS BRT- RIDGEWAY, WINSTON CHURCHILL, GLEN ERIN, ERIN MILLS, UTM)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



- | | | | | |
|-------------------------------|---------------------------|----------------------------|----------------------------|---------------------------------------|
| PMTSA Boundary (Height Map) | Greenlands | Residential High Density | Residential Medium Density | City Structure - Special Purpose Area |
| PMTSA Boundary (Land Use Map) | Institutional | Mixed Use | Motor Vehicle Commercial | City Structure - Employment Area |
| Min # to Max # (In Storeys) | Residential Low Density I | Residential Low Density II | Public Open Space | City Structure - Community Node |
| Height Not Applicable | | | | |
| Business Employment | | | | |

MAP 'C5'

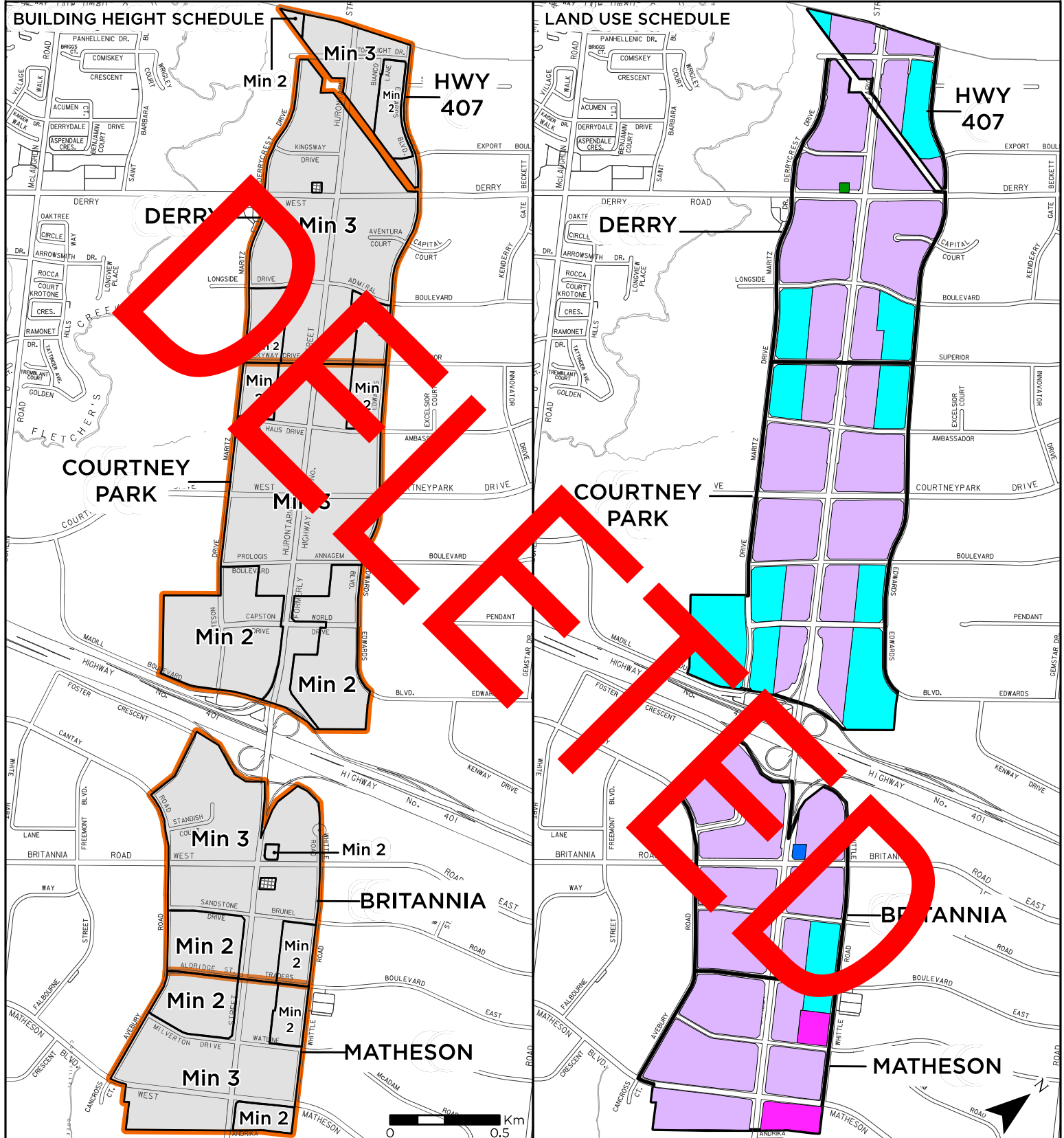
MISSISSAUGA

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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11h

(HURONTARIO LRT - HWY 407, DERRY, COURTNEY PARK, BRITANNIA, MATHESON)



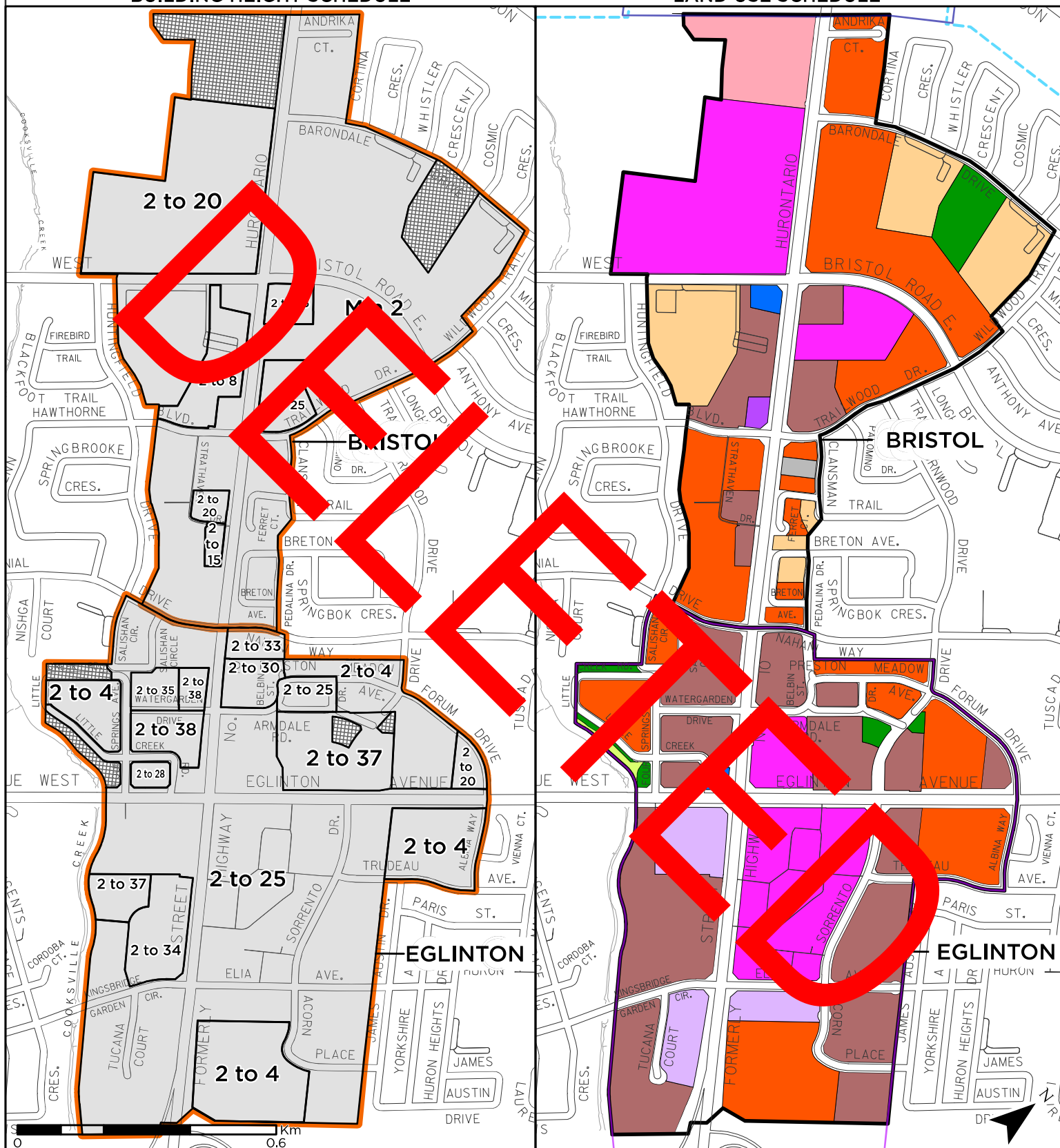
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|-------------------------------|--------------------------|-----------------------------------|
| PMTSA Boundary (Height Map) | Mixed Use | Utility |
| PMTSA Boundary (Land Use Map) | Motor Vehicle Commercial | City Structure - Corporate Centre |
| Min # to Max # (In Storeys) | Office | City Structure - Employment Area |
| Height Not Applicable | Public Open Space | |
| Business Employment | Private Open Space | |

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11i (HURONTARIO BRT - BRISTOL, EGLINTON)

BUILDING HEIGHT SCHEDULE

LAND USE SCHEDULE



Orange outline: PMTSA Boundary (Height Map)

Black outline: PMTSA Boundary (Land Use Map)

Grey box: Min # to Max # (In Storeys)

Patterned box: Height Not Applicable

Purple box: Convenience Commercial

Green box: Greenlands

Brown box: Residential High Density

Pink box: Institutional

Light orange box: Residential Low Density II

Orange box: Residential Medium Density

Purple box: Mixed Use

Blue box: Motor Vehicle Commercial

Light purple box: Office

Green box: Public Open Space

Grey box: Utility

White box with black outline: City Structure - Major Node

White box with black outline: City Structure - Corporate Centre

Blue dashed outline: City Structure - Employment Area

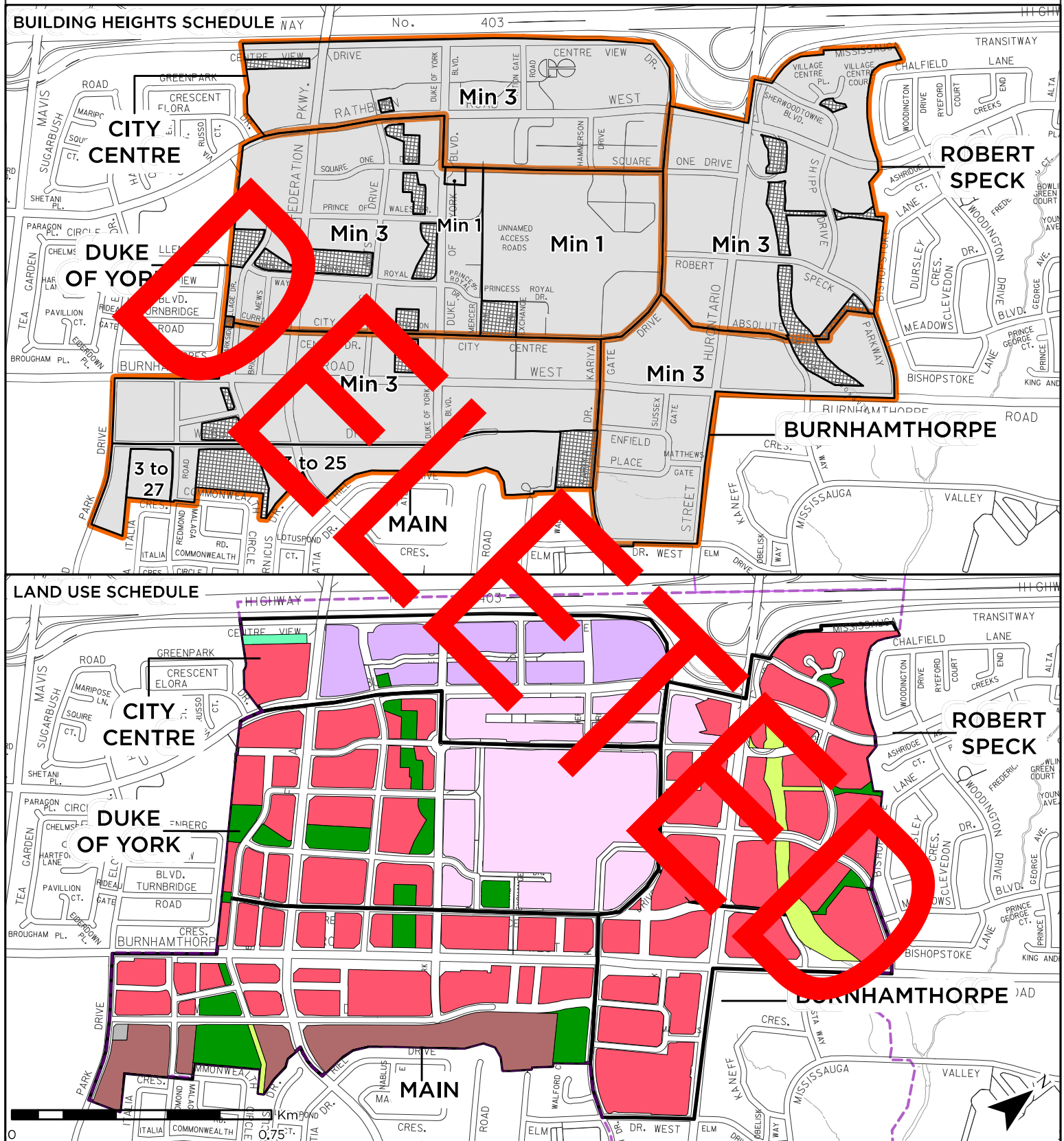
MAP 'C9'

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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11j (HURONTARIO LRT - DOWNTOWN)



- | | | |
|-------------------------------|----------------------------|-----------------------------|
| PMTSA Boundary (Height Map) | Downtown Mixed Use | Public Open Space |
| PMTSA Boundary (Land Use Map) | Greenlands | Parkway Belt West |
| Min # to Max # (In Storeys) | Residential High Density | Utility |
| Height Not Applicable | Residential Low Density II | City Structure - Downtown |
| Downtown Core Mixed Use | Office | City Structure - Major Node |

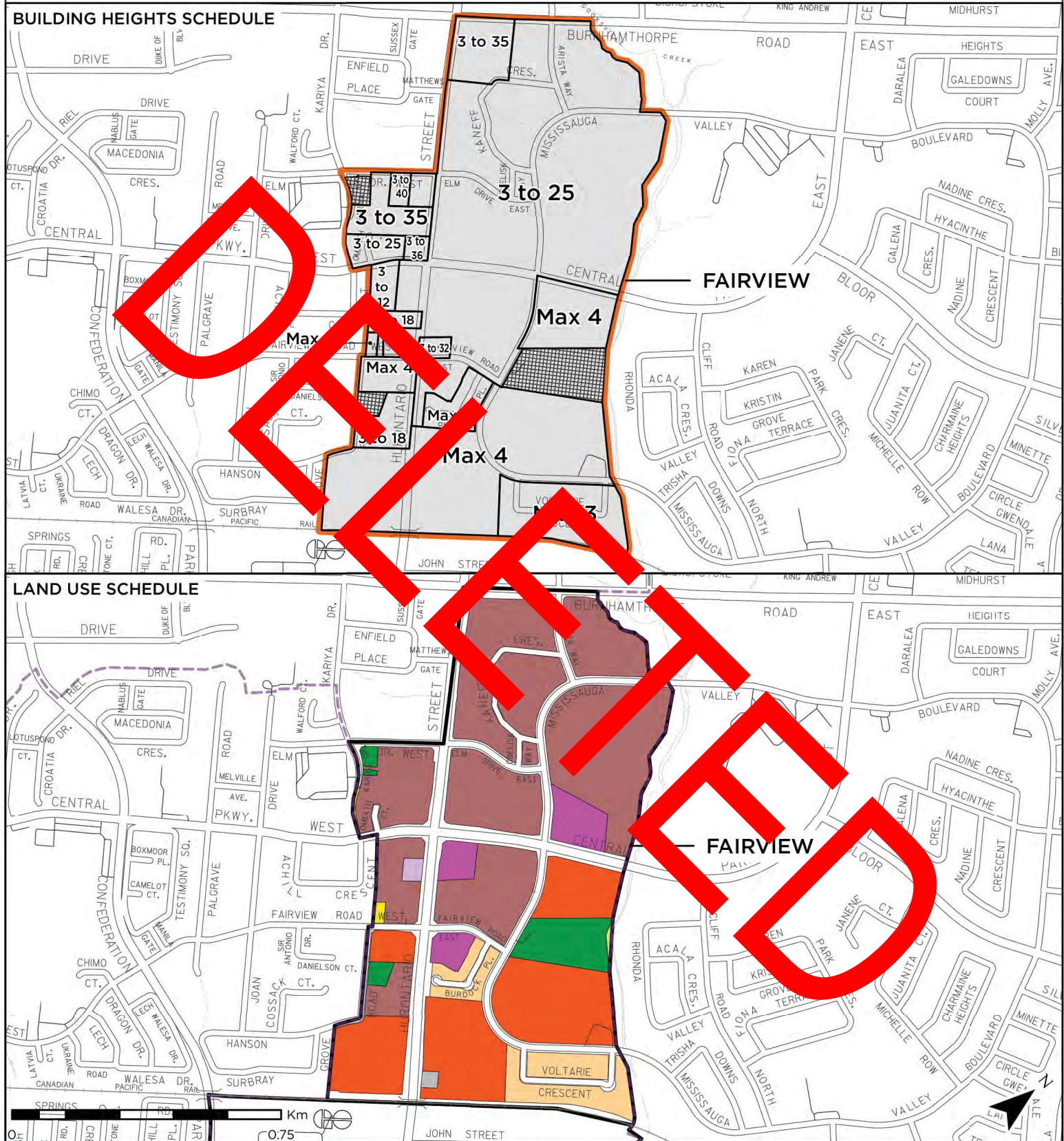
MAP 'C10'

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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11k (HURONTARIO LRT - FAIRVIEW)

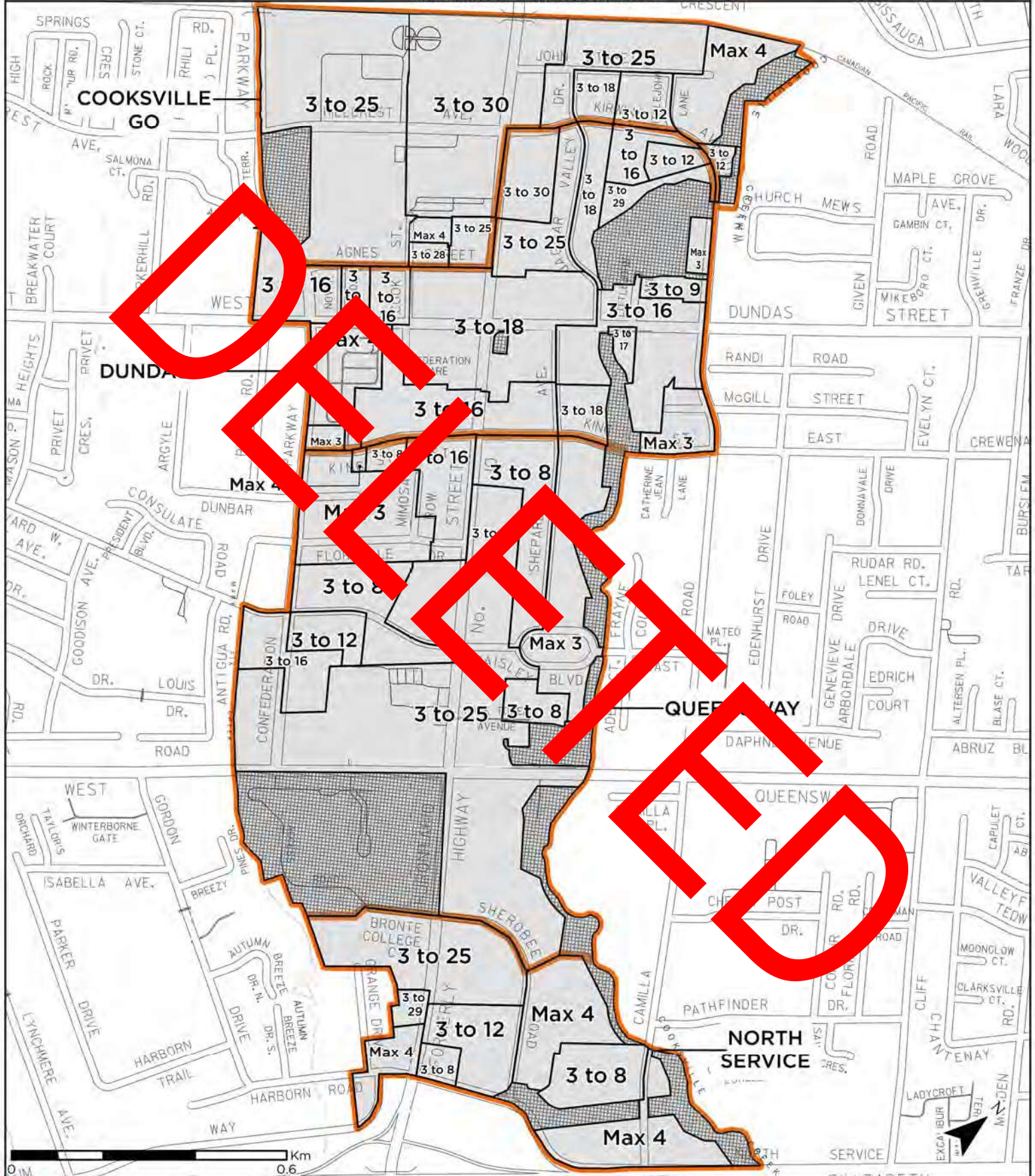


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|-------------------------------|----------------------------|---------------------------|
| PMTSA Boundary (Height Map) | Residential High Density | Office |
| PMTSA Boundary (Land Use Map) | Residential Low Density I | Public Open Space |
| Min # to Max # (In Storeys) | Residential Low Density II | Utility |
| Height Not Applicable | Residential Medium Density | City Structure - Downtown |
| Greenlands | Mixed Use | |

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 111 (HURONTARIO LRT - COOKSVILLE GO, DUNDAS, QUEENSWAY, NORTH SERVICE)

BUILDING HEIGHTS SCHEDULE



PMTSA Boundary (Height Map)

Min # to Max # (In Storeys)

Height Not Applicable

MAP 'C12'

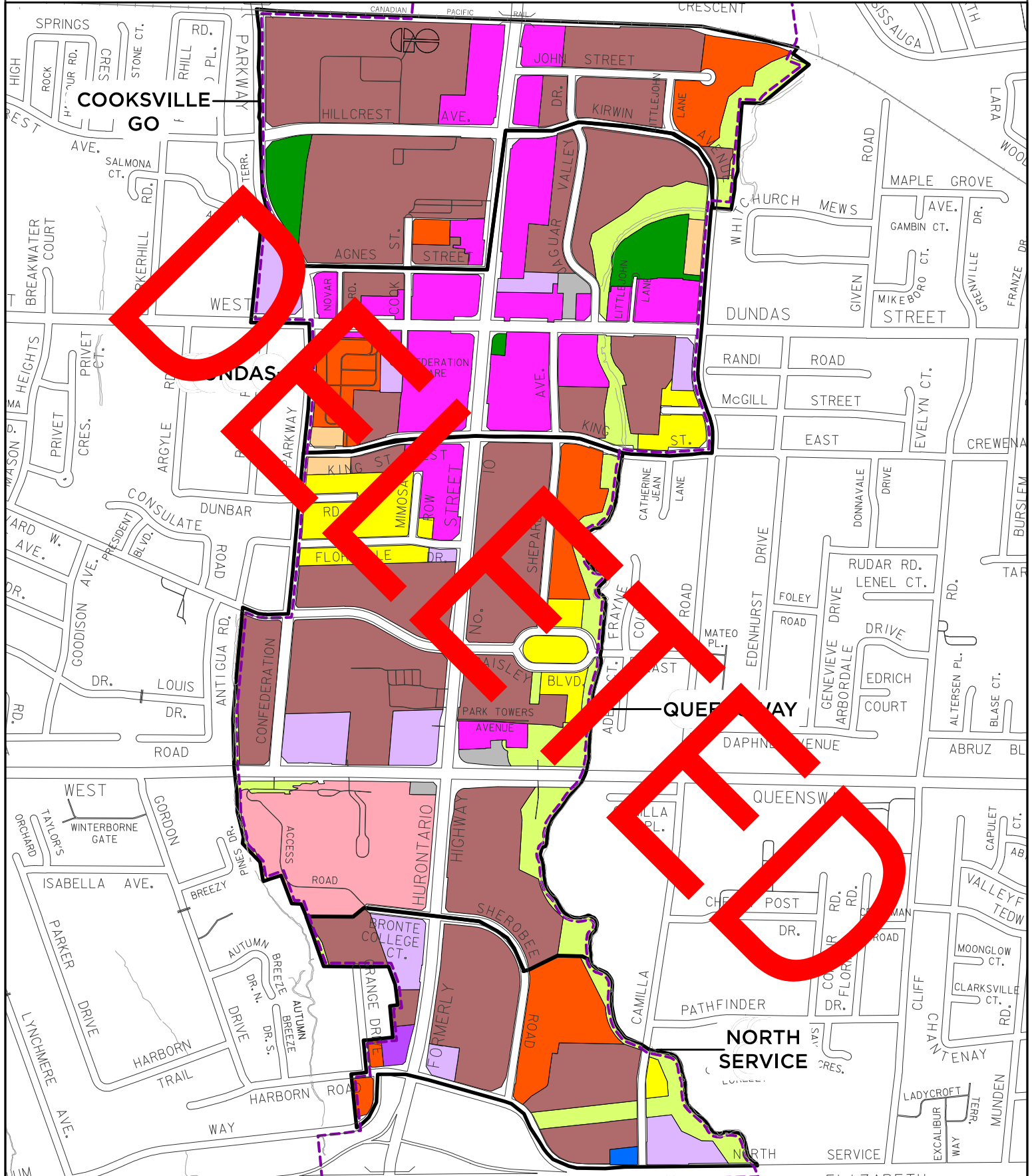
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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11m (HURONTARIO LRT - COOKSVILLE GO, DUNDAS, QUEENSWAY, NORTH SERVICE)

LAND USE SCHEDULE



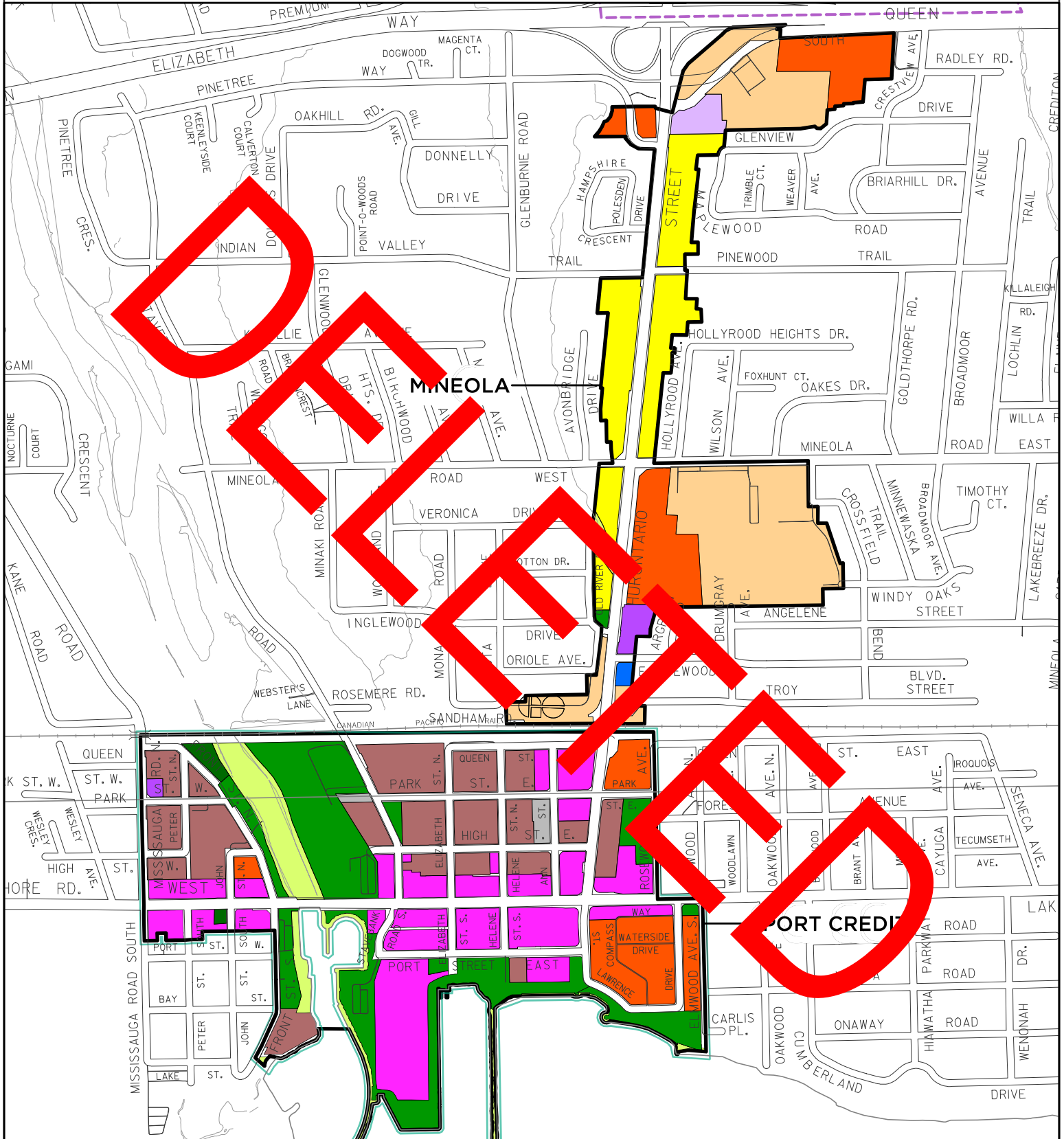
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|-------------------------------|----------------------------|---------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density I | Office |
| Convenience Commercial | Residential Low Density II | Public Open Space |
| Greenlands | Residential Medium Density | Utility |
| Residential High Density | Mixed Use | City Structure - Downtown |
| Institutional | Motor Vehicle Commercial | |

 Height Not Applicable

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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA) SCHEDULE 11o (HURONTARIO LRT - MINEOLA, PORT CREDIT)

LAND USE SCHEDULE



- | | | |
|-------------------------------|----------------------------|---------------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density II | Public Open Space |
| Convenience Commercial | Residential Medium Density | Private Open Space |
| Greenlands | Mixed Use | Utility |
| Residential High Density I | Motor Vehicle Commercial | City Structure - Downtown |
| Residential Low Density I | Office | City Structure - Community Node |

MAP 'C15'

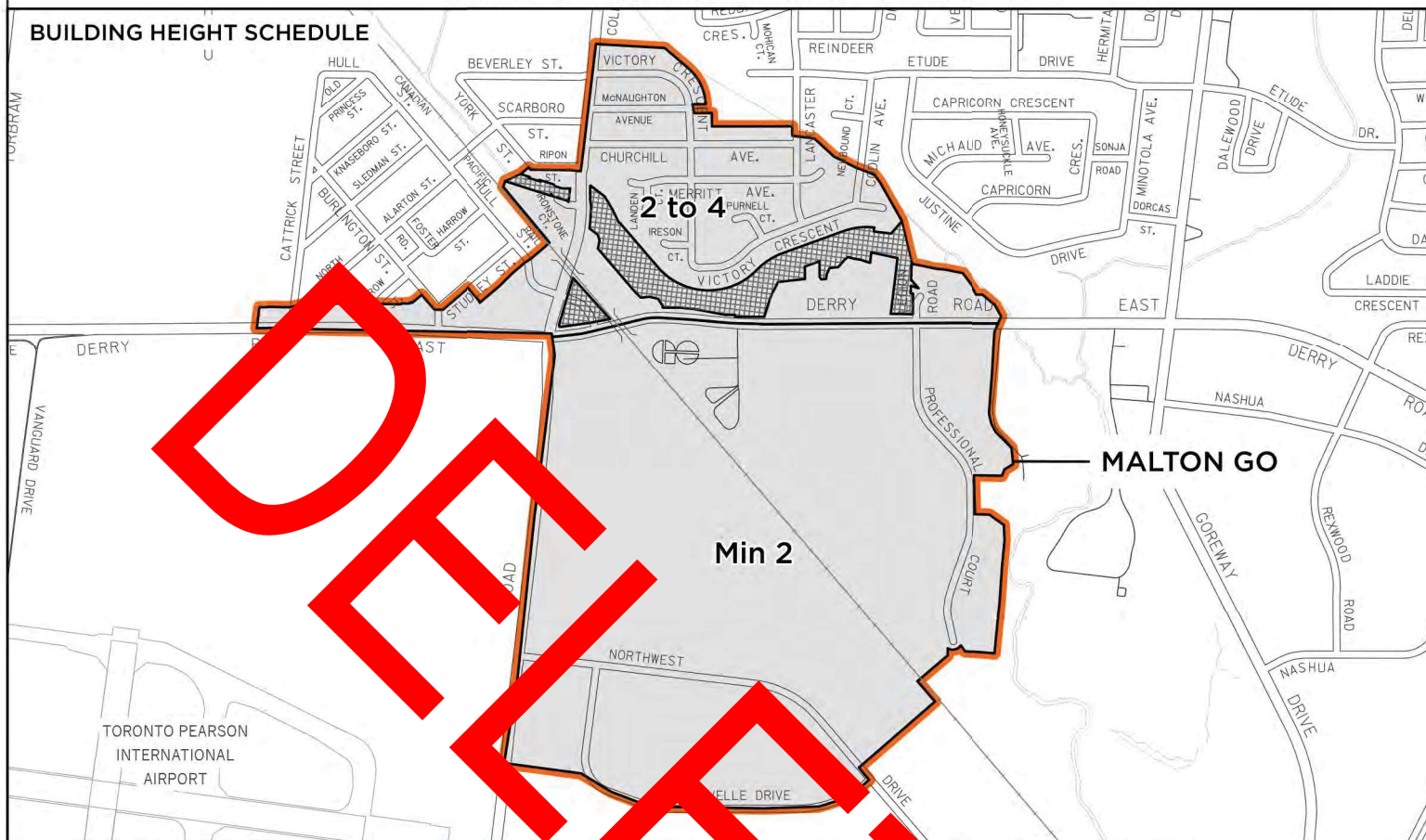


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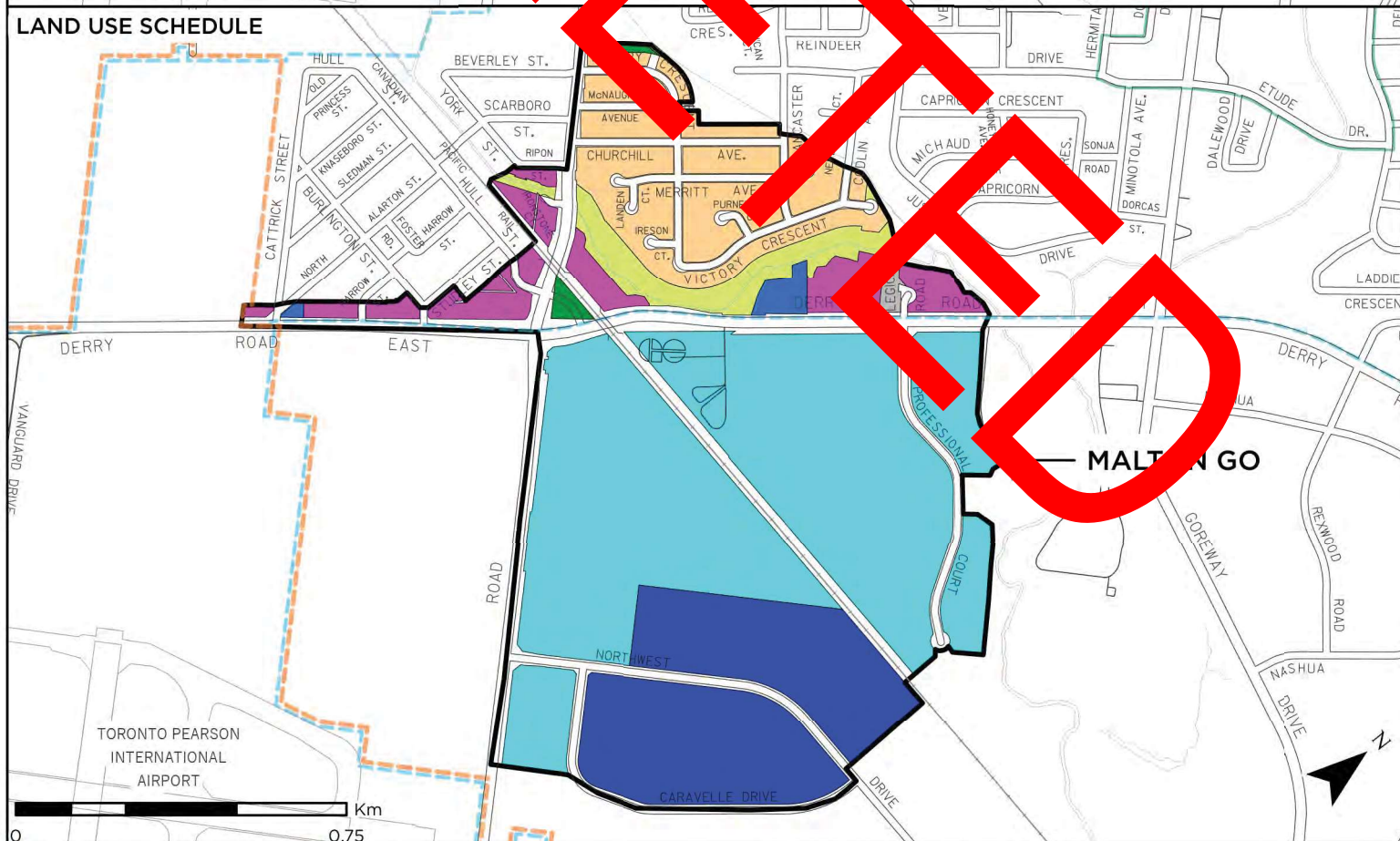
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11p (KITCHENER GO - MALTON)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE

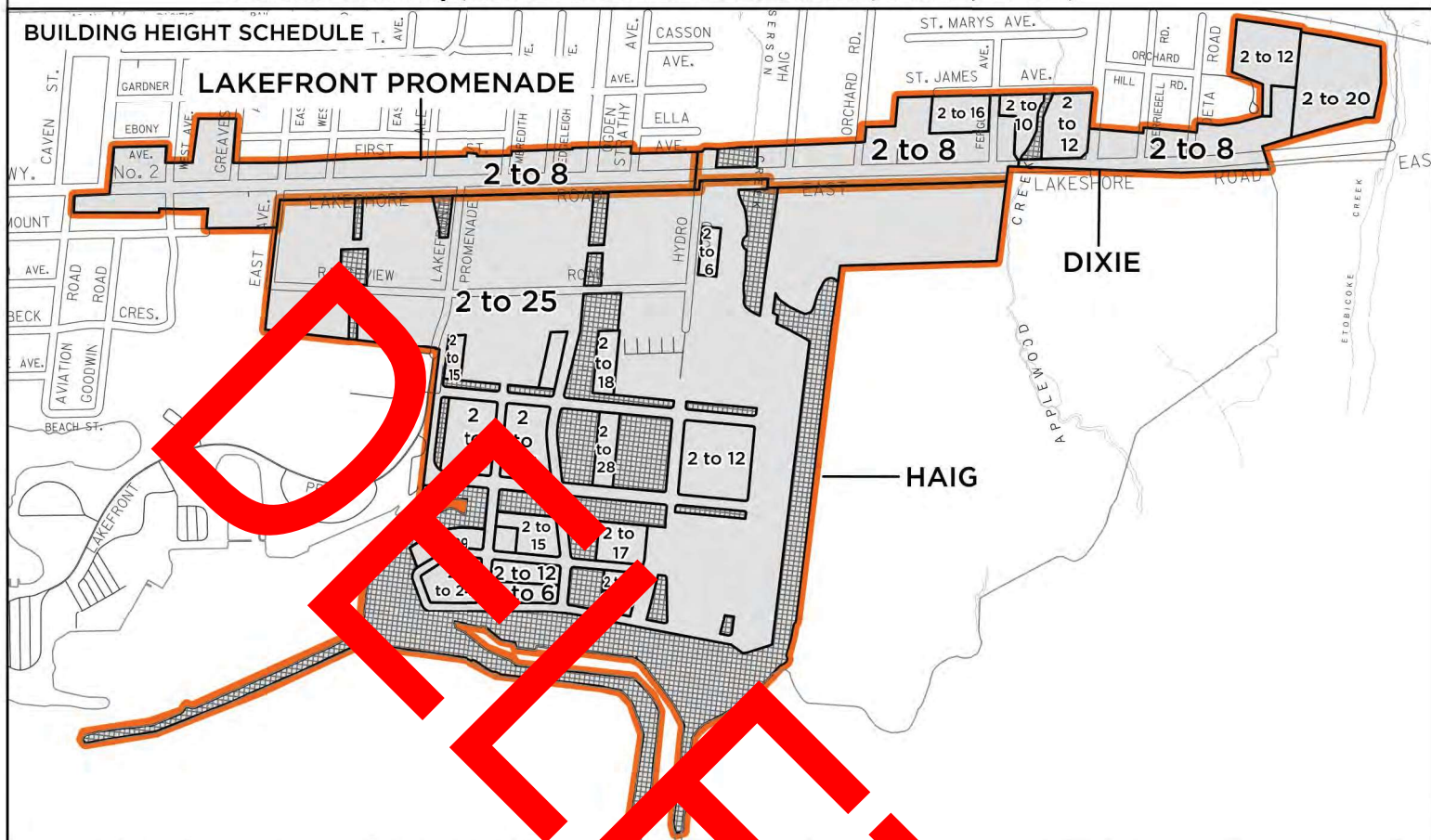


- | | | | |
|-------------------------------|----------------------------|--------------------------|---------------------------------------|
| PMTSA Boundary (Height Map) | Business Employment | Mixed Use | City Structure - Special Purpose Area |
| PMTSA Boundary (Land Use Map) | Greenlands | Motor Vehicle Commercial | City Structure - Employment Area |
| Min # to Max # (In Storeys) | Industrial | Public Open Space | City Structure - Community Node |
| Height Not Applicable | Residential Low Density II | Utility | |

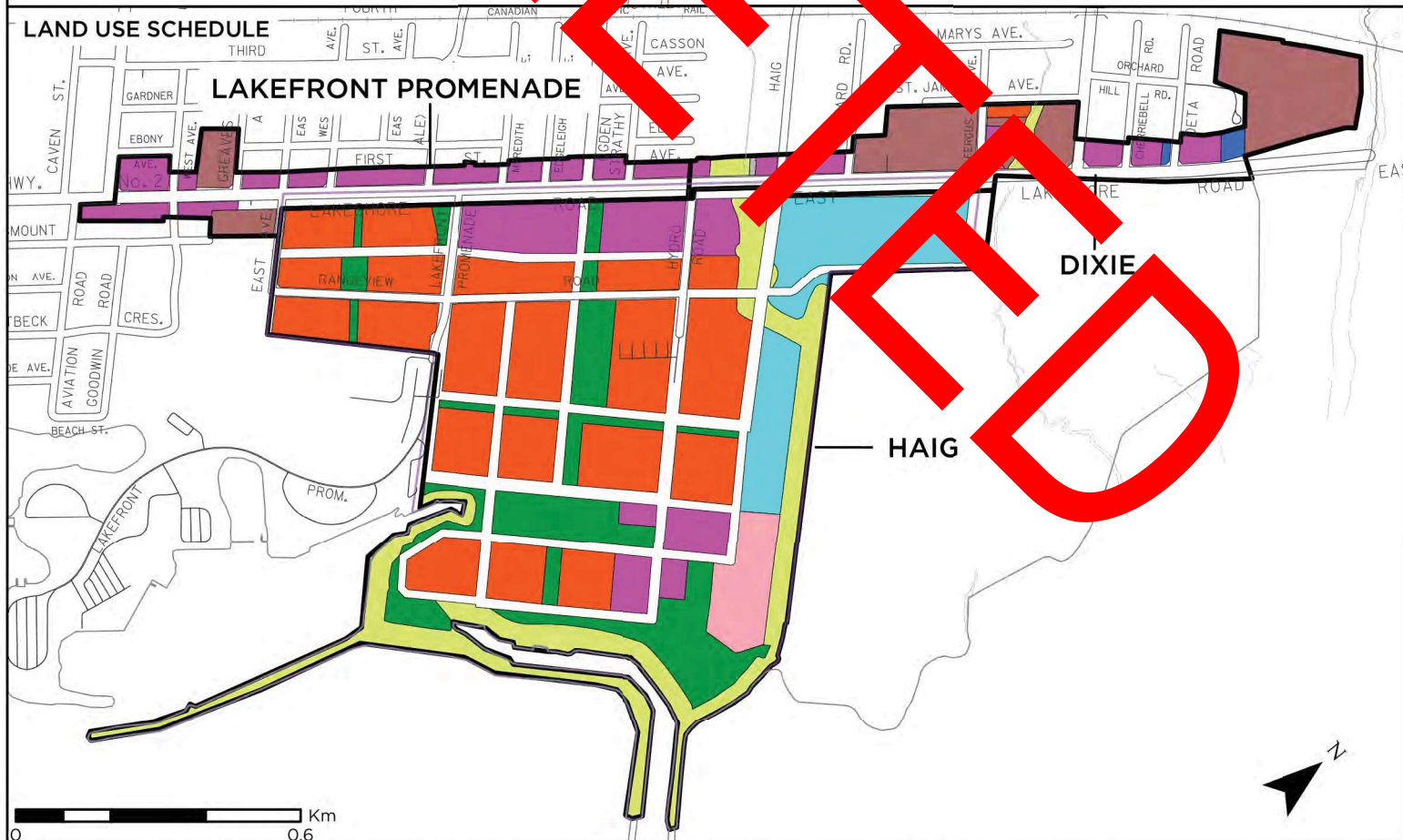
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11q (LAKEFRONT PROMENADE, DIXIE, HAIG)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



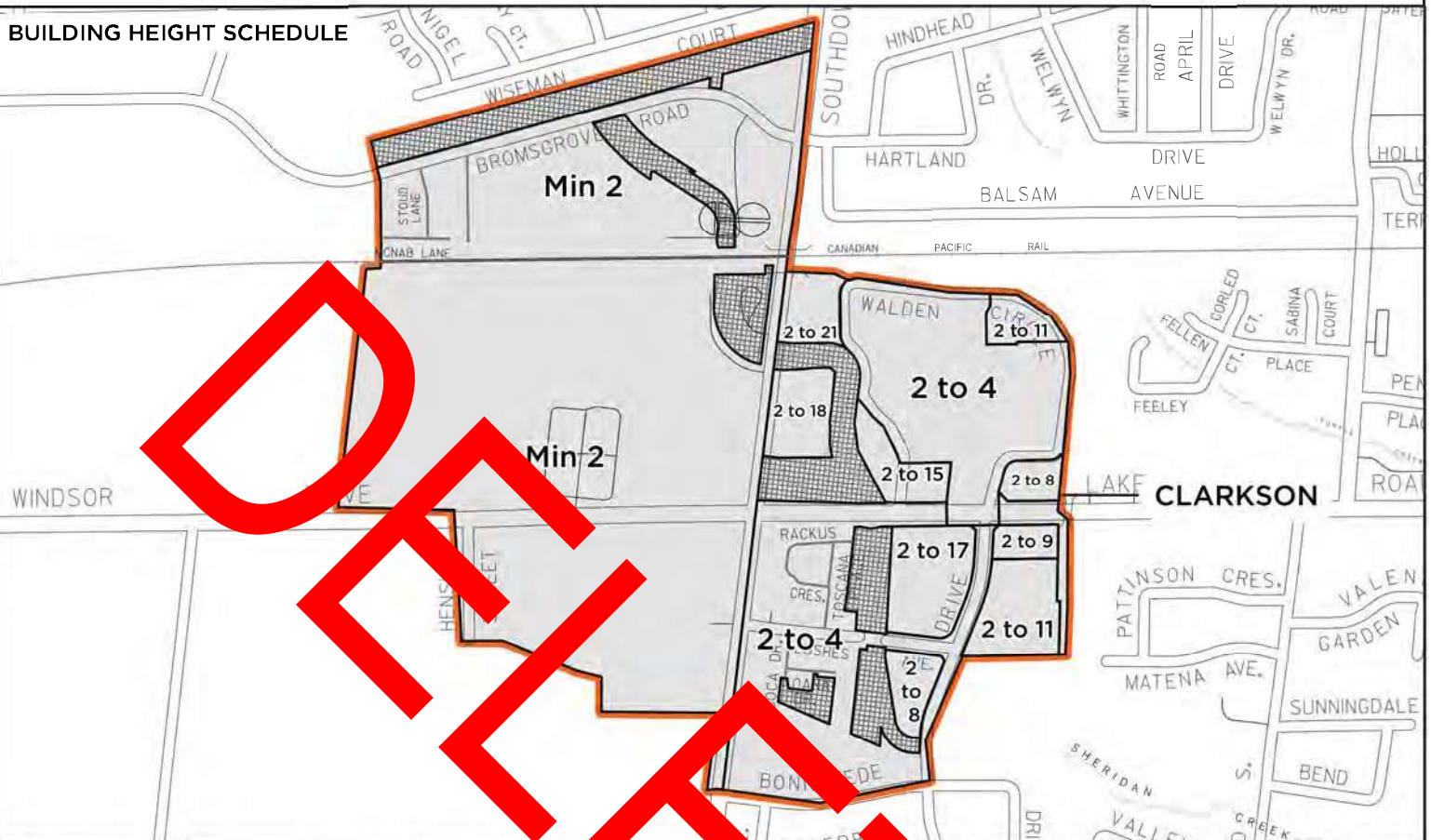
0 0.6 Km

- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Greenlands
- Residential Medium Density
- Mixed Use
- Residential High Density
- Public Open Space
- Residential Low Density II
- Utility
- City Structure - Major Node

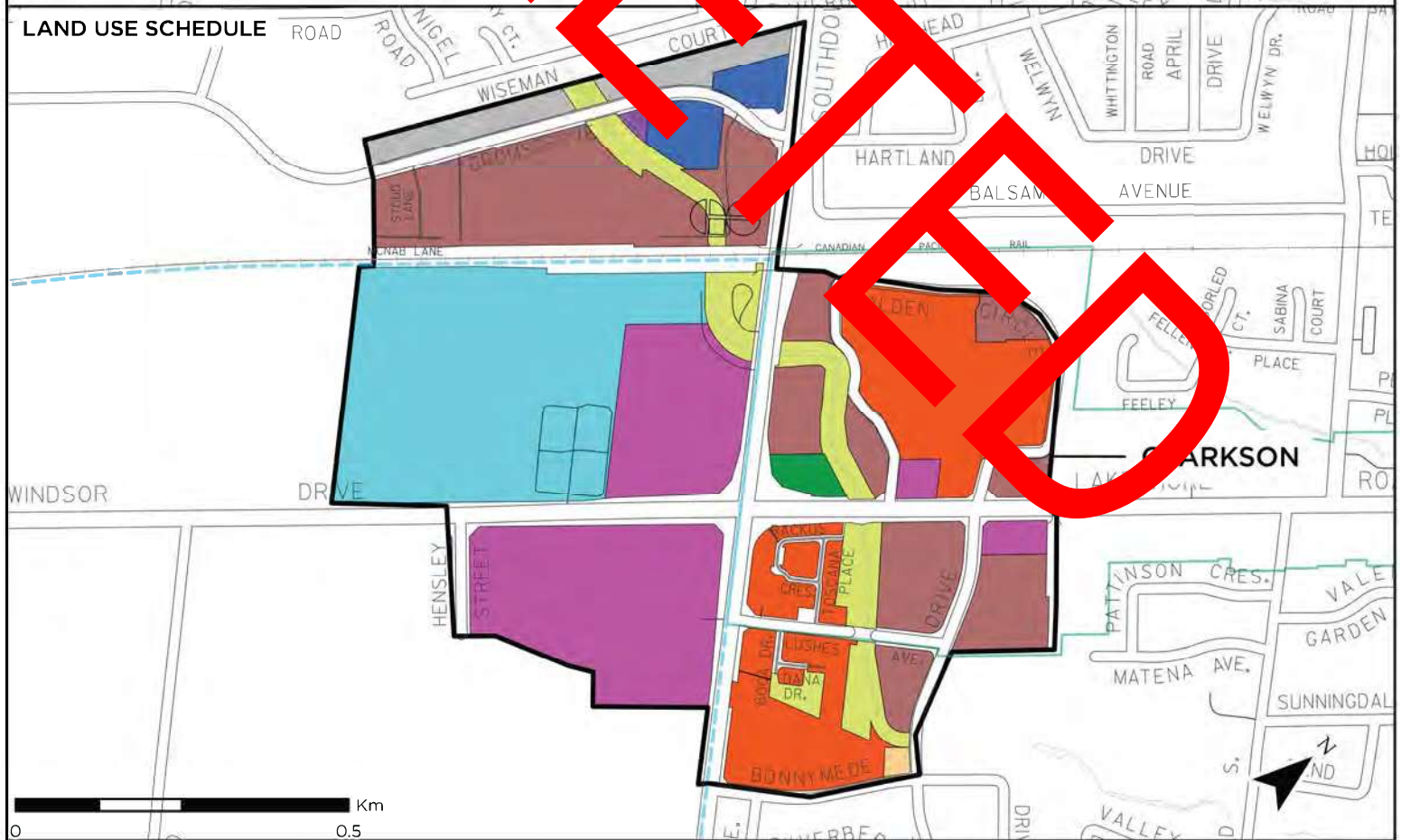
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11r (CLARKSON. GO)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



0 0.5 Km

- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Convenience Commercial
- Greenlands
- Residential High Density
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Motor Vehicle Commercial
- Public Open Space
- Utility
- City Structure - Employment Area
- City Structure - Community Node

MAP 'C18'

MISSISSAUGA

13.1-78

Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11a (403 BRT- WINSTON CHURCHILL & ERIN MILLS)

BUILDING HEIGHT SCHEDULE

LAND USE SCHEDULE



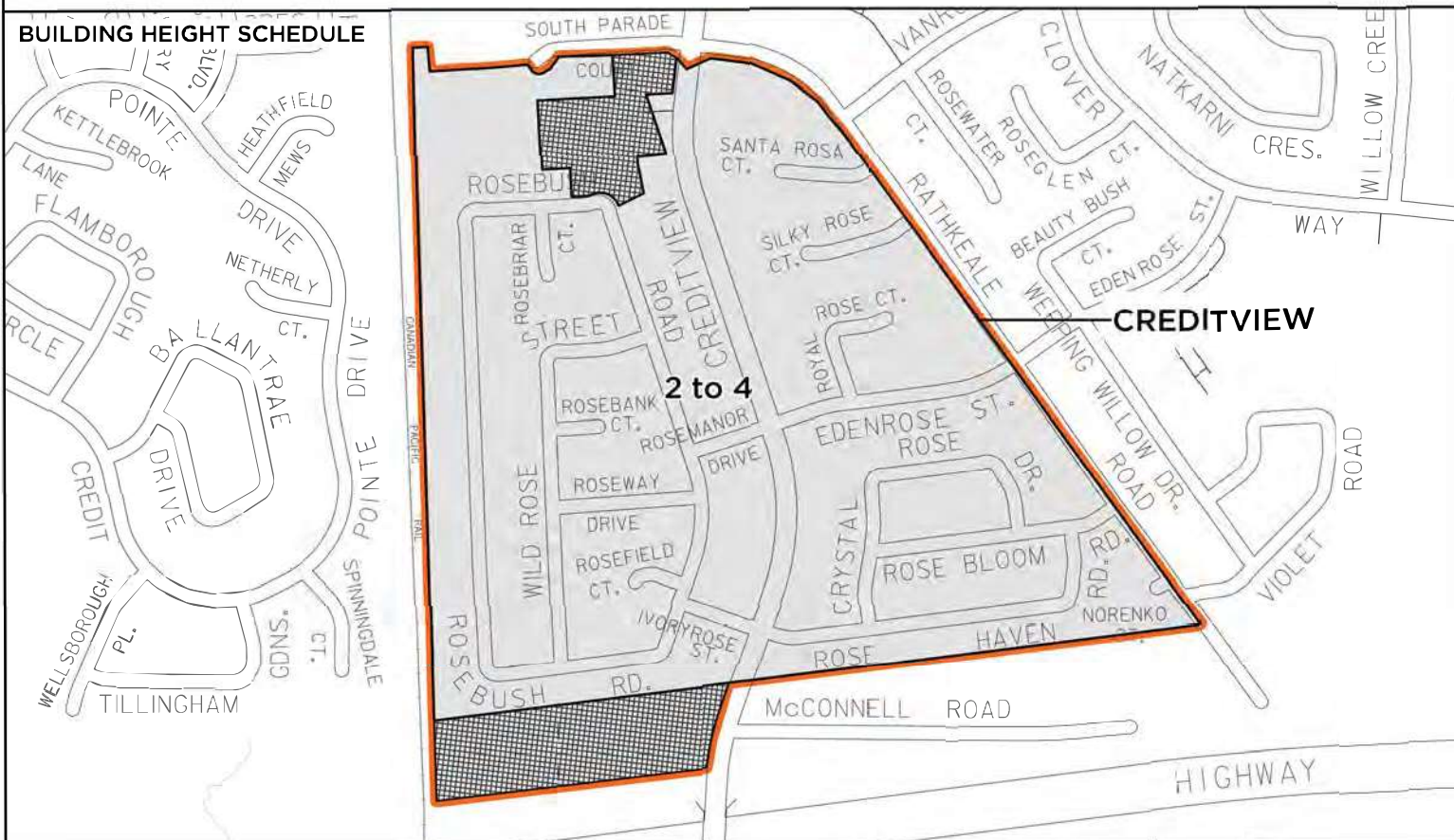
- | | | | |
|-------------------------------|----------------------------|--------------------------|----------------------------------|
| PMTSA Boundary (Height Map) | Convenience Commercial | Mixed Use | City Structure - Major Node |
| PMTSA Boundary (Land Use Map) | Greenlands | Motor Vehicle Commercial | City Structure - Employment Area |
| Min # to Max # (In Storeys) | Residential High Density | Parkway Belt West | Utility |
| Height Not Applicable | Residential Low Density II | Institutional | |
| Business Employment | Residential Medium Density | | |

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11b (403 BRT- CREDITVIEW)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



Orange outline: PMTSA Boundary (Height Map)

Grey hatched: Height Not Applicable

Green: Public Open Space

Black outline: PMTSA Boundary (Land Use Map)

Orange: Residential Low Density II

Light Green: Parkway Belt West

Grey: Min # to Max # (In Storeys)

Red: Residential Medium Density

13.1-80

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

MISSISSAUGA

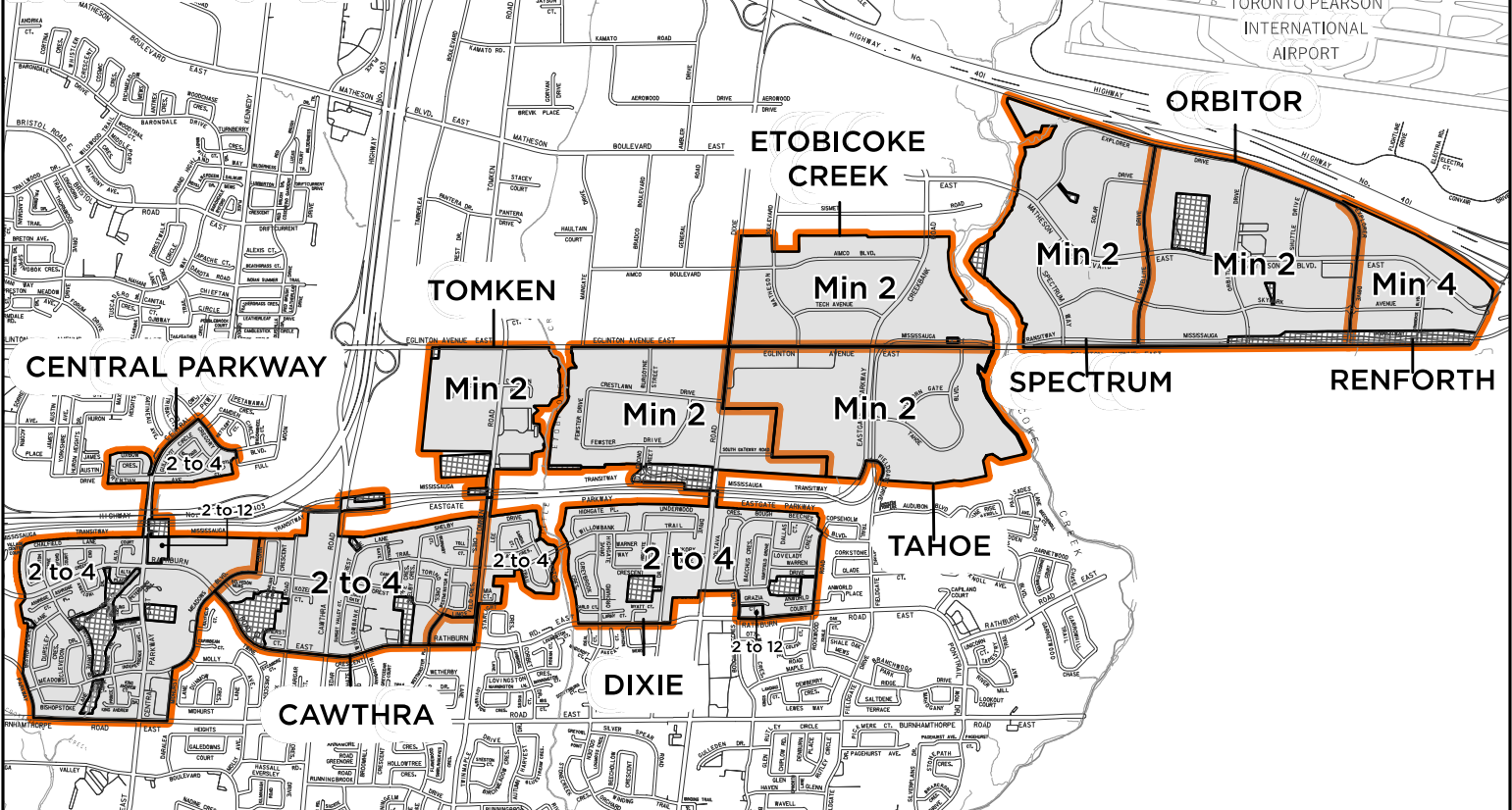
Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

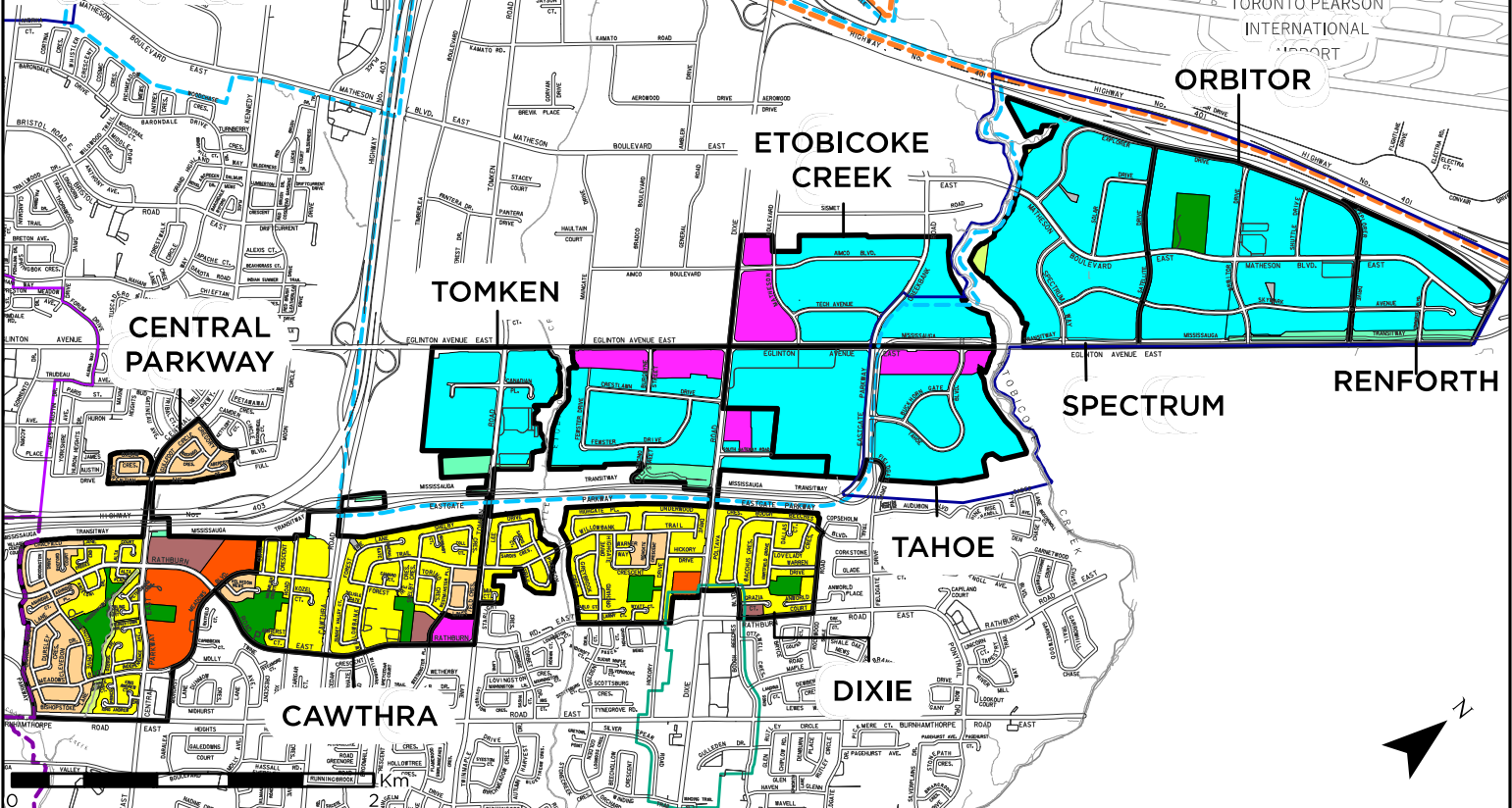
SCHEDULE 11c

(403 BRT- CENTRAL PARKWAY, CAWTHRA, TOMKEN, DIXIE, ETOBICOKE CREEK, SPECTRUM, ORBITOR, TAHOE, RENFORTH)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Greenlands

- Residential High Density
- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Mixed Use

- Public Open Space
- Parkway Belt West
- Utility
- City Structure - Downtown
- City Structure - Major Node
- City Structure - Corporate Centre

- City Structure - Special Purpose Area
- City Structure - Employment Area
- City Structure - Community Node

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

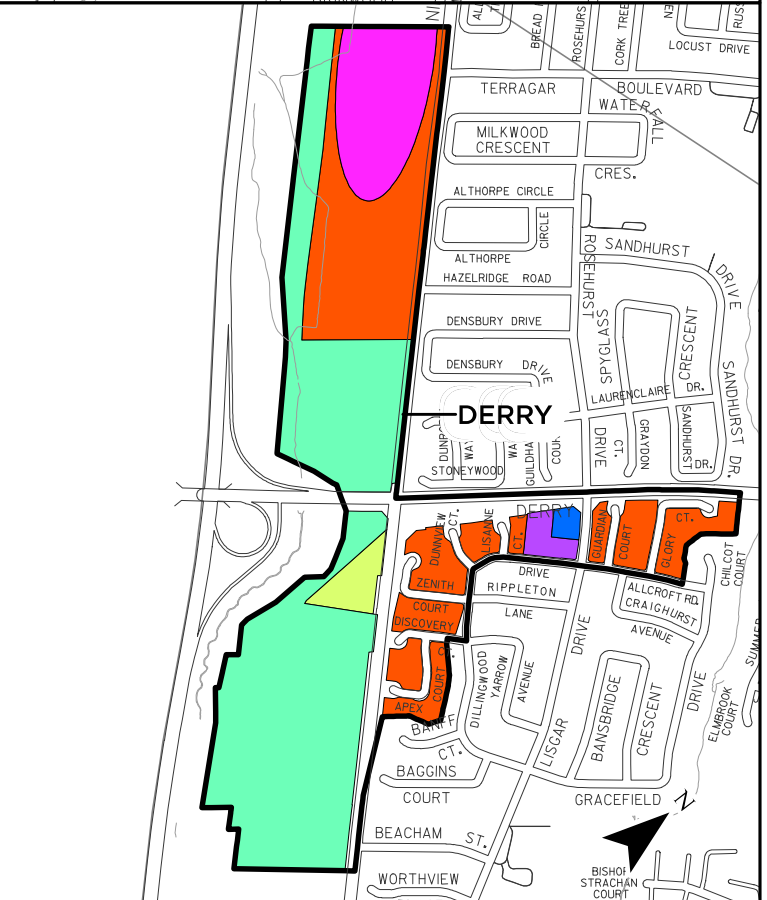
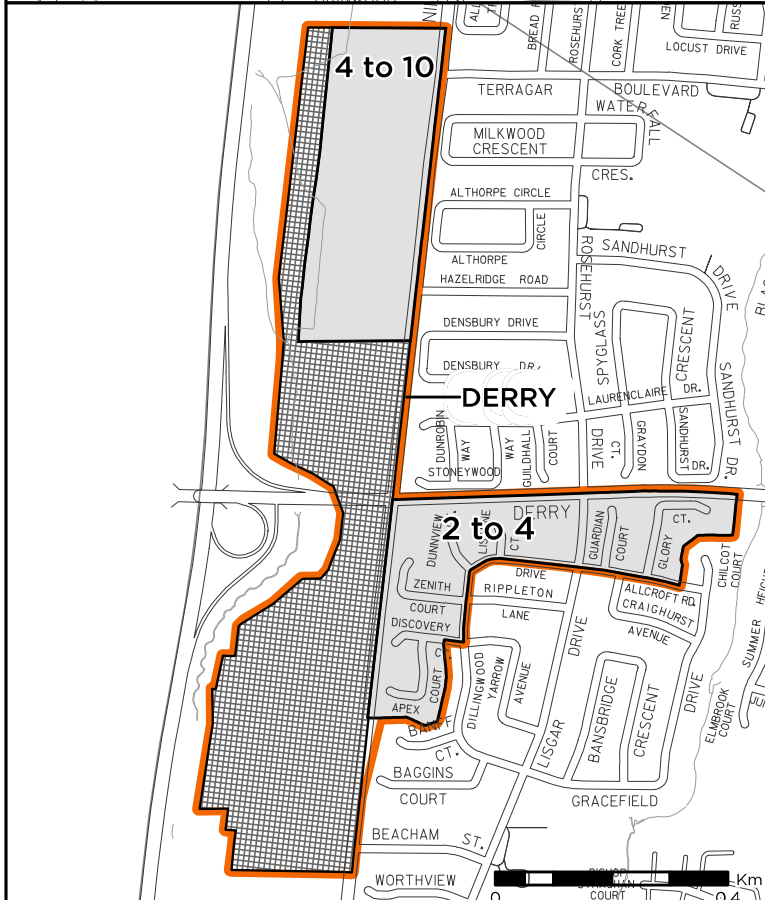
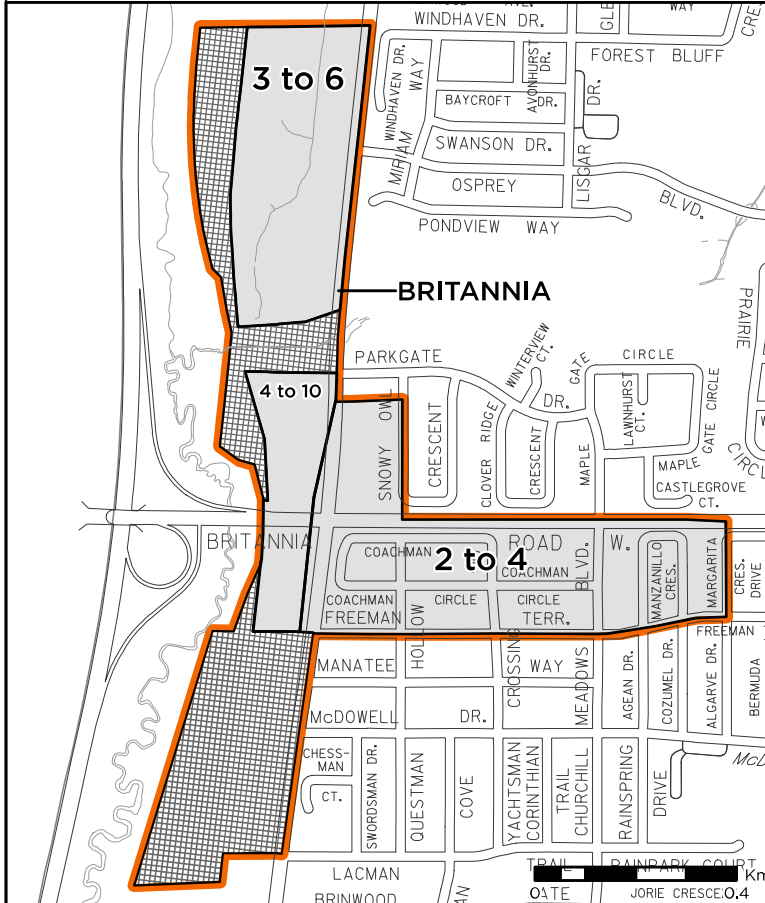


Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA) SCHEDULE 11d (407 TRANSITWAY- DERRY & BRITANNIA)

BUILDING HEIGHT SCHEDULE

LAND USE SCHEDULE



- | | | | |
|-------------------------------|------------------------|----------------------------|--------------------------|
| PMTSA Boundary (Height Map) | Height Not Applicable | Residential Low Density II | Motor Vehicle Commercial |
| PMTSA Boundary (Land Use Map) | Convenience Commercial | Residential Medium Density | Parkway Belt West |
| Min # to Max # (In Storeys) | Greenlands | Mixed Use | |

(DUNDAS BRT- RIDGEWAY, WINSTON CHURCHILL, GLEN ERIN, ERIN MILLS, UTM)

MISSISSAUGA

SCHEDULE 11f

(DUNDAS BRT- CREDIT WOODLANDS, ERINDALE STATION, WOLFEDALE, CONFEDERATION PARKWAY, CLAYHILL)

BUILDING HEIGHT SCHEDULE

WOLFEDALE

CLAYHILL

ERINDALE STATION

CREDIT WOODLANDS

CONFEDERATION PARKWAY

Map showing building height schedules (e.g., 2 to 3, 2 to 4, 2 to 6, 2 to 8, 2 to 9, 2 to 11, 2 to 12, 2 to 13, 2 to 18, 3 to 6, 3 to 9, 3 to 12, 3 to 14, 3 to 18) across various neighborhoods including Credit Woodlands, Erindale Station, Wolfedale, Clayhill, and Confederation Parkway.

LAND USE SCHEDULE

CREDIT WOODLANDS

ERINDALE STATION

CLAYHILL

WOLFEDALE

CONFEDERATION PARKWAY

CREDIT RIVER

Scale: 0 to 1 Km

North Arrow

- For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.



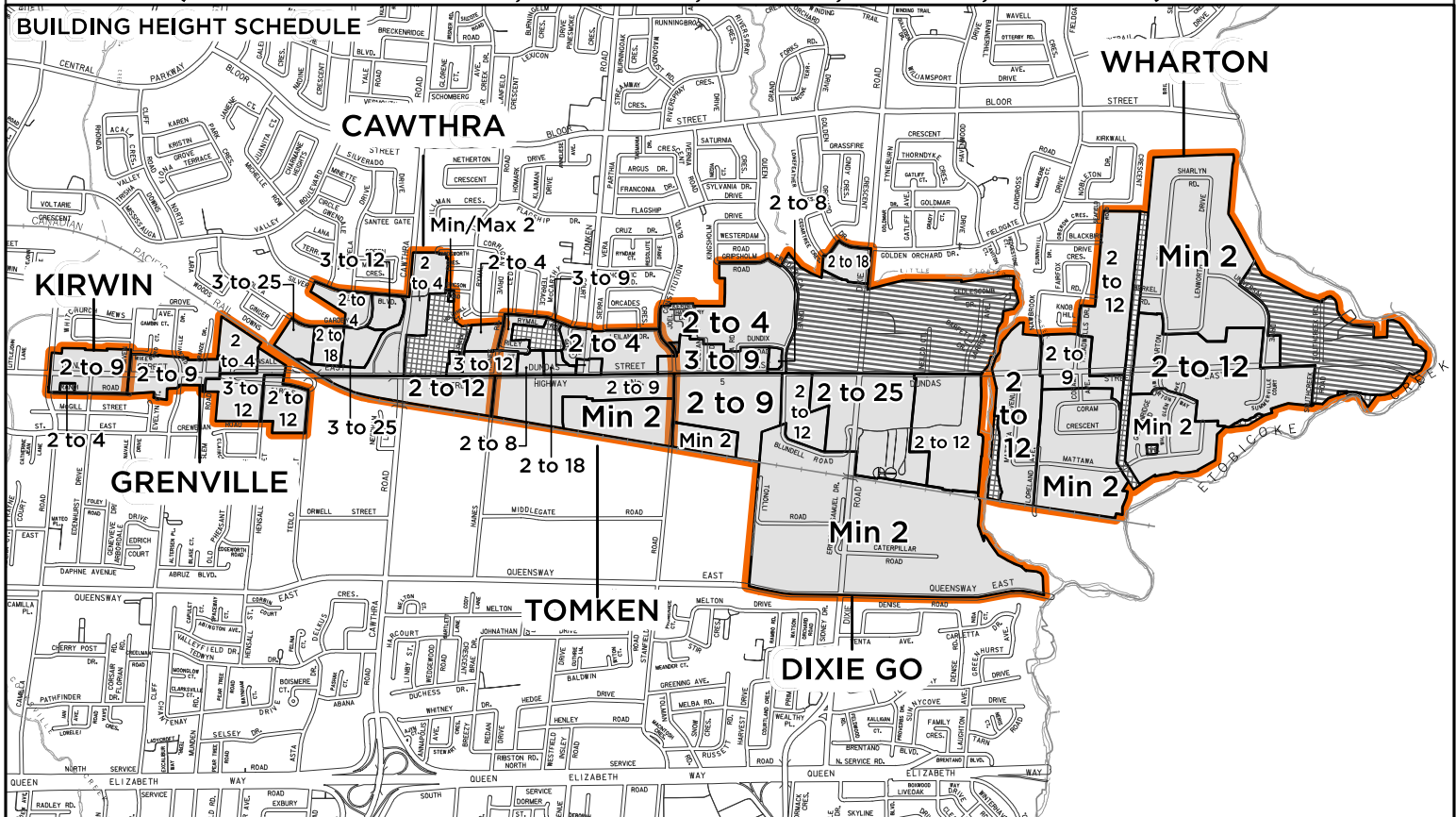
Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

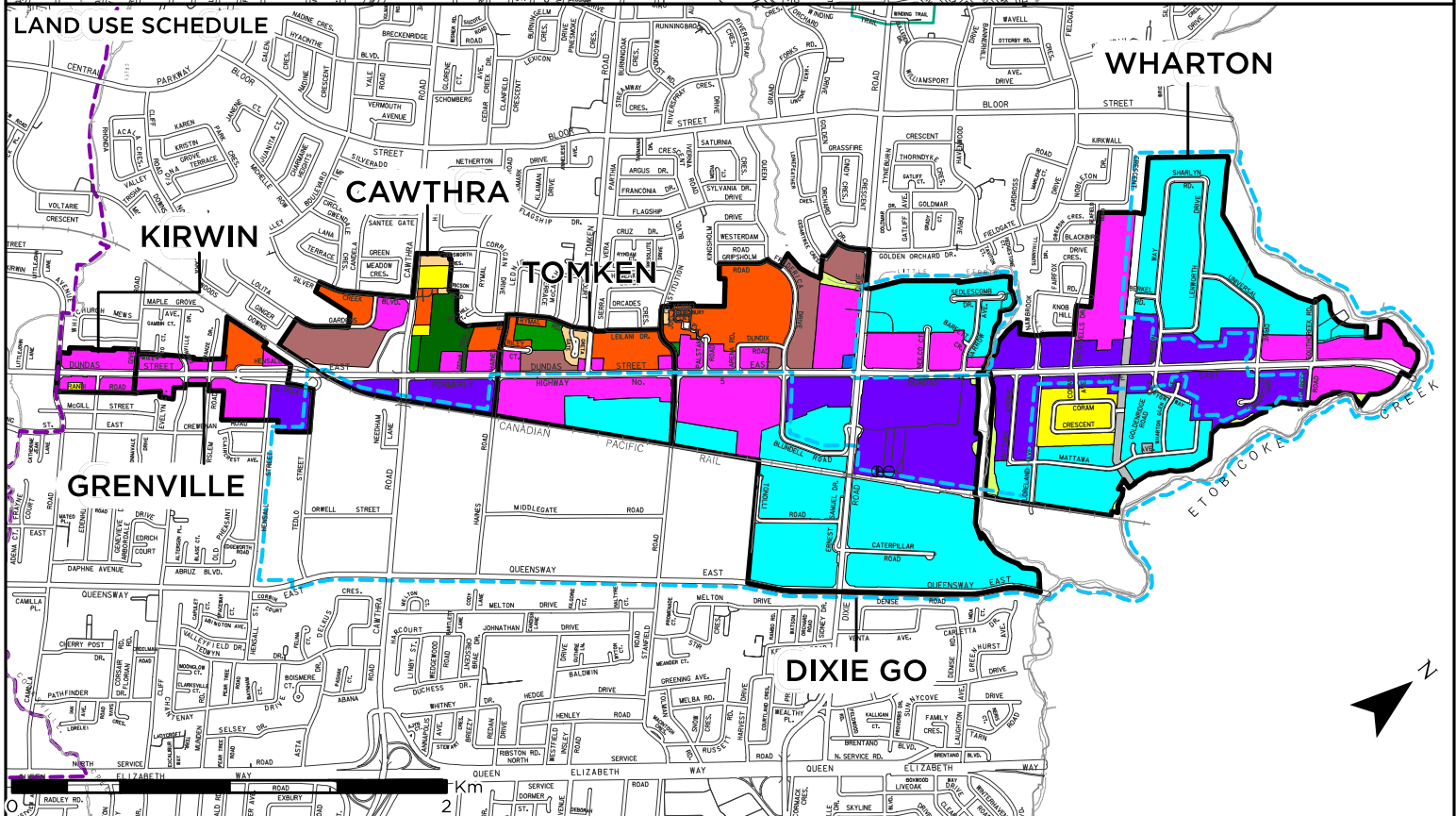
SCHEDULE 11g

(DUNDAS BRT - KIRWIN, GRENVILLE, TOMKEN, DIXIE GO, WHARTON)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE

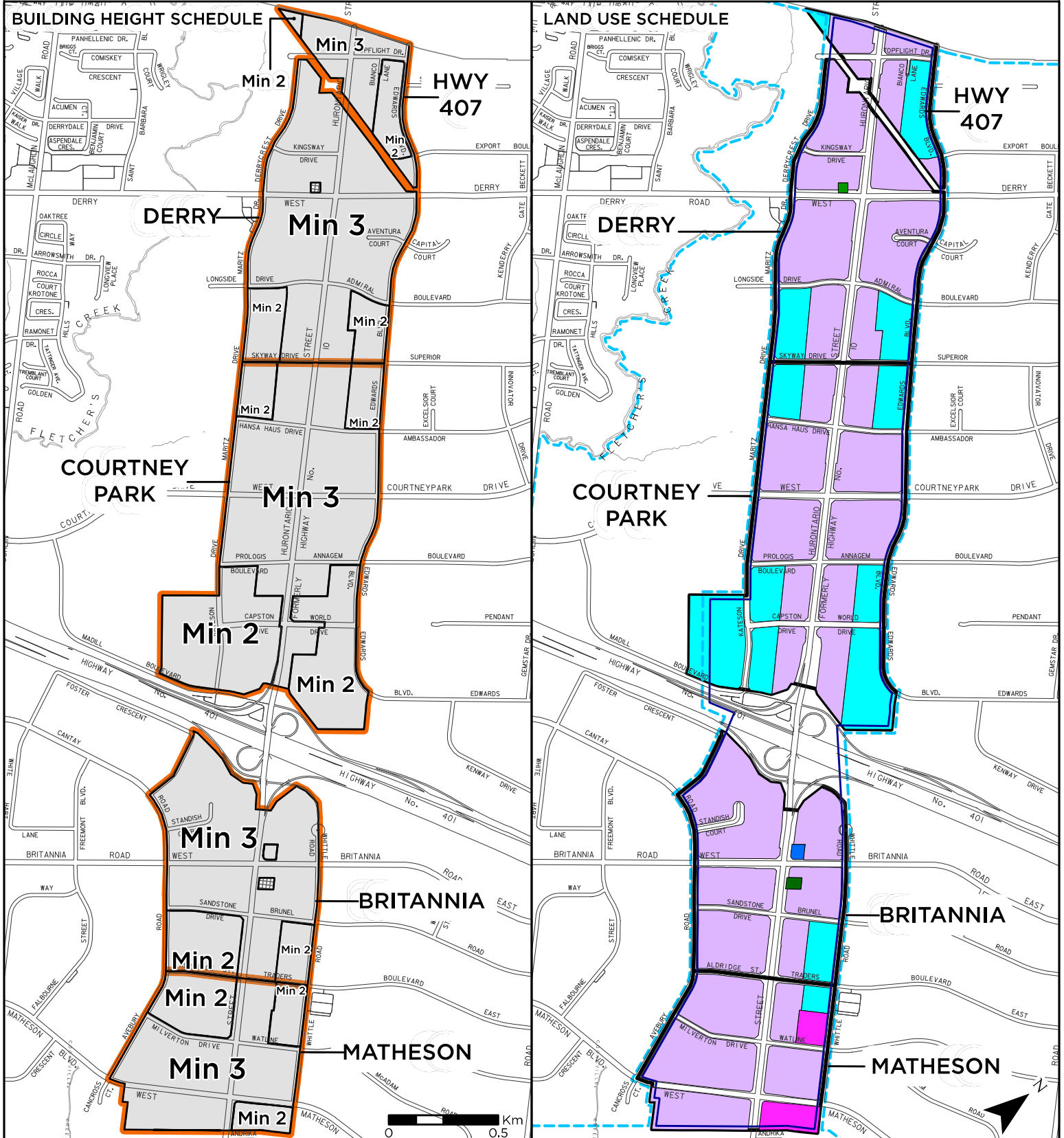


- PMTSA Boundary (Height Map)
- Business Employment
- Residential Medium Density
- Private Open Space
- PMTSA Boundary (Land Use Map)
- Greenlands
- Mixed Use
- Utility
- Min # to Max # (In Storeys)
- Residential High Density
- Mixed Use Limited
- Motor Vehicle Commercial
- Residential Low Density I
- Residential Low Density II
- Public Open Space
- City Structure - Downtown
- City Structure - Employment Area
- City Structure - Community Node
- Height Not Applicable
- Subject to Special Policy Area

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11h

(HURONTARIO LRT - HWY 407, DERRY, COURTNEY PARK, BRITANNIA, MATHESON)



- | | | |
|-------------------------------|--------------------------|-----------------------------------|
| PMTSA Boundary (Height Map) | Mixed Use | Utility |
| PMTSA Boundary (Land Use Map) | Motor Vehicle Commercial | City Structure - Corporate Centre |
| Min # to Max # (In Storeys) | Office | City Structure - Employment Area |
| Height Not Applicable | Public Open Space | |
| Business Employment | Private Open Space | |

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.



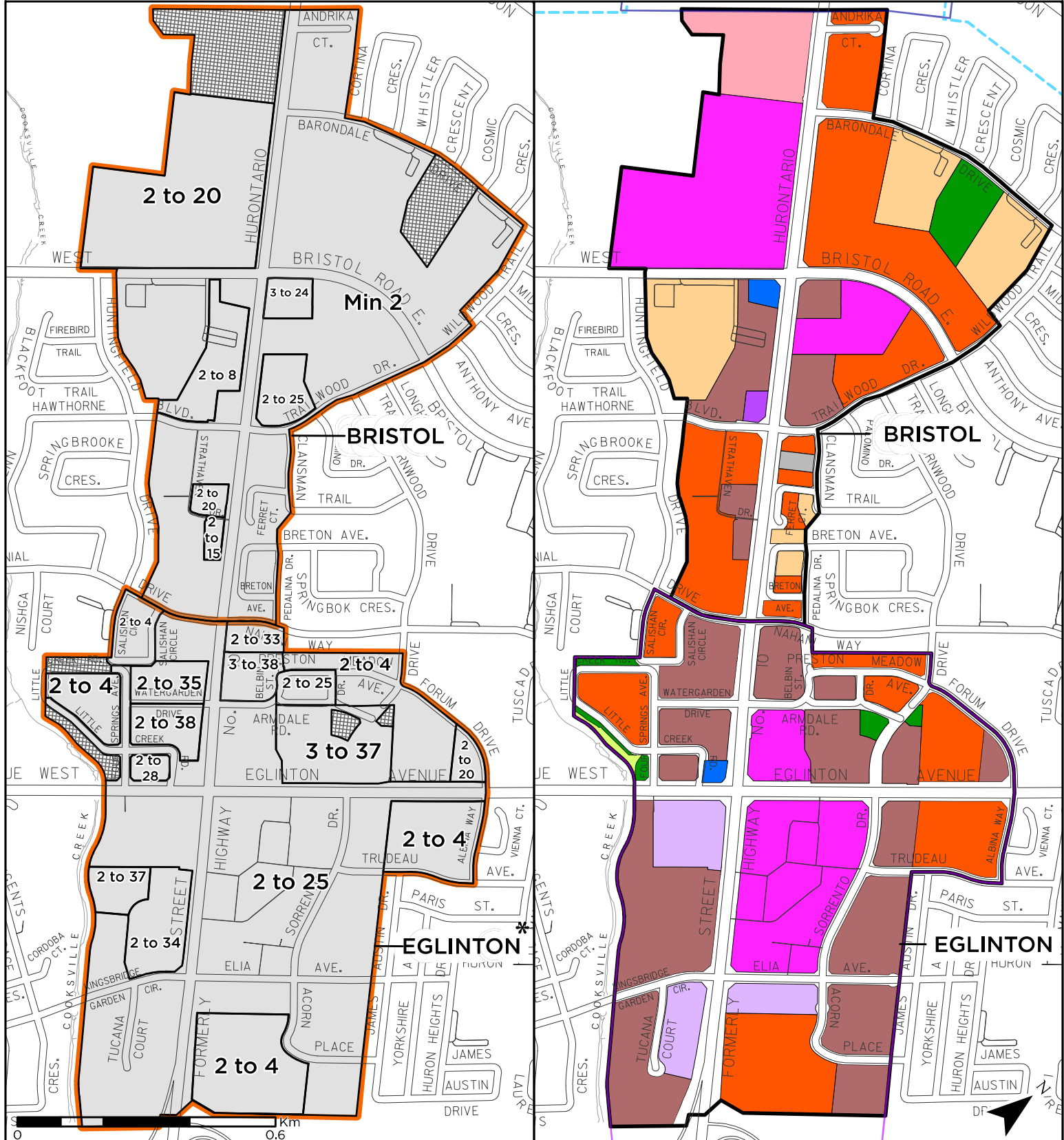
Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11i (HURONTARIO BRT - BRISTOL, EGLINTON)

BUILDING HEIGHT SCHEDULE

LAND USE SCHEDULE



Orange outline: PMTSA Boundary (Height Map)

Black outline: PMTSA Boundary (Land Use Map)

Grey box: Min # to Max # (In Storeys)

Patterned box: Height Not Applicable

Purple box: Convenience Commercial

Green box: Greenlands

Brown box: Residential High Density

Pink box: Institutional

Light orange box: Residential Low Density II

Orange box: Residential Medium Density

Purple box: Mixed Use

Blue box: Motor Vehicle Commercial

Light purple box: Office

Green box: Public Open Space

White box with black outline: City Structure - Major Node

White box with black outline: City Structure - Corporate Centre

White box with black outline: City Structure - Employment Area

* Variations in building height are subject to the policies of the Local Area Plan/Character Area

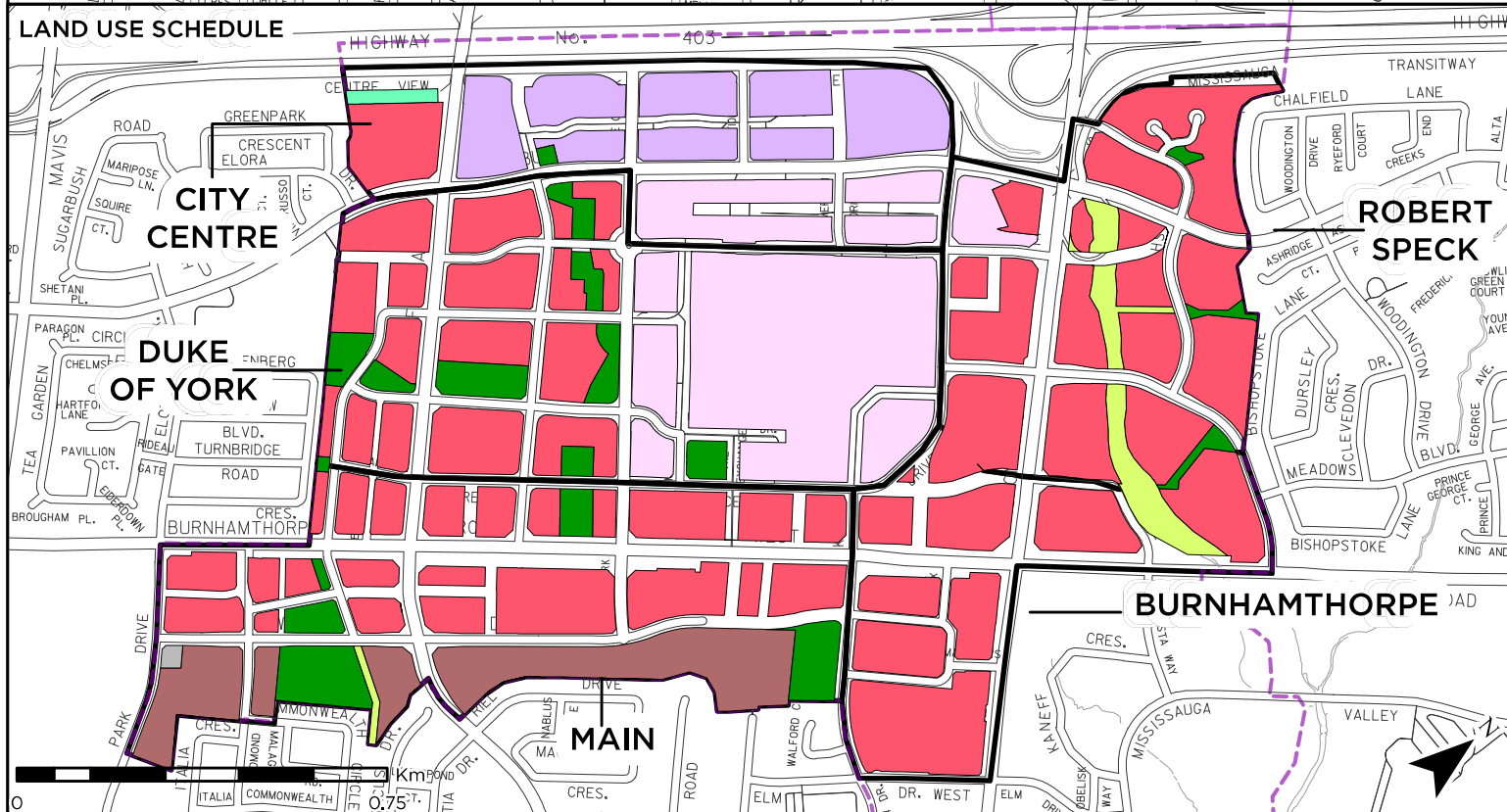
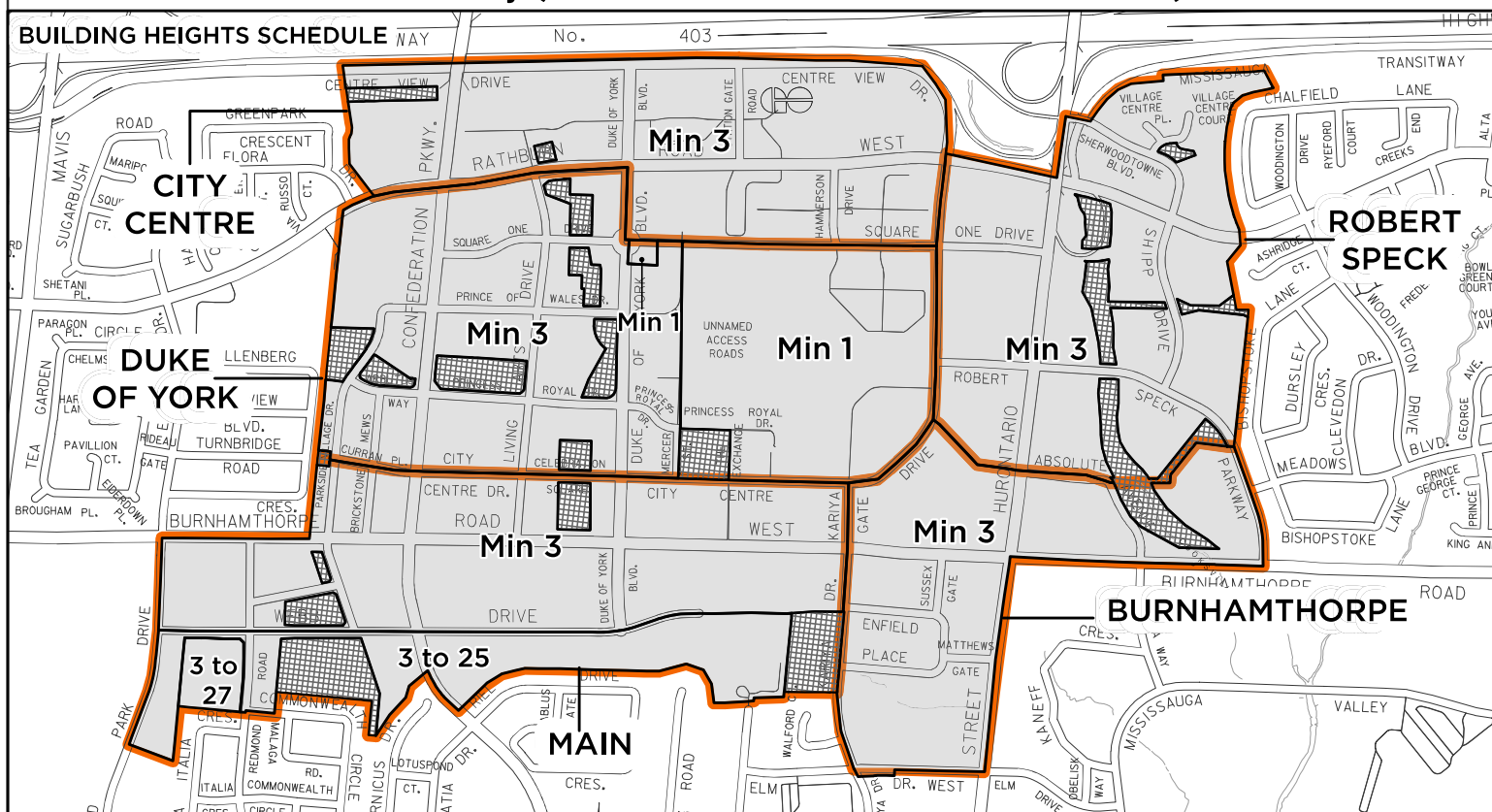
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

MISSISSAUGA

Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11j (HURONTARIO LRT - DOWNTOWN)

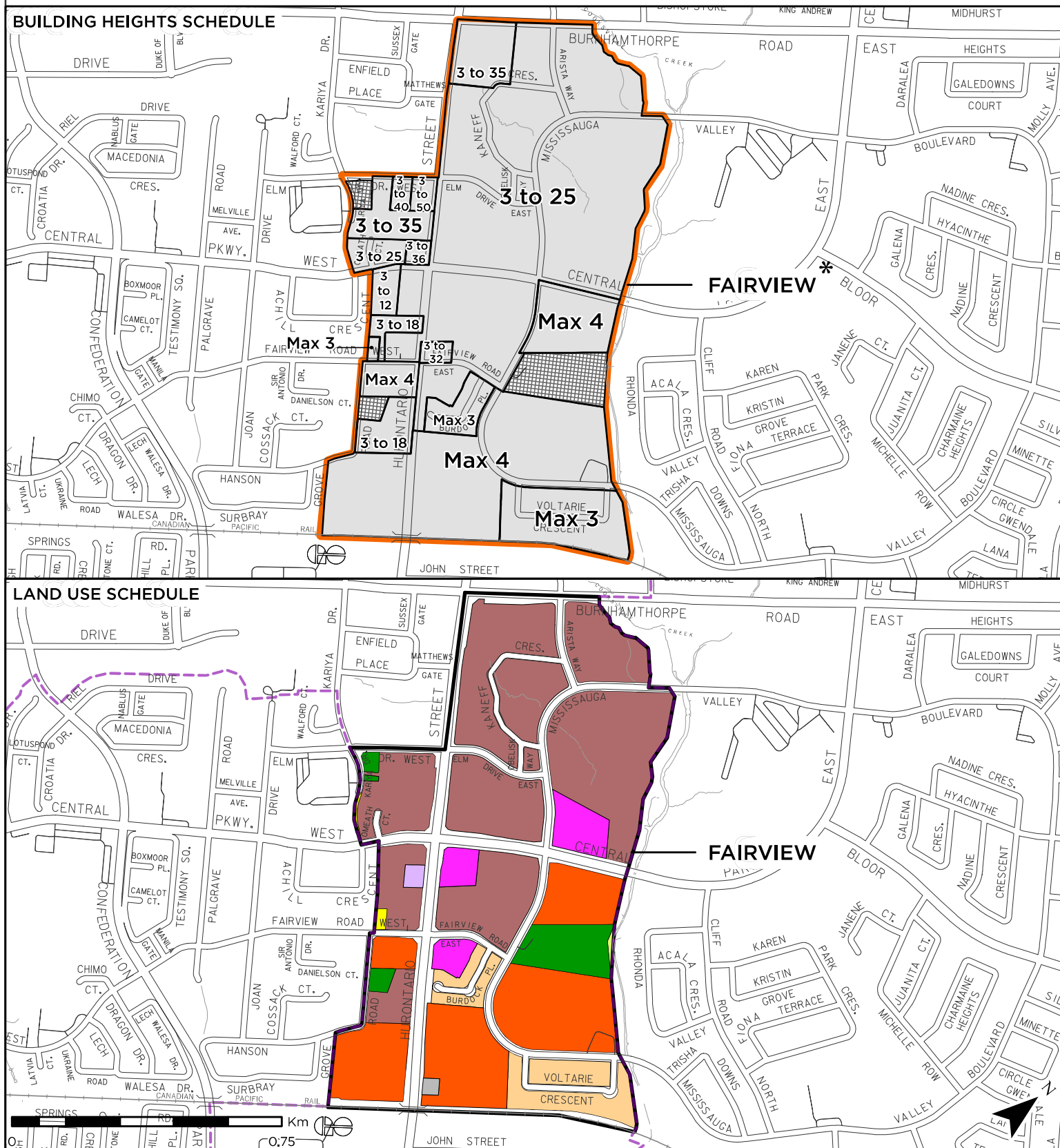


- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Downtown Core Mixed Use
- Downtown Mixed Use
- Greenlands
- Residential High Density
- Residential Low Density II
- Office
- Public Open Space
- Parkway Belt West
- Utility
- City Structure - Downtown
- City Structure - Major Node

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11k (HURONTARIO LRT - FAIRVIEW)



* Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

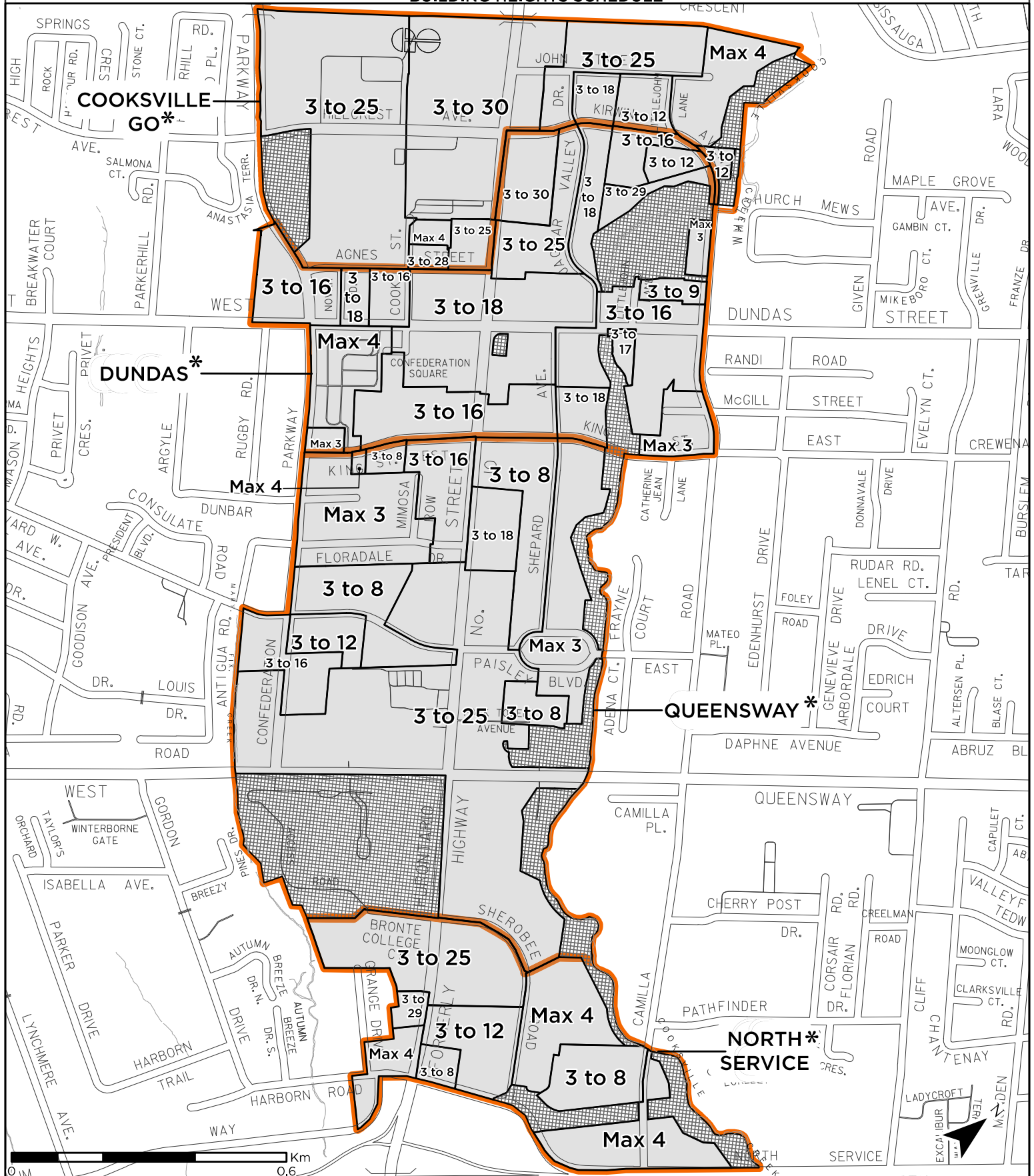


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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11I (HURONTARIO LRT - COOKSVILLE GO , DUNDAS, QUEENSWAY, NORTH SERVICE)

BUILDING HEIGHTS SCHEDULE

 PMTSA Boundary (Height Map)

 Min # to Max # (In Storeys)

 Height Not Applicable

* Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

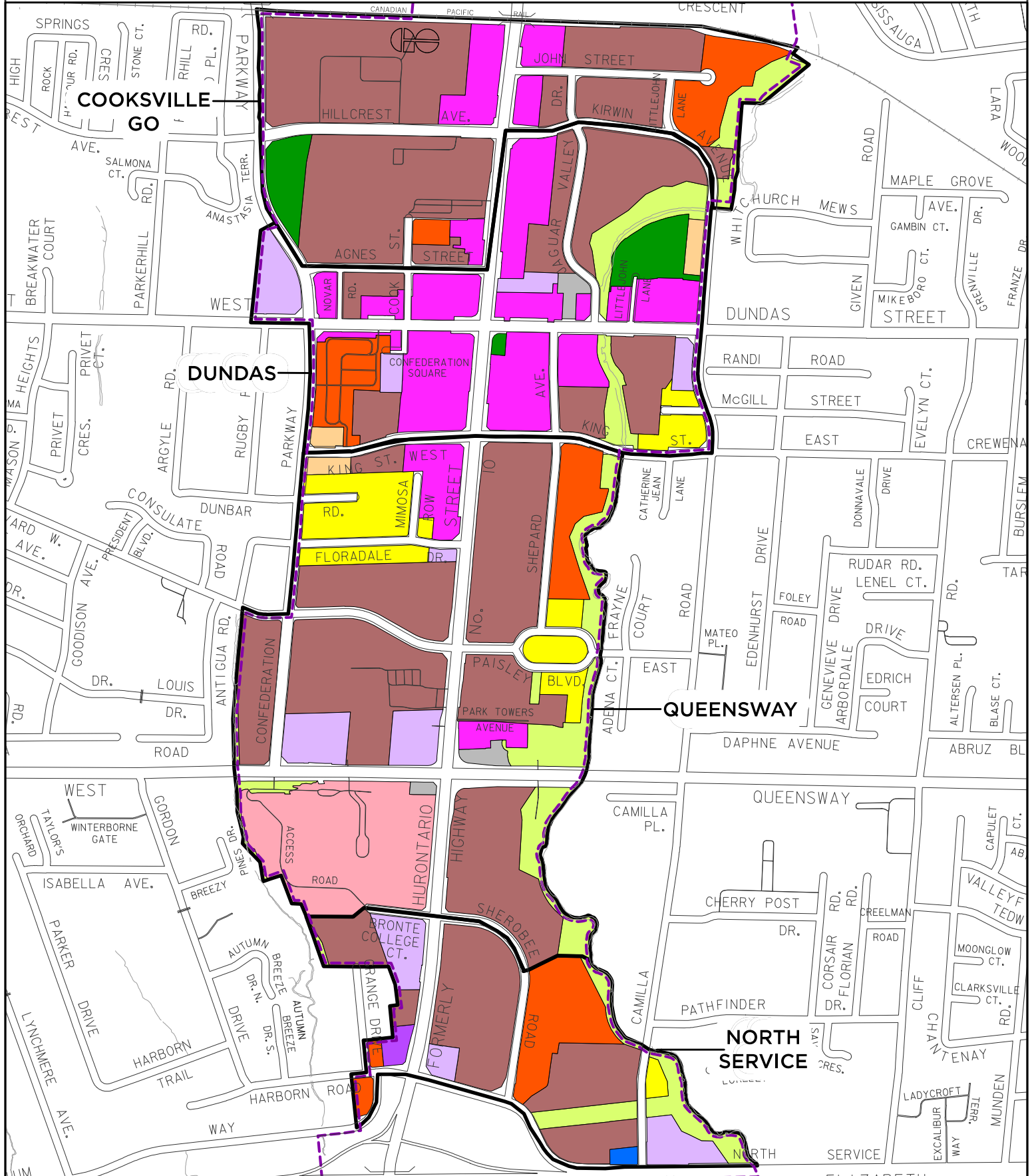
MISSISSAUGA

Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11m (HURONTARIO LRT - COOKSVILLE GO, DUNDAS, QUEENSWAY, NORTH SERVICE)

LAND USE SCHEDULE



- | | | |
|-------------------------------|----------------------------|---------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density I | Office |
| Convenience Commercial | Residential Low Density II | Public Open Space |
| Greenlands | Residential Medium Density | Utility |
| Residential High Density | Mixed Use | City Structure - Downtown |
| Institutional | Motor Vehicle Commercial | |

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

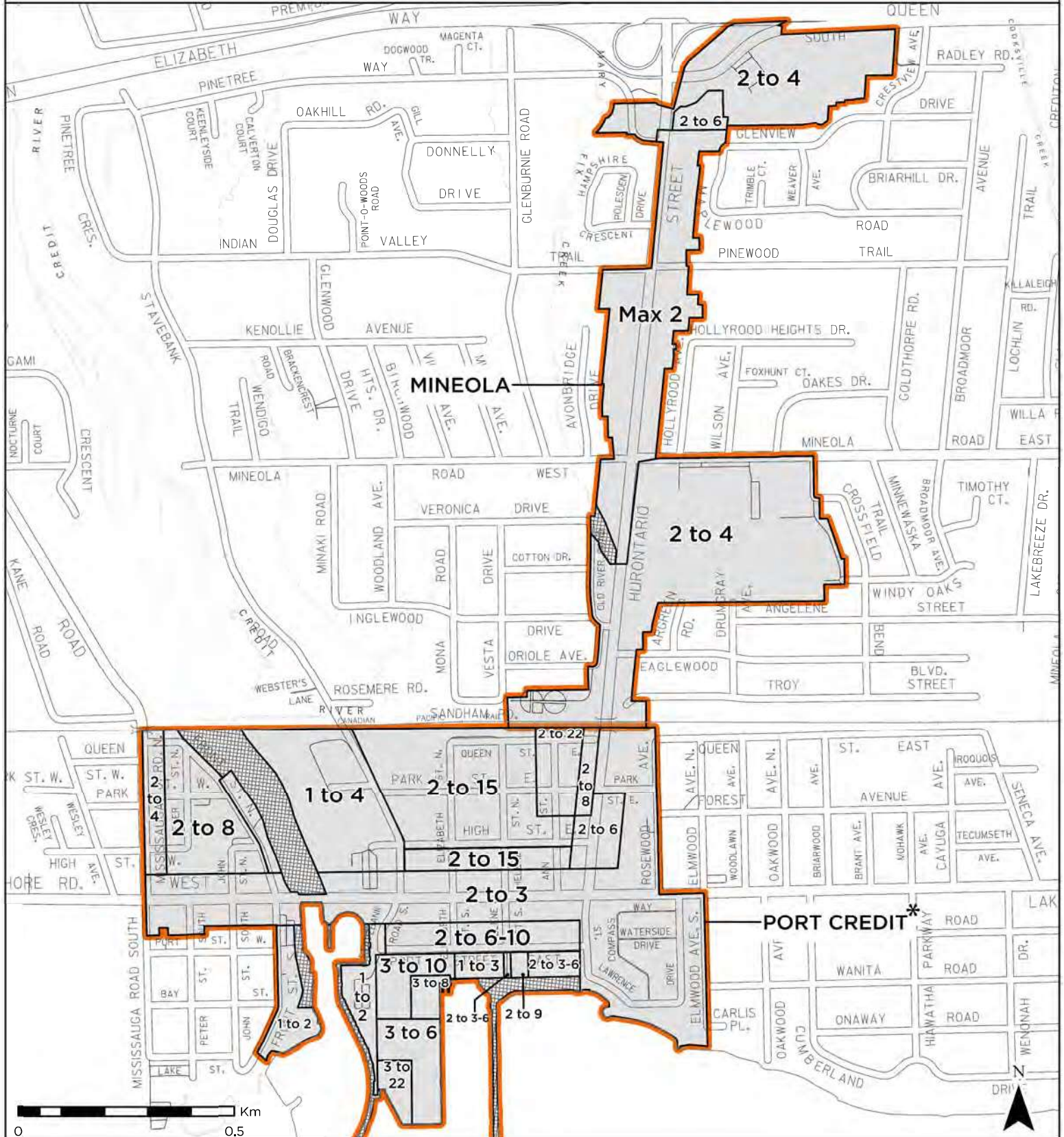


Produced by Geospatial Solutions

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)


SCHEDULE 11n (HURONTARIO LRT - MINEOLA, PORT CREDIT)

BUILDING HEIGHT SCHEDULE



 PMTSA Boundary (Height Map)

 Min # to Max # (In Storeys)

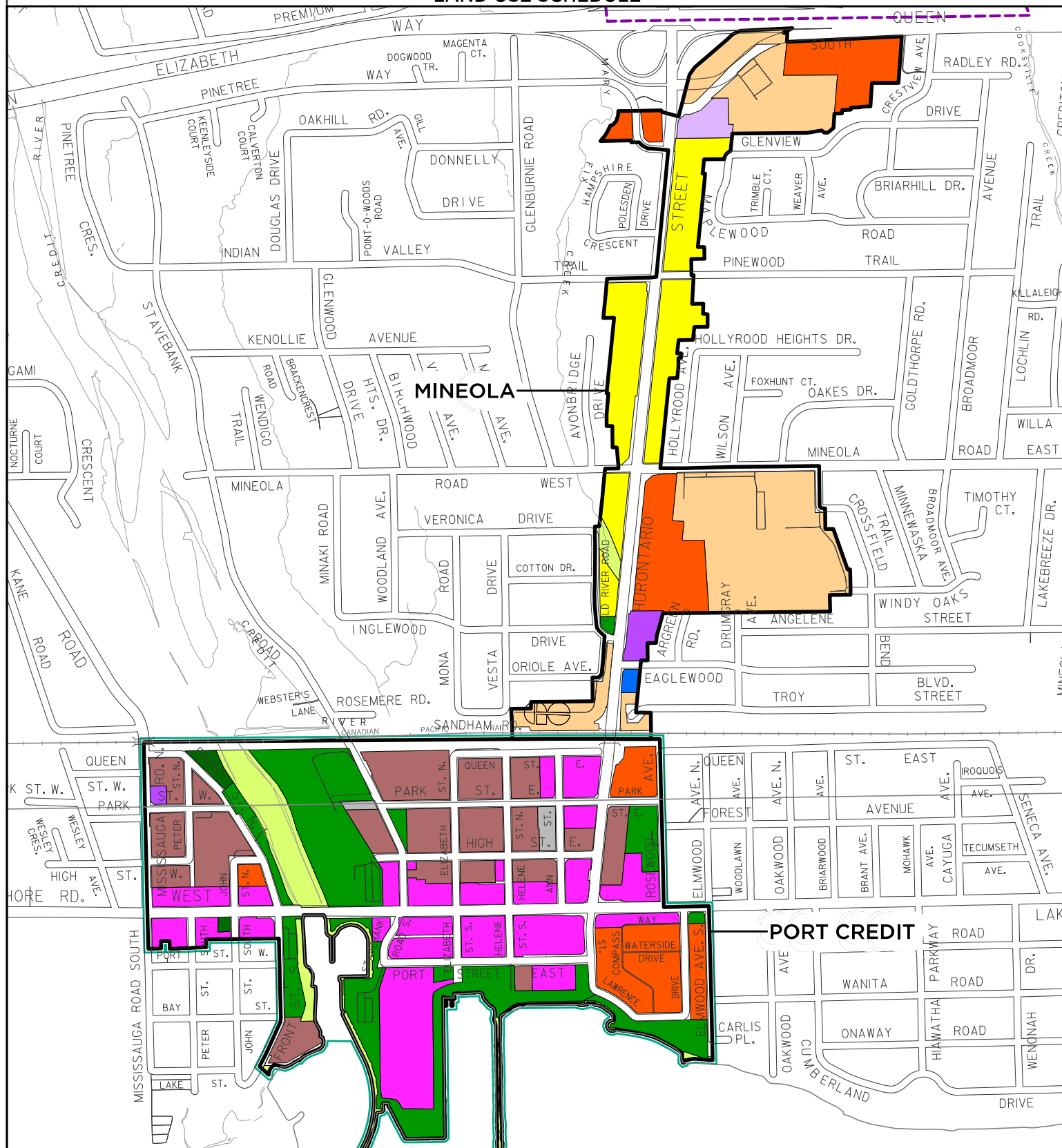
 Height Not Applicable

* Variations in building height are subject to the policies of the Local Area Plan/Character Area

For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA) SCHEDULE 11o (HURONTARIO LRT - MINEOLA, PORT CREDIT)

LAND USE SCHEDULE



- | | | |
|-------------------------------|----------------------------|---------------------------------|
| PMTSA Boundary (Land Use Map) | Residential Low Density II | Public Open Space |
| Convenience Commercial | Residential Medium Density | Private Open Space |
| Greenlands | Mixed Use | Utility |
| Residential High Density I | Motor Vehicle Commercial | City Structure - Downtown |
| Residential Low Density I | Office | City Structure - Community Node |

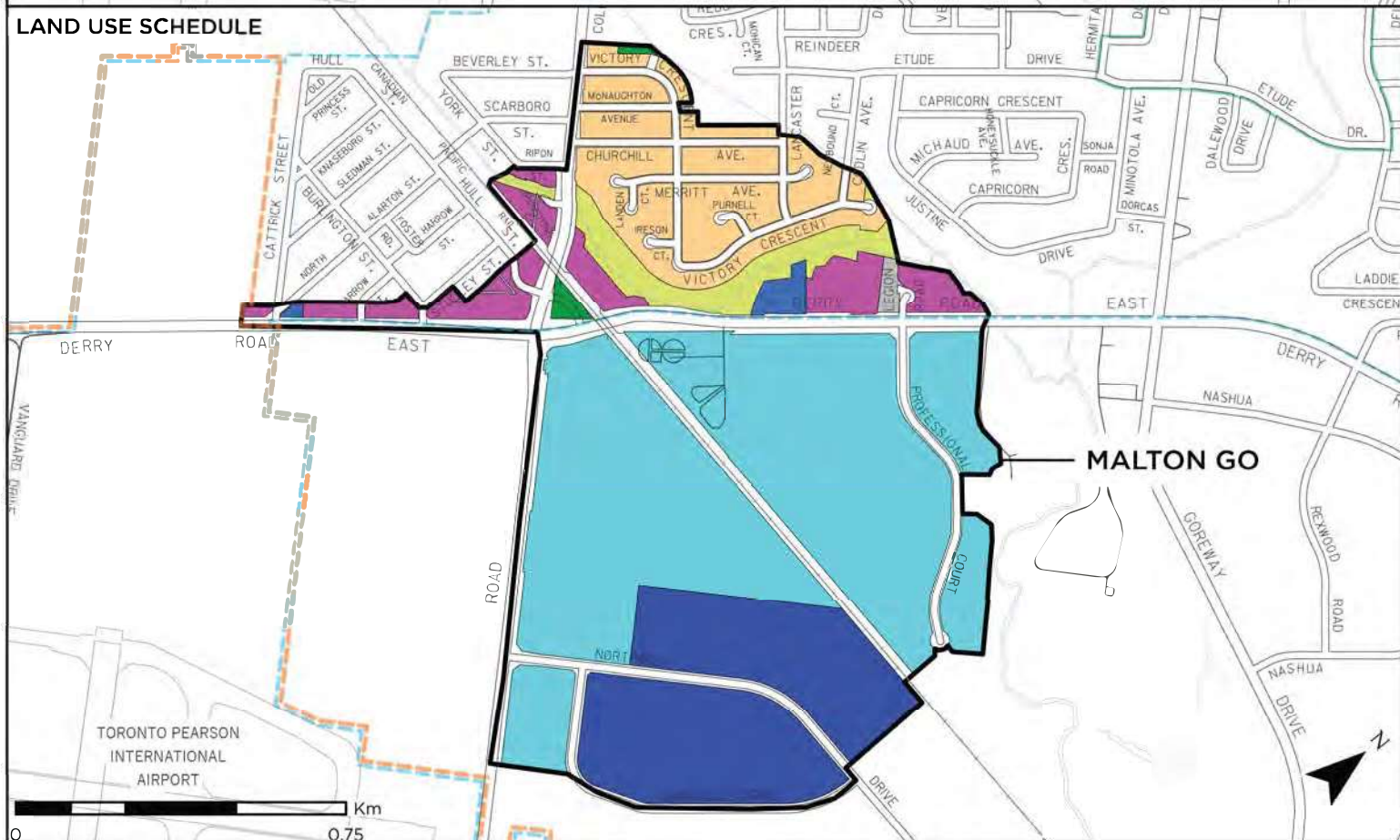
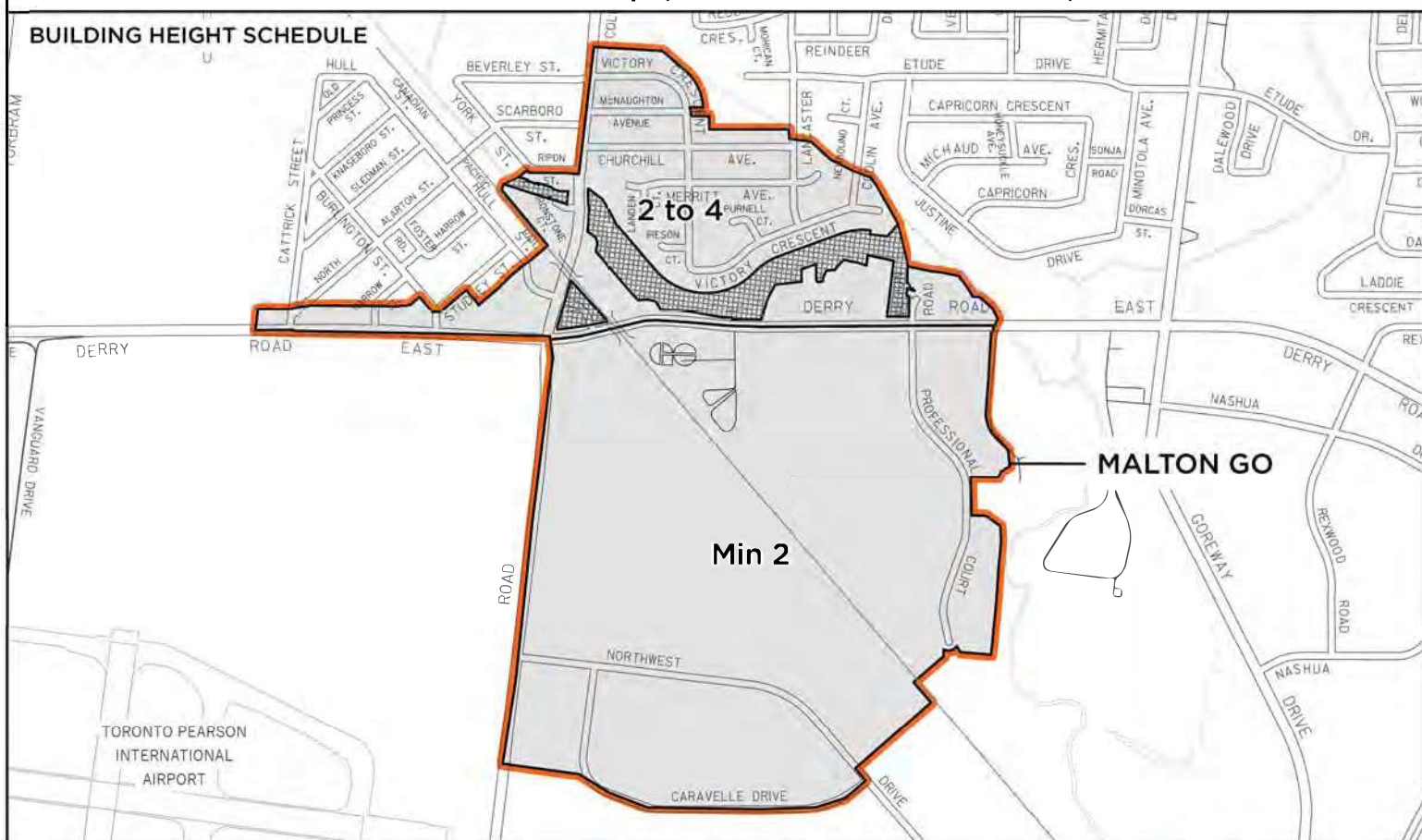
For the Region of Peel Employment Areas designations and applicable associated policies please refer to the Region of Peel Official Plan.



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PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11p (KITCHENER GO - MALTON)

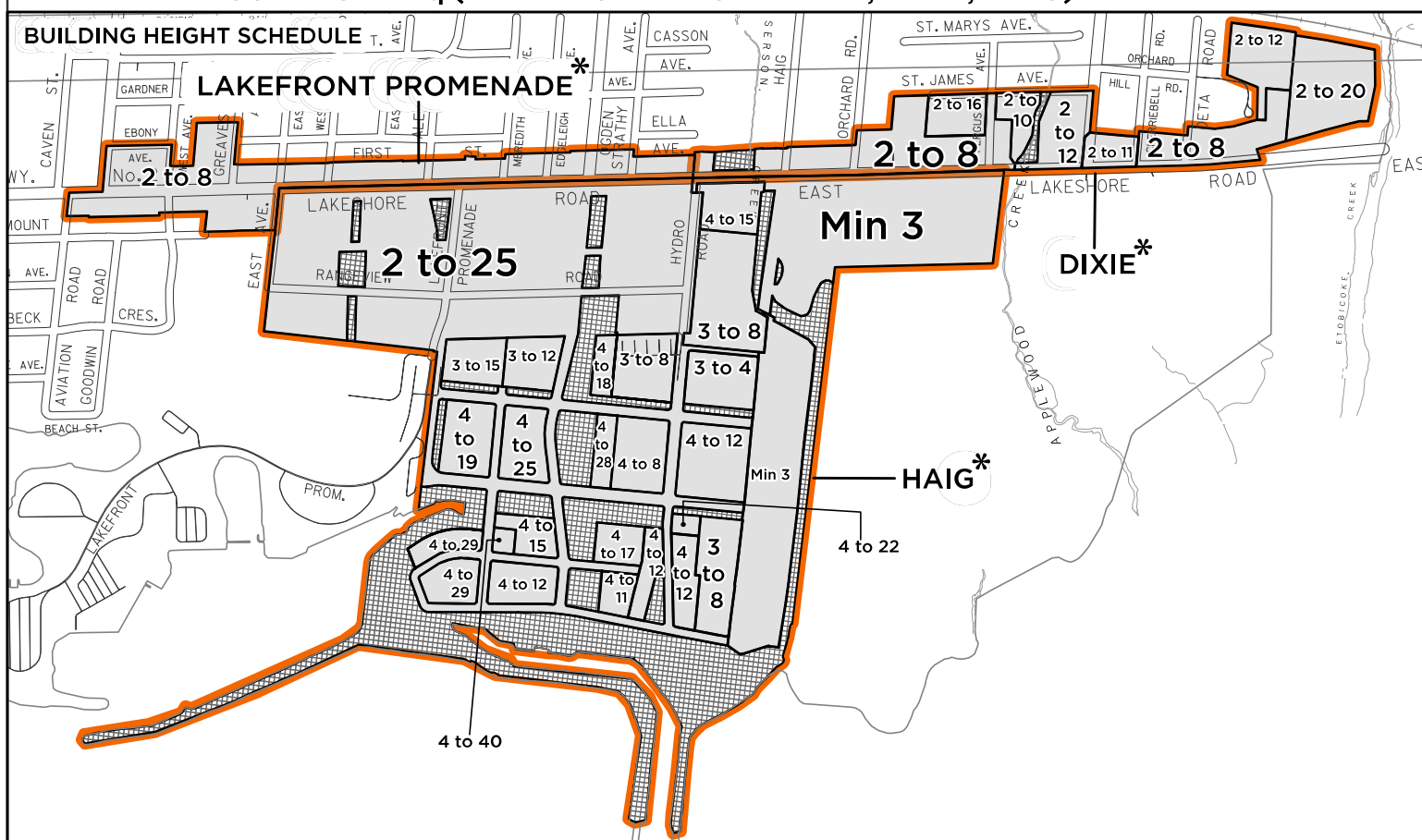


- | | | | |
|-------------------------------|----------------------------|--------------------------|---------------------------------------|
| PMTSA Boundary (Height Map) | Business Employment | Mixed Use | City Structure - Special Purpose Area |
| PMTSA Boundary (Land Use Map) | Greenlands | Motor Vehicle Commercial | City Structure - Employment Area |
| Min # to Max # (In Storeys) | Industrial | Public Open Space | City Structure - Community Node |
| Height Not Applicable | Residential Low Density II | Utility | |

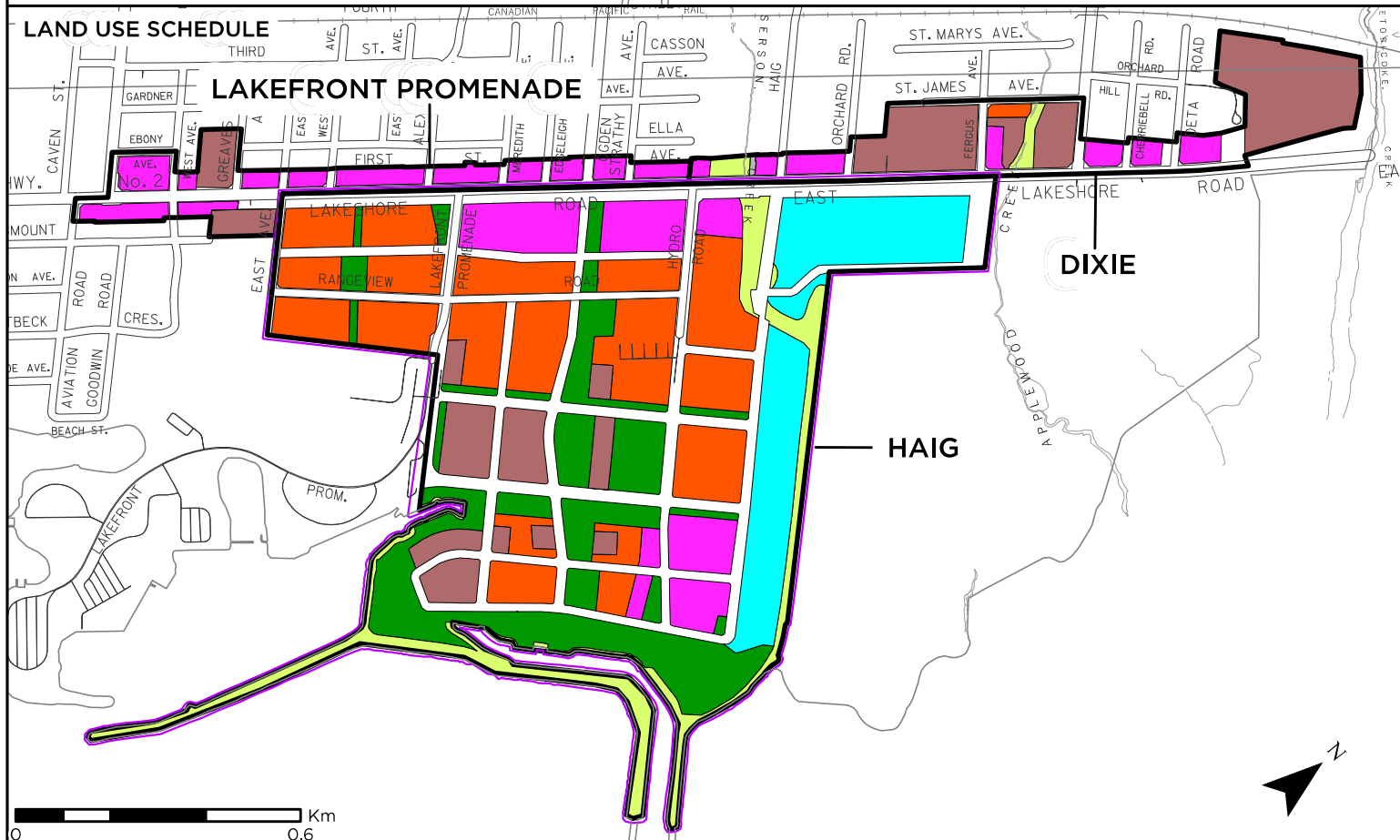
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11q (LAKEFRONT PROMENADE, DIXIE, HAIG)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



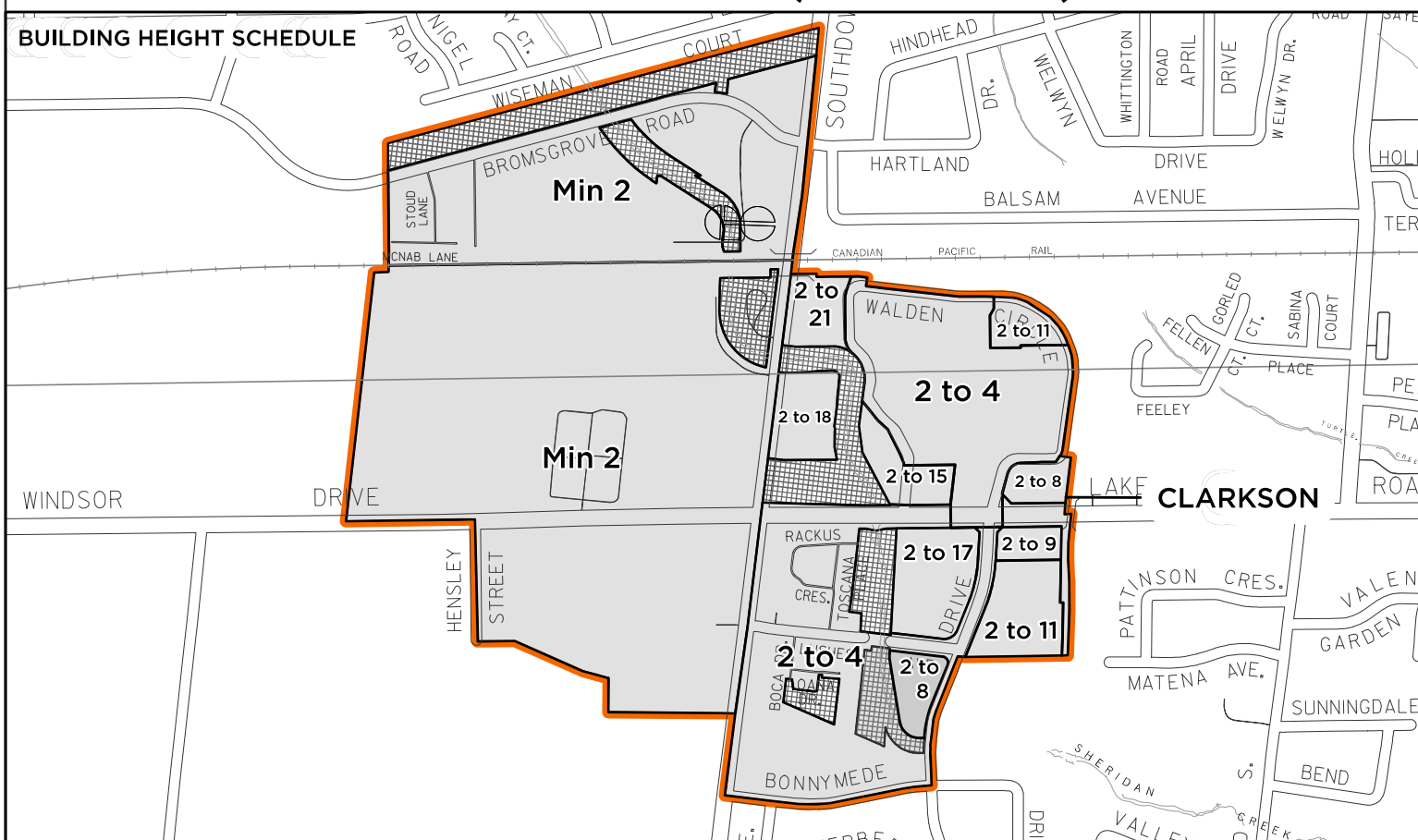
- PMTSA Boundary (Height Map)
- PMTSA Boundary (Land Use Map)
- Min # to Max # (In Storeys)
- Height Not Applicable
- Business Employment
- Greenlands
- Residential High Density
- Residential Low Density II
- Residential Medium Density
- Mixed Use
- Public Open Space
- Utility
- City Structure - Major Node

* Variations in building height are subject to the policies of the Local Area Plan/Character Area

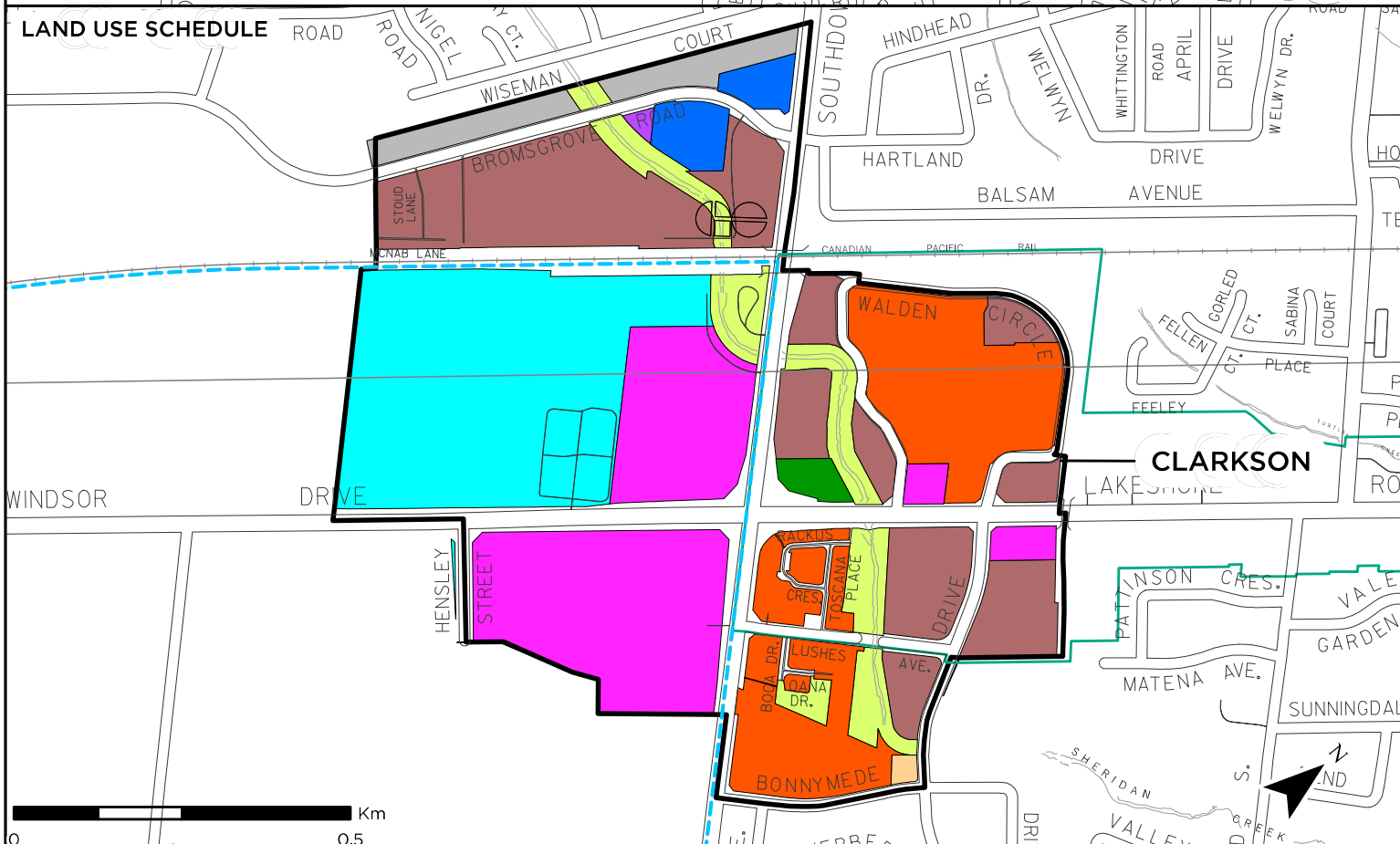
PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)

SCHEDULE 11r (CLARKSON. GO)

BUILDING HEIGHT SCHEDULE



LAND USE SCHEDULE



- PMTSA Boundary (Height Map)
- Business Employment
- Residential Low Density II
- Public Open Space
- PMTSA Boundary (Land Use Map)
- Convenience Commercial
- Residential Medium Density
- Utility
- Min # to Max # (In Storeys)
- Greenlands
- Mixed Use
- Motor Vehicle Commercial
- Height Not Applicable
- Residential High Density
- City Structure - Employment Area
- City Structure - Community Node