

May 18, 2016

Mr. Ryan Vandenburg
Acting Manager, Development Services, Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Vandenburg:

RE: Official Plan Amendment No. 47
Various lands within the City of Mississauga
File: OPA 47 – All Wards

This is further to the Notice of Decision given on April 28, 2016 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan (Mississauga Plan) Amendment Number 47 as enacted by By-law 0072-2016.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on May 18, 2016.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,



Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 ext-5421

:mj

cc:

Shahada Khan, Planner
Farah Sharib, Planning & Building (**Duplicate Original Amendment & remaining books**)

Enclosure



DECLARATION

Subsection 17 of the Planning Act

Applicant: The City of Mississauga

Municipality City of Mississauga

Our File: OPA 47

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on April 27, 2016 when By-law Number 0072-2016 was enacted and that notice as required by subsection 17 of the Planning Act was given on April 28, 2016.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 18th day of May, 2016.

Commissioner of Oaths

Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2019.

April 28, 2016

Mr. Ryan Vandenburg
Acting Manager, Development Services, Public Works
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor, Room 601
BRAMPTON ON L6T 4B9

Dear Mr. Vandenburg:

RE: **Official Plan Amendment No. 47**
Various lands within the City of Mississauga
File: OPA 47 – All Wards

Please find enclosed the Notice of Decision for Official Plan Amendment **47**, and duplicate original copy of the amendment. This amendment was adopted by Council on April 27, 2016 by By-law 0072-2016. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation PDC-0019-2016, adopted by City Council on March 30, 2016.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, and minutes of the Planning & Development Committee meeting of March 21, 2016.

Yours truly,



Diana Rusnov, Deputy Clerk and
Manager Legislative Services
Corporate Services Department
905-615-3200 X 5421

: mj

cc:

Shahada Khan, Planning and Building (Working copy of Amendment)
Farah Sharib, Planning and Building (Viewing copy of Amendment)
Applicant – The City of Mississauga (Certified working copy of Amendment)



File Number: OPA 47
Municipality: City of Mississauga
Subject Lands: Various lands within the City of Mississauga
Date of Decision: April 27, 2016
Date of Notice: April 28, 2016
Last Date of Appeal: May 17, 2016

NOTICE OF DECISION
With respect to an Official Plan Amendment
Subsection 17(23) of the Planning Act
BILL 51

A decision was made on the date noted above to approve all of Amendment Number **47** to the **Mississauga Plan** (Official Plan) Amendment for the City of Mississauga as adopted by **By-law 0072-2016**.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to add and amend policies in Mississauga Official Plan so that it is consistent with the Provincial Policy Statement 2014 (PPS). A copy of By-Law 0072-2016 adopting this Amendment is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.ca

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from **Shahada Khan of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5758**.

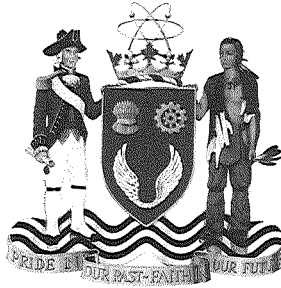
Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

Amendment No. 47

to

Mississauga Official Plan



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0072-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 47

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

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 47, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to be consistent with the Provincial Policy Statement 2014 (PPS).

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

1. The document attached hereto, constituting Amendment No. 47 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 27 day of April, 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA	
MEM	
Date	2016 04 21

Bonnie Crombie

MAYOR

Crystal Green

CLERK

Amendment No. 47

to

Mississauga Official Plan

The following text attached constitutes Amendment No. 47.

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

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 March 1, 2016, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add and amend policies in Mississauga Official Plan so that it is consistent with the Provincial Policy Statement 2014 (PPS).

LOCATION

Various lands within the City of Mississauga are affected by this Amendment.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

On April 30, 2014, an amended Provincial Policy Statement (PPS) came into effect. The PPS provides direction on land use planning and development matters of provincial interest. Under the authority of the *Planning Act*, the City is required to ensure its official plan policies are consistent with the PPS.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 1.1.4.00, How to Read Mississauga Official Plan, Introduction, of Mississauga Official Plan, is hereby amended by adding “infrastructure” to the list of terms.
2. Section 2.1.2, Provincial Policy Statement, Policy Context, of Mississauga Official Plan, is hereby amended by deleting "March 1, 2005" and replacing it with “April 30, 2014”.
3. Section 3.1, Introduction, Promote Collaboration, of Mississauga Official Plan is hereby amended by adding the following:

3.1.12 Mississauga will develop a consultation protocol with members of Aboriginal communities on planning matters that affect their interests.

4. Section 4.4, Guiding Principles, Vision, of Mississauga Official Plan is hereby amended by adding the following sentence after the first paragraph:

Mississauga will become a resilient city that proactively plans for and has the capacity to respond to challenges and stresses to its natural and built environment.

5. Section 6.1.7, Introduction, Value the Environment, of Mississauga Official Plan is hereby deleted and replaced with the following:

Mississauga will work with other jurisdictions and levels of government, industries, businesses and the community to address climate change mitigation and adaptation, and to build a resilient city.

6. Section 6.1, Introduction, Value the Environment, of Mississauga Official Plan is hereby amended by adding the following:

6.1.11 Mississauga will consider the impacts of climate change that may increase risks to the city. Mississauga will develop policies on climate change that will:

- a. promote development and land use patterns that conserve and enhance **biodiversity** and consider the impacts of a changing climate;
- b. promote and protect green infrastructure; and
- c. minimize adverse impacts from a changing climate and consider the ecological benefits provided by nature.

6.1.12 Mississauga will consider the potential impacts of climate change that may increase the risk associated with **natural hazard lands**.

7. Section 6.2.1, Living Green, Value the Environment, of Mississauga Official Plan is hereby deleted and replaced with the following:

Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to climate change.

8. Section 7.3, Community Infrastructure, Complete Communities, of Mississauga Official Plan is hereby amended by adding the following:

7.3.14 Community infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.

7.3.15 Mississauga will maintain and establish programs for renewal of community infrastructure. In doing so, Mississauga will ensure that the capital cost, maintenance cost and environmental impact are minimized. Opportunities for reusing pre-existing buildings for new purposes will be encouraged.

9. Section 7.4.1, Cultural Heritage Resources, Complete Communities, of Mississauga Official Plan is hereby amended by adding the following:

7.4.1.19 Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

7.4.1.20 Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

10. Section 9.1, Introduction, Build a Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding the following:

9.1.15 New development proposed on adjacent lands to existing or planned **corridors** and transportation facilities should be compatible with, and supportive of, the long-term purposes of the **corridor** and should be designed to avoid, mitigate or minimize adverse impacts on and from the **corridor** and transportation facilities.

11. Section 9.3.5, Open Spaces and Amenity Areas, Build a Desirable Urban Form, of Mississauga Official Plan, is hereby amended by adding the following:

9.3.5.9 The public realm will be planned to promote healthy, active communities that foster social connections at all stages of life and encourage built and natural settings for recreation, culture and **active transportation**.

12. Section 10.1, Introduction, Foster a Strong Economy, of Mississauga Official Plan, is hereby amended by adding the following:

10.1.11 Infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.

13. Section 10.6, Infrastructure and Utilities, Foster a Strong Economy, of Mississauga Official Plan is hereby amended by deleting the second paragraph.

14. Section 10.6, Infrastructure and Utilities, Foster a Strong Economy, of Mississauga Official Plan is hereby amended by adding the following to the end of Policy 10.6.8:

Opportunities for reusing pre-existing infrastructure and utilities for new purposes will be encouraged.

15. Section 10.6, Infrastructure and Utilities, Foster a Strong Economy, of Mississauga Official Plan is hereby amended by adding the following:

10.6.23 Green infrastructure, such as bioswales, should be protected during construction and maintenance. Green infrastructure damaged during construction or maintenance should be restored to the satisfaction of the City and appropriate conservation authority.

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.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 11, 2016.

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.

APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on January 8, 2016 in connection with this proposed Amendment.

One written correspondence was received prior to the date of the Public Meeting and the comments were addressed in the Planning and Development Committee report dated March 1, 2016, pertaining to this Amendment. There were no comments raised at the Public Meeting. Subsequent to the Public Meeting, no further correspondence was received.

City of Mississauga Corporate Report



Date: March 1, 2016 To: Chair and Members of Planning and Development Committee	Originator's files: LA.07.PRO
From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2016/03/21

Subject

Provincial Policy Statement (PPS), 2014 Implementation - Report on Comments

Recommendation

That the amendments to Mississauga Official Plan proposed in the report titled "Provincial Policy Statement (PPS), 2014 Implementation – Report on Comments", dated March 1, 2016, from the Commissioner of Planning and Building, be approved.

Background

On September 8, 2015, Planning and Development Committee considered the report titled "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014" dated August 18, 2015, from the Commissioner of Planning and Building.

On January 18, 2016, a public meeting of the Planning and Development Committee was held to consider proposed amendments to Mississauga Official Plan (MOP) related to new and revised policies intended to be consistent with the new Provincial Policy Statement (PPS), 2014 (Appendix 1).

One letter on the proposed changes was received from Philip Stewart, Pound & Stewart Associates Limited, on behalf of Orlando Corporation (Appendix 2). No residents or stakeholders attended the public meeting.

Comments

The submission made by Mr. Stewart relates to wording and intent. The main concerns of the letter are outlined below with staff's response for each.

Consistency

Mr. Stewart correctly points out that decisions affecting planning matters are required to be "consistent" with the PPS. He also points out that in some circumstances recommended MOP

policies use the word "will" (a mandatory requirement) whereas the PPS uses "should" (an enabling, supportive policy). The PPS is a document that applies province-wide. Municipalities may establish higher standards than the PPS as is appropriate to local circumstances and priorities. No changes to the proposed policies are recommended.

Definitions

Mr. Stewart recommends that the definitions of "infrastructure" and "community infrastructure" be more carefully considered.

While it is not a requirement, where appropriate, MOP relies on definitions contained in the PPS and the Growth Plan for the Greater Golden Horseshoe (Growth Plan).

The definition of "infrastructure" as revised for the 2014 PPS is in keeping with the intent of MOP and it is therefore recommended that the PPS definition be incorporated into MOP.

The PPS does not provide a definition of "community infrastructure" whereas the Growth Plan does. When MOP was approved it included its own definition for "community infrastructure" rather than the definition in the Growth Plan in order to reflect local circumstances and policy context. No change to the existing MOP definition is proposed.

Proposed Policies

Mr. Stewart recommends that "Mississauga" be specified at the beginning of proposed policies regarding infrastructure being planned and delivered to ensure financial viability over its life cycle and to meet projected needs.

The PPS policy does not direct this requirement specifically to municipalities and, therefore, staff interpret that this policy is intended to apply broadly (e.g. to utility providers, education facilities). No changes to the proposed policies are recommended.

Financial Impact

Not applicable.

Conclusion

No changes to the draft MOP policies presented in the report titled "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014 – Public Meeting" dated December 22, 2015, from the Commissioner of Planning and Building are proposed based on the comments received.

Attachments

Appendix 1: Corporate Report: "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014 – Public Meeting" dated December 22, 2015, from the Commissioner of Planning and Building

Appendix 2: Correspondence from Phillip Stewart, Pound & Stewart Associates Limited, dated January 8, 2016



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Shahada Khan, Policy Planner

City of Mississauga

Corporate Report



Date: December 22, 2015	Originator's files: LA.07.PRO
To: Chair and Members of Planning and Development Committee From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2016/01/18

Subject

Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS), 2014 - Public Meeting

Recommendation

1. That submissions made at the public meeting held at the Planning and Development Committee meeting on January 18, 2016, to consider the proposed amendments as outlined in the report "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS), 2014 - Public Meeting" dated December 22, 2015, from the Commissioner of Planning and Building, be received.
2. That staff prepare a report on comments based on the submissions made, outlining any modifications to the original proposed policies, if necessary.

Background

On August 18, 2015, Planning and Development Committee (PDC) considered the report titled "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014" (see Appendix 1). PDC moved a public meeting be held to provide opportunity for the public to consider the proposed amendments to Mississauga Official Plan (MOP).

The proposed amendments serve to ensure MOP is in conformity with the Provincial Policy Statement (PPS). The amendment includes new policy related to healthy and active communities, infrastructure, climate change, Aboriginal communities and implementation matters.

Planning and Development Committee requested staff to also include a policy to address the restoration of bioswales and other related green infrastructure when disturbed through construction.

Comments

The purpose of the public meeting is to receive comments on the proposed amendments to conform to the PPS. Since the draft changes were originally presented to Committee on September 8th, additional changes have been included:

1. A new policy is proposed to address restoration of bioswales and other green infrastructure if damaged through construction for Section 10.6, Infrastructure and Utilities and reads:

Green infrastructure, such as bioswales, should be protected during construction and maintenance. Green infrastructure damaged during construction or maintenance should be restored to the satisfaction of the City and appropriate conservation authority.

2. Delete the first and second sentences of the second paragraph of Section 10.6, Infrastructure and Utilities:

For the purposes of this Plan, infrastructure and utilities includes sanitary sewer and water supply, stormwater management facilities and systems, gas and oil transmission pipelines, electric power distribution and transmission facilities, telecommunications and other cabled services. These are provided by various government agencies, public bodies and the private sector.

Subsequent to the public meeting, a report on comments will be prepared for consideration by Planning and Development Committee. This report will include changes to the draft policy where warranted.

Financial Impact

Not applicable.

Conclusion

The proposed amendment satisfies the requirement for MOP conformity to the Provincial Policy Statement, 2014 (PPS). The public meeting provides stakeholders an opportunity to comment on the proposed changes. A report on comments will be tabled within Planning and Development Committee for final consideration.

Attachments

Appendix 1: PDC Corporate Report September 8, 2015

Planning and Development Committee

December 22, 2015

3

Signed for Tel: 1-800-PR-0



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Shahada Khan, Policy Planner

City of Mississauga Corporate Report



<p>Date: 2015/08/18</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's file: LA.07.FRD</p> <hr/> <p>Meeting date: 2015/09/08</p>
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Subject

Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014

Recommendation

That a public meeting be held to consider the amendments to Mississauga Official Plan as recommended in the report titled "Mississauga Official Plan Conformity to the Provincial Policy Statement (PPS) 2014" dated August 18, 2015, from the Commissioner of Planning and Building.

Report Highlights

- The Provincial Policy Statement (PPS) is issued under the authority of the Planning Act and provides policy direction of provincial interest related to land use planning and development. Municipal land use decisions are required to be consistent with policy statements.
- The PPS underwent a review and a revised version was released and came into effect on April 30, 2014.
- This report identifies the gaps between the PPS and Mississauga Official Plan (MOP) and proposes amendments to MOP policies in order to conform to the PPS. The policy amendments relate to healthy communities, infrastructure, climate change, aboriginal consultation and other minor changes.
- The purpose of this report is to request permission to hold a public meeting to obtain comments on the proposed policy changes.

Background

The *Planning Act* establishes the legislative framework which guides land use planning matters for all Ontario municipalities. The Act requires that an Official Plan be prepared to provide a long-term comprehensive framework for land use decision-making in the city. Additionally, under the authority of the

Planning Act, the City is required to ensure its Official Plan policies are consistent with the Provincial Policy Statement (PPS) which provides direction on land use planning and development matters of provincial interest.

The 2005 PPS recently underwent a review. An amended PPS came into effect on April 30, 2014. The City of Mississauga provided comments on the revised PPS identifying a number of revisions to strengthen the policy framework. The revised PPS incorporated some of these comments with enhanced and new policies related to:

- healthy and active communities;
- protection for corridors and employment areas for goods movement;
- planning and protection for infrastructure;
- consideration for the impacts of climate change; and
- Aboriginal consultation, among other matters.

On September 10, 2014 City Council passed by-law 0235-2014 which implemented Mississauga Official Plan Amendment (MOPA) 27. While the MOP incorporates environmental policies related to the revised PPS, there remain several other amendments needed in order to conform to the PPS. This report deals with the latter.

Comments

The Mississauga Official Plan affects almost every aspect of everyday life. Therefore, it is critical that the Official Plan be kept up-to-date.

The Official Plan determines where new houses, stores, industries, schools, cultural facilities, social services, parks, trails, and other land uses will be built; it protects our natural environment; and it directs the construction of new infrastructure such as sewers, water mains, transit and roads. It sets out the community's vision for its future. It affects the lives of all residents through policies about where and how housing, employment and other land uses will be developed. It shapes how the city's neighbourhoods will look and feel in 20 years.

The proposed amendments (Appendix 1) to the Official Plan will serve to ensure the plan is in conformity with the Provincial PPS and up-to-date.

The proposed amendments to Mississauga Official Plan (MOP) will ensure greater certainty, and clarity. This will make it easier for planners, decision makers and residents to evaluate proposals and to make appropriate land use planning decisions.

The following provides highlights on the proposed plan amendments to Mississauga's Official Plan:

Healthy and Active Communities

- Policy which supports the establishment of healthy communities through emphasis on planning the public realm for social interaction and natural recreational settings.

Infrastructure

- Increased clarity of the definition of "infrastructure".
- Policy which requires consideration of the financial viability of infrastructure over time.
- Policy which requires consideration for the re-use and re-purposing of pre-existing buildings, infrastructure and utilities.
- Policy which emphasizes the importance of protecting planned corridors and transportation facilities.

Climate Change

- A guiding principle on "resiliency" to ensure consideration is given to the stresses new growth place on natural and built environments.

Note: The City is currently undertaking a number of studies which will inform land use policy on climate change. Interim policies identified in Appendix 1 are proposed to conform to the PPS, until further study is completed.

Aboriginal Communities

- Develop a consultation protocol for planning matters which affect the interests of the City's local Aboriginal peoples.
- New policies requiring archaeological management plans to ensure appropriate consideration to the conservation of cultural heritage and archeological resources.

Note: The PPS includes a new policy that encourages planning authorities to coordinate planning matters with Aboriginal communities. The City will be conducting a corporate strategy on public engagement and as part of this exercise will examine what this policy means for Mississauga and address how we coordinate with Aboriginal groups.

Implementation

- Change the PPS in effect date to April 30, 2014.
- Amend PPS definitions in Appendix A of MOP for "cultural heritage landscape" and "special needs" (no OPA is required for changes to the appendix).

Next Steps:

Pending Council approval, a public meeting will be held to obtain comments from the public on the proposed changes. After the public meeting a report on comments and final amendment will be prepared for Committee and Council approval.

It should be noted, that the proposed MOP changes identified in Appendix 1 have been reviewed by City staff for concurrence. Additionally, as the approval authority for amendments to the MOP, the Region of

Peel has reviewed the proposals and confirmed they meet the Provincial and Regional requirements for conformity.

Financial Impact

Not applicable.

Conclusion

This report presents proposed amendments to Mississauga Official Plan policies in order to conform to the Provincial Policy Statement, 2014 that came into effect April 30, 2014. The purpose of this report is to request permission to hold a public meeting to provide members of the public with an opportunity to comment on the proposed amendments.

Attachments

Appendix 1: Mississauga Official Plan (MOP) Conformity to the Provincial Policy Statement (PPS) 2014



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Shahada Khan, Policy Planner

MISSISSAUGA OFFICIAL PLAN (MOP) CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (PPS) 2014

POLICY AREA	PPS SECTION/ POLICY #	PPS SECTION/POLICY (Additions are shown in grey highlighting and deletions are shown in strikethrough)	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)* (Additions to existing policy are shown underlined and deletions from existing policy are shown in strikethrough)
Healthy/Active Communities	1.5.1	<p>Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling <i>active transportation</i> and community connectivity;</p> <p>b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for <i>recreation</i>, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p>	<p>Add to Section 9.3 Public Realm: The public realm will be planned to promote healthy, active communities that foster social connections at all stages of life and encourage built and natural settings for recreation, culture and <i>active transportation</i>.</p>
Infrastructure	1.6.1	<p><i>Infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.</p> <p>Planning for <i>Infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be coordinated and integrated with land use planning for growth so that these they are:</p> <p>a) financially viable over their life cycle, which may be demonstrated through asset management planning; and</p> <p>b) available to meet current and projected needs.</p>	<p>Add policy to Section 7.3 Community Infrastructure: Community infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.</p> <p>Add policy to Section 10.1 Introduction, Foster a Strong Economy: Infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.</p> <p>Amend Section 10.6 Infrastructure and Utilities: Delete first sentence of second paragraph in Section 10.6:</p> <p>For the purposes of this Plan, infrastructure and utilities includes sanitary sewer and water supply, stormwater management facilities and systems, gas and oil transmission pipelines, <i>electric power distribution and transmission facilities</i>,</p>

POLICY AREA	PPS SECTION/ POLICY #	PPS SECTION/POLICY (Additions are shown in grey highlighting and deletions are shown in strikethrough)	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)* (Additions to existing policy are shown underlined and deletions from existing policy are shown in strikethrough)
		<p>PPS Definition for "Infrastructure":</p> <p>Infrastructure: means physical structures (facilities and corridors) that form the foundation for development.</p> <p><i>Infrastructure</i> includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electric power generation and transmission, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.</p>	<p>telecommunications and other cabled services.</p> <p>Add PPS definition for "Infrastructure" to Appendix A: Terms Defined in the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2006).</p> <p>This item does not require an amendment, but has been included for information.</p> <p>Amend policy 1.1.4mm to add "infrastructure" to the list of Provincial Policy Statement terms.</p>
	1.6.3	<p>Before consideration is given to developing new <i>infrastructure</i> and <i>public service facilities</i>:</p> <p>a) the use of existing <i>infrastructure</i> and <i>public service facilities</i> should be optimized; and</p> <p>b) opportunities for adaptive re-use should be considered, wherever feasible before consideration is given to developing new infrastructure and public service facilities.</p>	<p>Add new policy to Section 7.3 Community Infrastructure:</p> <p>Mississauga will maintain and establish programs for renewal of community infrastructure. In doing so, Mississauga will ensure that the capital cost, maintenance cost and environmental impact are minimized. Opportunities for reusing pre-existing buildings for new purposes will be encouraged.</p> <p>Amend existing 10.6.8:</p> <p>10.6.8 Mississauga will maintain and establish programs for renewal of infrastructure and utilities. In doing so, Mississauga will ensure that the capital cost, maintenance cost and environmental impact are minimized. <u>Opportunities for reusing pre-existing infrastructure and utilities for new purposes will be encouraged.</u></p>
	1.6.8.3	<p>Planning authorities shall not permit <i>development</i> in <i>planned corridors</i> that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p> <p><i>New development</i> proposed on <i>adjacent lands</i> to existing or <i>planned corridors</i> and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or</p>	<p>Add new policy to Section 9.1 Introduction, Build a Desirable Urban Form:</p> <p>New development proposed on adjacent lands to existing or planned <i>corridors</i> and transportation facilities should be compatible with, and supportive of, the long-term purposes of the <i>corridor</i> and should be designed to avoid, mitigate or minimize adverse impacts on and from the <i>corridor</i> and transportation facilities.</p>

POLICY AREA	PPS SECTION/ POLICY #	PPS SECTION/POLICY (Additions are shown in grey highlighting and deletions are shown in strikethrough)	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)* (Additions to existing policy are shown underlined and deletions from existing policy are shown in strikethrough)
		minimize negative impacts on and from the corridor and transportation facilities.	
Climate Change	1.0	Building Strong Healthy Communities Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, and healthy and resilient communities, protecting the environment and public health and safety, and facilitate facilitating economic growth.	4.4 Guiding Principles, add the following after the first paragraph: Mississauga will become a resilient city that proactively plans for and has the capacity to respond to challenges and stresses to its natural and built environment. Amend existing 6.1.7: Mississauga will work with other jurisdictions and levels of government, industries, businesses and the community to address climate change mitigation and adaptation, and to <u>build a resilient city</u> . Amend existing 6.2.1: Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to the impacts of climate change.
	1.1.1.h	Healthy, liveable and safe communities are sustained by: h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.	Add a new policy to Section 6.1 Introduction, Value the Environment: Mississauga will consider the impacts of climate change that may increase risks to the city. Mississauga will develop policies on climate change that will: <ul style="list-style-type: none"> promote development and land use patterns that conserve and enhance <i>biodiversity</i> and consider the impacts of a changing climate; promote and protect green infrastructure; and minimize adverse impacts from a changing climate and consider the ecological benefits provided by nature.
	1.6.2	Planning authorities should promote <i>green infrastructure</i> to complement <i>infrastructure</i> .	
	1.7.1.j	Long-term economic prosperity should be supported by: j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;	

POLICY AREA	PPS SECTION/ POLICY #	PPS SECTION/POLICY (Additions are shown in grey highlighting and deletions are shown in strikethrough)	RECOMMENDATIONS TO MISSISSAUGA OFFICIAL PLAN (MOP)* (Additions to existing policy are shown underlined and deletions from existing policy are shown in strikethrough)
	3.1.3	Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.	Add a new policy to Section 6.1 Introduction, Value the Environment: Mississauga will consider the potential impacts of climate change that may increase the risk associated with <i>natural hazard lands</i> .
Aboriginal	1.2.2	Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.	Add new policy to Section 3.1 Introduction, Promote Collaboration:
	4.3	This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the <i>Constitution Act, 1982</i> .	Mississauga will develop a consultation protocol with members of Aboriginal communities on planning matters that affect their interests.
	2.6.4	Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.	Add new policy to Section 7.4.1 Heritage Planning: Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
	2.6.5	Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.	Add new policy to Section 7.4.1 Heritage Planning: Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.
Implementation	4.1	This Provincial Policy Statement applies to all applications, matters or proceedings commenced on or after March 1, 2005, decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.	Amend Section 2.1.2 Provincial Policy Statement: First sentence, delete date "March 1, 2005" and replace with new date "April 30, 2014"

*Noted policies are based on Mississauga Official Plan office consolidation dated July 30, 2014.

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM

January 8, 2016

BY EMAIL & REGULAR MAIL

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attn: Chair & Members of Committee

Re: Planning & Development Committee, January 18, 2016 Public Meeting
"Mississauga Official Plan Conformity to the Provincial Policy Statement, 2014"
City of Mississauga
Our File No. 1421

We are the planners of record writing on behalf of Orlando Corporation (herein referred to as 'Orlando'), a major landowner and commercial/industrial developer with significant properties located within the City of Mississauga.

Thank you for the opportunity to share our observations and comments regarding the above captioned Item which is the subject of a Public Meeting at the January 18, 2016 Planning and Development Committee Meeting.

We refer to the attached City Corporate Reports dated December 22, 2015 and August 18, 2015 and the proposed amendments per the Appendix 1 Table identified as, "Mississauga Official Plan (MOP) Conformity to the Provincial Policy Statement PPS 2014". We note Appendix 1 lists only City recommended amendments to MOP based on the MOP office consolidation July 30, 2014 in response to the PPS which came into effect April 30, 2014:

- Municipal land use planning decisions governed by the City's Official Plan "*must be consistent with*" the PPS 2014. (Refer to PPS, Part III: How to Read the PPS – Relationship with Provincial Plans.) The City's Staff Report uses the proper "*consistent with*" test only twice, and speak of the Official Plan needing to "*conform*" with the PPS, 2014 [the wrong test] often (including the Report's title and the title of Appendix 1). It is recommended that this matter be properly clarified;

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- The City is proposing to add the "Infrastructure" definitions from the PPS and the Growth Plan into MOP. It is recommended that this be carefully applied and distinguished because the PPS defines "*Infrastructure*" as "...all the basic engineered municipal service systems that serve the functioning of a City." In contrast, the definition in the Growth Plan for the Greater Golden Horseshoe, 2006 (Office Consolidation 2013) includes all of the same engineered municipal service systems, yet also includes "*Community Infrastructure*" in the definition. The Growth Plan defines "*Community Infrastructure*" as "lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation socio-cultural activities, security and safety and affordable housing." As noted in the first bullet point, municipal land use planning decisions governed by the City's Official Plan "must be consistent with" the PPS 2014, whereas under the Growth Plan, municipal land use planning decisions are "subject to the conformity requirements and the conflict provisions of the Places to Grow Act, 2005." It is recommended that the proposed MOP referral to "*Infrastructure*" and "*Community Infrastructure*" definitions be more carefully considered in MOP as a result of our observations noted above and *Bill 73, Smart Growth for our Communities Act, 2015* (amendments to the *Planning Act* and the *Development Charges Act*);
- It is recommended that "*Mississauga*" be identified at the beginning of each of the following proposed new policy additions to Sections 7.3 and 10.1. There is a need to distinguish that the City of Mississauga is specifically responsible for building and maintaining its own "*Community Infrastructure*" and "*Infrastructure*", and not that of other parties. Therefore it is recommended that the following proposed text additions (underlined) be considered:

Add policy to Section 7.3 Community Infrastructure:

Mississauga Community infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.

Add policy to Section 10.1 Introduction, Foster a Strong Economy:

Mississauga Infrastructure will be planned and delivered to ensure financial viability over life cycles and meet projected needs.

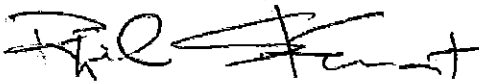
- In MOP the term "will" denotes a mandatory requirement. For example, " 'Will' used in conjunction with a permitted land use means the use is permitted if all other policies of this Plan are met." The PPS refers to "should" and "shall" in its policies and defines "should" as 'enabling or supportive language'. There may be policy inconsistencies between the PPS and MOP, where "should" is used in PPS policy, whereas "will" is used in the proposed corresponding MOP policy. Is this the intent?

- It appears that the addition of "*Infrastructure*" as a defined term should be applied to MOP policy '1.1.1.00', instead of '1.1.4.mm'.

Thank-you for the opportunity to provide our submission and we welcome the opportunity to meet with Staff as required to discuss these matters in further detail. As well, please provide notification of any further meetings regarding this matter.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart, MCIP, RPP

la/

1421ltr.Mississauga,PDC,Jan.8,16

Attachments as noted herein

cc. Ms. M. Alikhan, Legislative Coordinator, City of Mississauga
cc. Ms. C. Greer, City Clerk, City of Mississauga
cc. Mr. E. Sajecki, Commissioner of Planning, City of Mississauga
cc. Ms. S. Khan, Policy Planner, City of Mississauga
cc. Ms. C. McInnes, Planner, Region of Peel
cc. Mr. L. Longo, Aird & Berlis
cc. Client

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