



MISSISSAUGA

NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

Table with 2 columns: Field Name and Value. Fields include DATE OF NOTICE, OPA NUMBER, ZONING BY-LAW NUMBER, DATE PASSED BY COUNCIL, LAST DATE TO FILE APPEAL, FILE NUMBER, APPLICANT, and PROPERTY LOCATION.

TAKE NOTICE that on May 29, 2024 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 175 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from no designation to Parkway Belt West, Greenlands, and Public Open Space.

The purpose of the Zoning By-law is to permit a public trail on city-owned lands. This By-law amends the zoning of the property outlined on the attached Schedule "A" from no zone to "OS I" (Open Space - Community Park) and "PB I" (Parkway Belt).

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 175 is in full force and effect.

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

IF YOU WISH TO APPEAL to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at https://olt.gov.on.ca/. An appeal may be filed in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario L5B 3C1 no later than June 26, 2024. An appeal received by email will be accepted once the appeal fees are received.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

- The Notice of Appeals for the appeal;
2) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at https://olt.gov.on.ca/appeals-process/fee-chart/
3) be accompanied by a fee in the amount of \$319.30 per application, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Rob Vertolli of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 8248

S. Smith (handwritten signature)

Sacha Smith, Manager/Deputy Clerk, Secretariat and Access & Privacy, 300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 175

to

Mississauga Official Plan

By-law No. 0097-2024

A by-law to Adopt Mississauga Official Plan Amendment No. 175

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, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), 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;

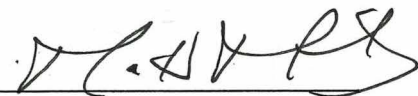
AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 175, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designations within the Meadowvale Village Character Area;

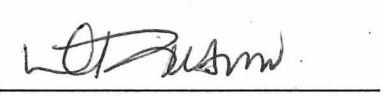
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 175 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 29th day of May, 2024.

Signed 

ACTING MAYOR

Signed 

CLERK

Amendment No. 175
to
Mississauga Official Plan

The following text and Maps "A" to "E" attached constitute Amendment No. 175.

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 May 1, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from no designation to Parkway Belt West, Greenlands, and Public Open Space.

LOCATION

The lands affected by this Amendment are located along a portion of the decommissioned Orangeville-Brampton Railway corridor, between the Mississauga-Brampton border to the north, to approximately Inuit Trail to the south. The subject lands are located in the Meadowvale Village Character Area, as identified in Mississauga Official Plan.

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 subject lands have no land use designation as they were previously used as a railway corridor.

An Official Plan Amendment is required to change the land use designation from no designation to Parkway Belt West, Greenlands and Public Open Space to permit a public trail.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The subject lands are currently underutilized, and the proposed use will repurpose them for recreational opportunities.
2. The proposed trail will result in an expansion of the natural heritage system and link natural heritage features.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to Linkages, as shown on Map "C" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to Public and Private Open Spaces and Parkway Belt West, as shown on Map "D" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from no designation to Parkway Belt West, Greenlands and Public Open Space, as shown on Map "E" of this Amendment.

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.

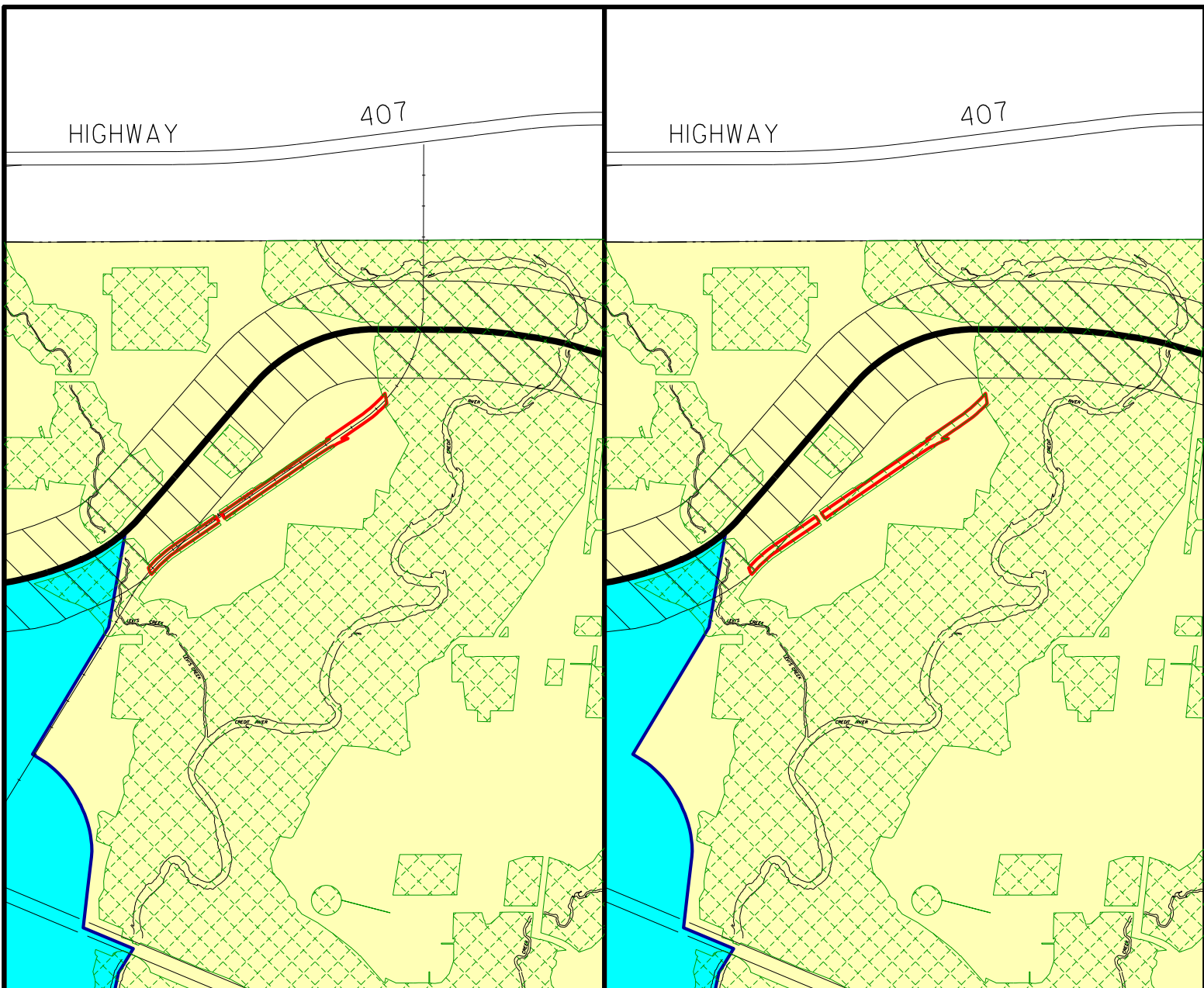
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 4, 2024.

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.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

Note:

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



MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan



LEGEND:

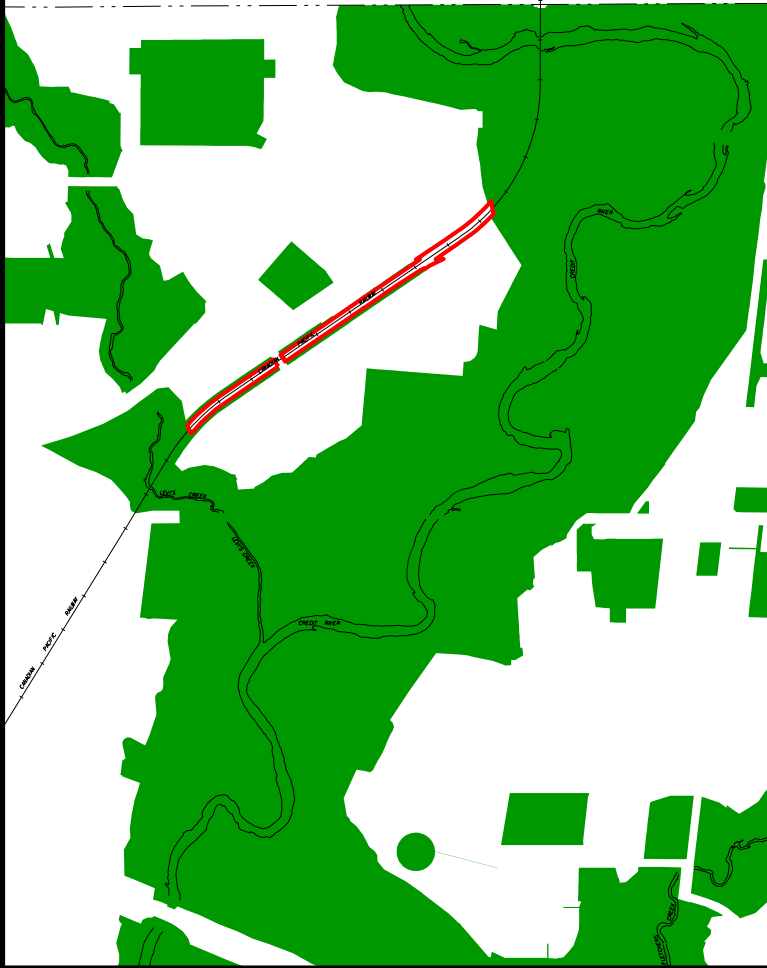
 AREA OF AMENDMENT

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

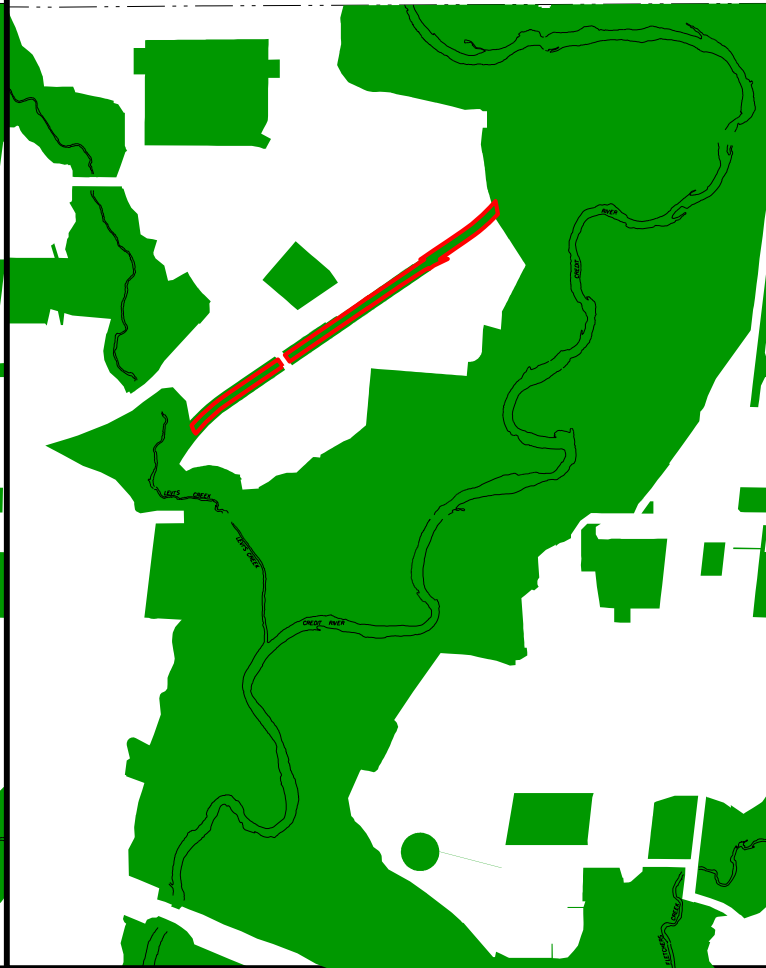


MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan



EXISTING



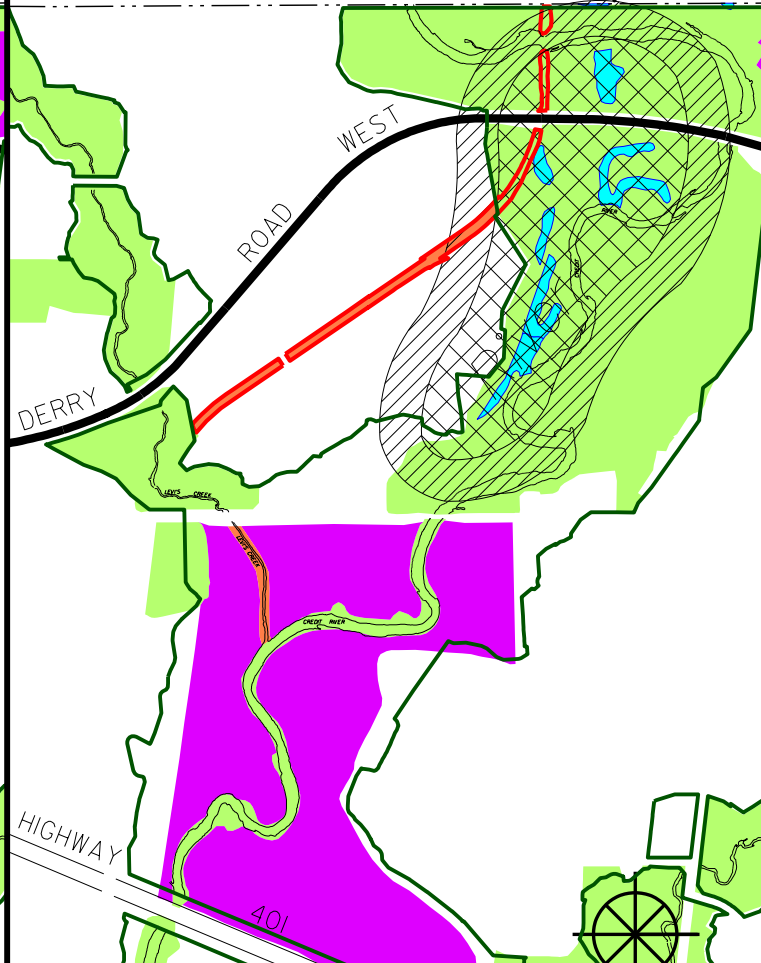
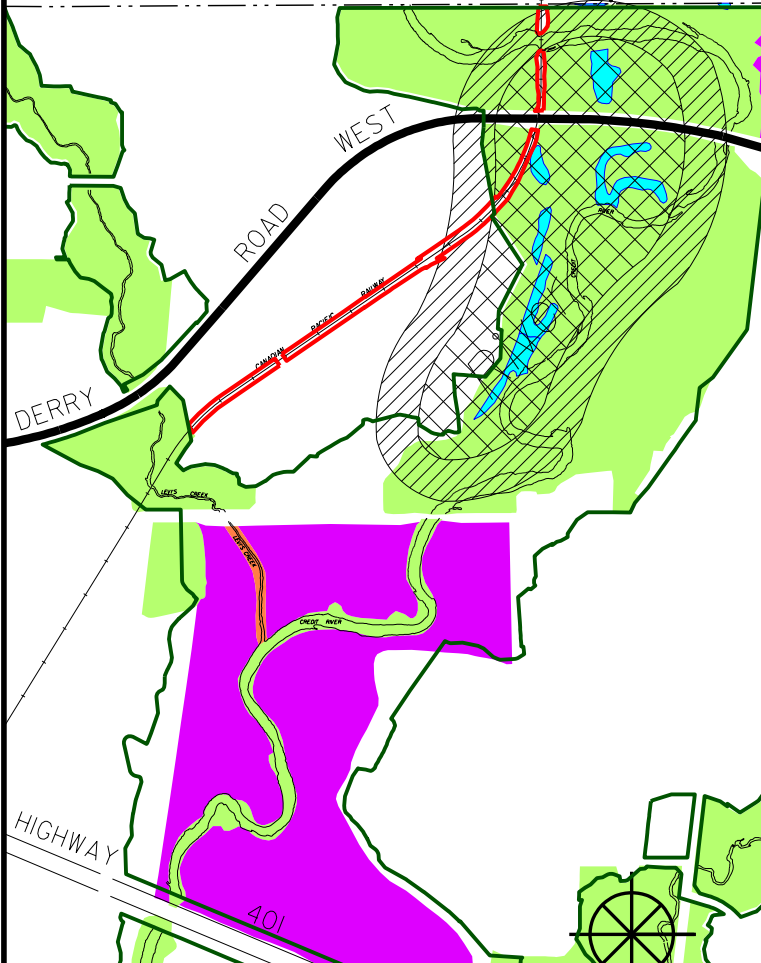
AMENDED

Churchville-Norval Wetland

Churchville-Norval Wetland

HIGHWAY 407

HIGHWAY 407



EXISTING

AMENDED

LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
 - Special Management Areas
 - Linkages
 - Residential Woodlands
 - Provincially Significant Wetlands
 - Other Wetlands
 - Areas of Natural and Scientific Interest Provincial Significance
 - Areas of Natural and Scientific Interest Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain
- AREA OF AMENDMENT

Notes:

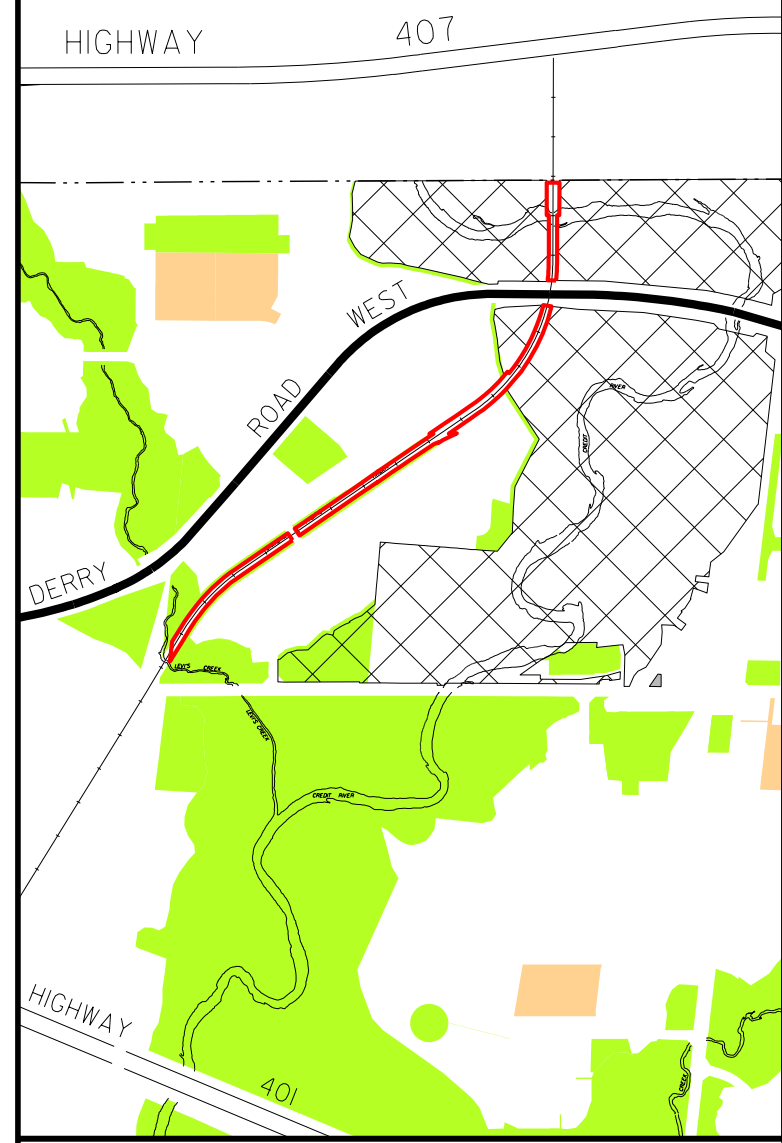
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



MAP 'C'

Part of Schedule 3
Natural System
of Mississauga Official Plan





EXISTING



AMENDED

LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenlands as shown on Schedule 10.



MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



LAND USE DESIGNATIONS

- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Mixed Use | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

AREA OF AMENDMENT

FROM:
 NO DESIGNATION

TO:
 PARKWAY BELT WEST
 GREENLANDS
 PUBLIC OPEN SPACE



MAP 'E'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

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 May 21, 2024 in connection with this proposed Amendment.

There were no deputations at the Public Meeting and no written submissions received in connection with this proposed Amendment.

City of Mississauga
Corporate Report



| | |
|---|---|
| <p>Date: May 1, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p> | <p>Originator's file: CD.21-ORC W11</p> |
| | <p>Meeting date: May 21, 2024</p> |

Subject

PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (WARD 11)

Proposed City Initiated Official Plan and Zoning By-law Amendments to Permit a Public Trail on the Former Orangeville Brampton Railway Corridor

Vacant lands, north of Old Derry Road, east of Mavis Road

Owner: City of Mississauga

File: CD.21-ORC W11

Recommendation

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as amended, to permit a public trail as detailed in Appendix 3 of the report dated May 1, 2024 from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That implementing Official Plan and Zoning By-law amendments be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as amended, be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- In 2022, the City of Mississauga finalized the acquisition of a decommissioned railway corridor to convert such lands into a public trail.
- Neither the in-force Official Plan designations, nor the Zoning By-law regulations associated with these lands permit the intended use.

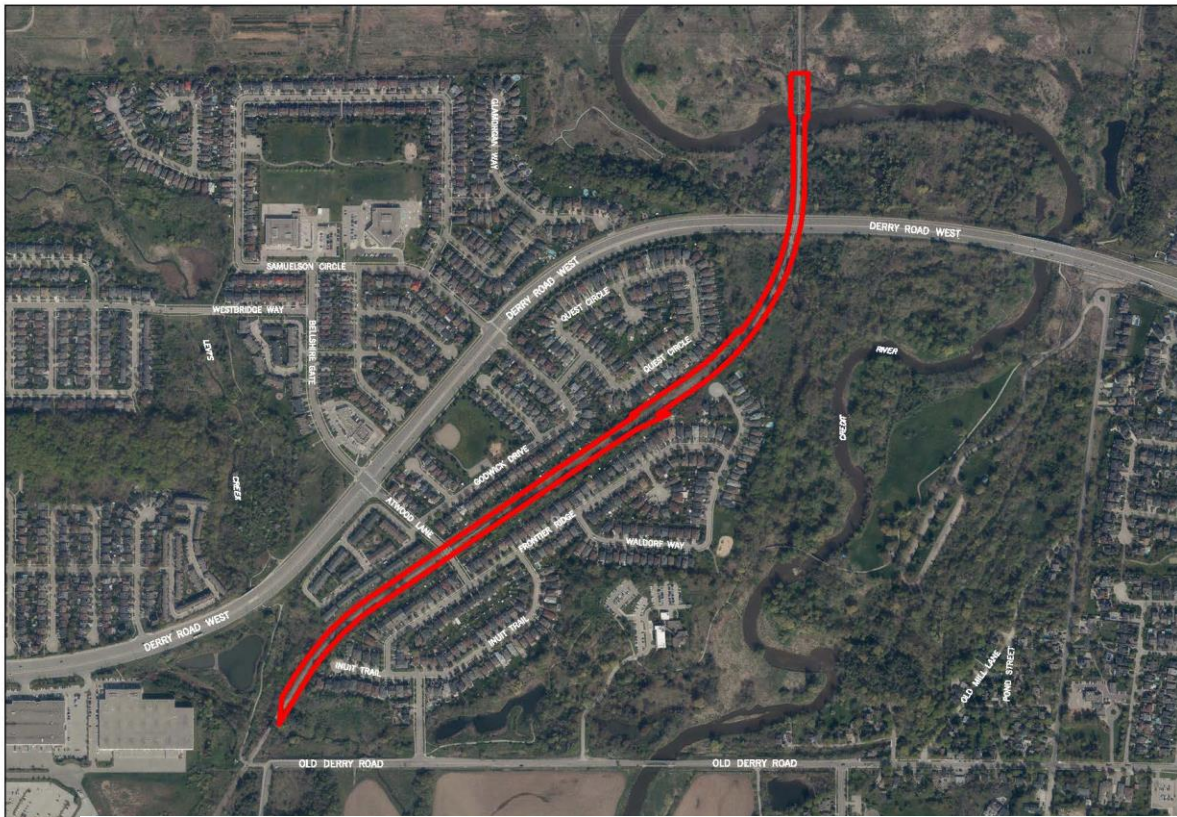
- This report provides background information and recommendations on the required Official Plan and Zoning By-law amendments necessary to facilitate the proposed use of a public trail.

Background

In 2022, the City of Mississauga, in conjunction with the Region of Peel, the City of Brampton, and the Town of Caledon, finalized the acquisition of the decommissioned Orangeville-Brampton Railway corridor. The purpose of obtaining these lands was ultimately to establish an intercity public trail.

The Mississauga segment of the rail line runs in its entirety from the Mississauga-Brampton border in the north and terminates at approximately Matlock Avenue in the south; however, only a portion of these lands have been transferred over to the City at this time.

The lands associated with the proposed amendments are approximately 1.5 km (0.9 miles) in length and 3.4 ha (8.4 acres) in area; running parallel to the Credit River, and ending approximately at Inuit Trail, north of Derry Road. See Map 1, and Appendix 1, for the extent of the proposed amendments.



Map 1: Context Map of the Subject Lands

The purpose of this report is to recommend appropriate land use designations and zone categories for the proposed public trail on the identified lands. Upon completion, the subject lands identified in this report will be in conformity with their intended open space uses.

Comments

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 2.

Official Plan

As the lands represent a former rail corridor, there is no existing land use designation. An amendment to the Official Plan is therefore required. Staff recommend that the subject lands be redesignated to a combination of Parkway Belt West, Greenlands, and Public Open Space to permit the proposed trail use.

Additionally, to reflect the subject land's conversion into public open space, mapping amendments to several schedules within the Official Plan are also required.

The proposed amendments represent good planning through their emphasis of expanding and linking natural heritage features and systems; in repurposing underutilized lands; and, by creating new recreational opportunities for residents.

Zoning

In the Zoning By-law, rail corridors and other similar pieces of infrastructure, such as roads, do not have a zone category. Therefore, they do not have permitted uses or associated regulations, but rather, the adjacent zone(s) is applied. In this case, the rail corridor is adjacent to a variety of zones that would not permit the use of a trail. An amendment to the Zoning By-law is therefore required. Staff recommend that the subject lands be rezoned to a combination of **PB1** (Parkway Belt West) and **OS1** (Open Space – Community Park) to permit the trail use.

Details of the proposed Official Plan and Zoning By-law amendments can be found in Appendix 3.

LAND USE POLICIES AND REGULATIONS

The Provincial Policy Statement (PPS) introduces land use planning and development policies pertaining to matters of provincial interest within Ontario. This is accomplished by setting out province-wide direction on the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies, which

support the achievement of complete communities; a thriving economy; a clean and healthy environment; and, social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up and strategic growth areas to make efficient use of land, infrastructure, and transit.

The Planning Act requires that municipalities' decisions regarding planning matters are consistent with the Provincial Policy Statement (PPS), and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the Greenbelt Plan, the Parkway Belt West Plan, and the ROP.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

The proposed Official Plan and Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments achieve the shared provincial, regional, and municipal goals of enhancing natural ecological features and functions through appropriate land acquisition, while also ensuring that public health is at the forefront of land use planning.
2. The proposed amendments to both the land use designations and zone categories ensure that planning documents and classifications reflect the desired use of the subject lands.


Should the proposed amendments be approved by Council, the implementing Official Plan amendment and Zoning By-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Context Map

Appendix 2: Detailed Planning Analysis

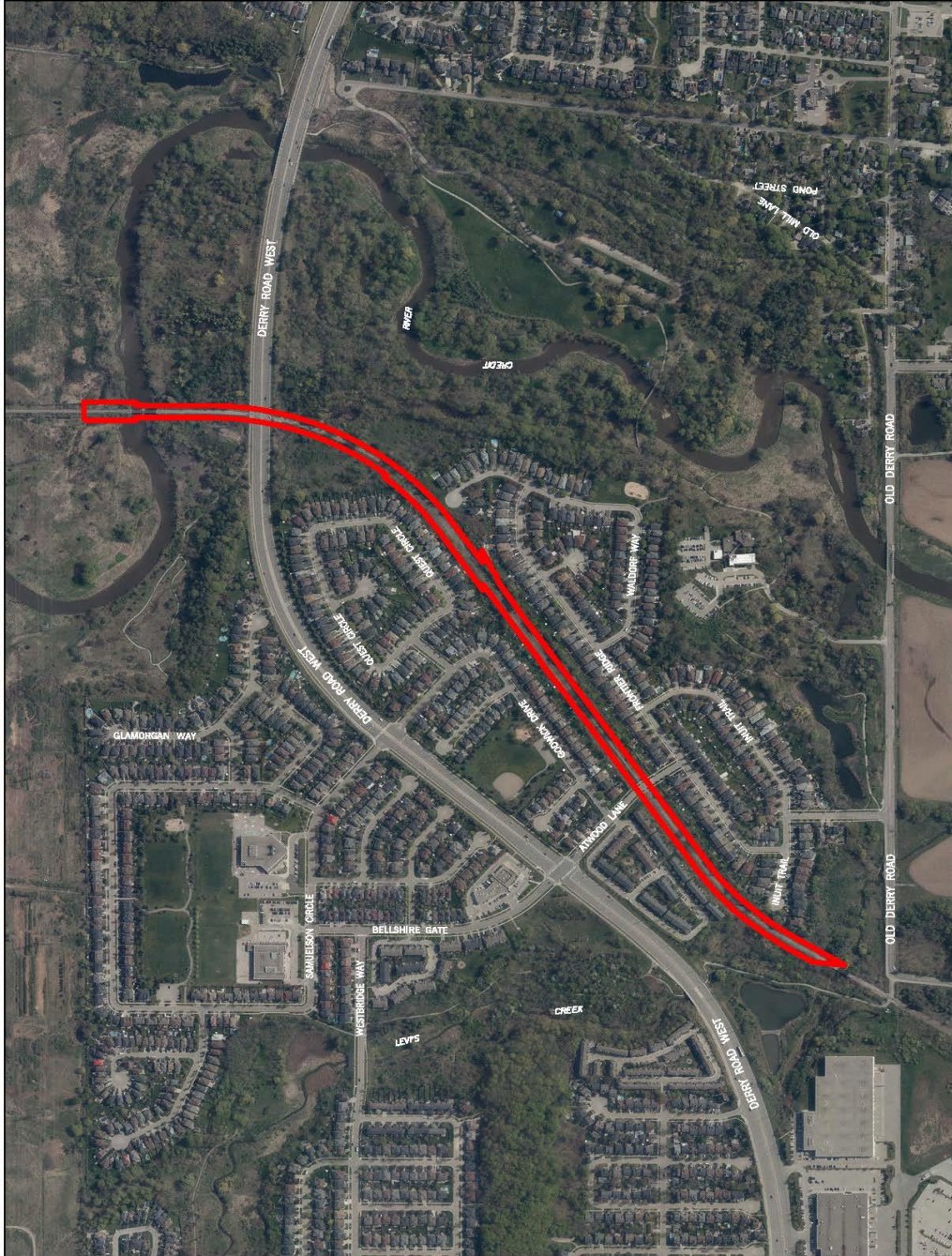
Appendix 3: Proposed Official Plan and Zoning By-law Amendments



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Rob Vertolli, Planner

Appendix 1: Context Map



Information / Recommendation Report Detailed Planning Analysis

City-Initiated Official Plan and Zoning By-law Amendment

Table of Contents

| | | |
|-----|---|---|
| 1. | Summary of Applicable Policies, Regulations, and Proposed Amendments | 2 |
| 2. | <i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)</i> | 7 |
| 3. | Consistency with PPS | 7 |
| 4. | Conformity with Growth Plan | 7 |
| 5. | Parkway Belt West Plan | 8 |
| 6. | Region of Peel Official Plan..... | 8 |
| 7. | Mississauga Official Plan (MOP) | 8 |
| 8. | Zoning | 9 |
| 9. | Supporting Studies | 9 |
| 10. | Conclusions | 9 |

1. Summary of Applicable Policies, Regulations, and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments have been evaluated based on these policies.

| Policy Document | Legislative Authority / Applicability | Key Policies |
|---|--|---|
| <p>Provincial Policy Statement (PPS)</p> | <p>The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.</p> <p>Zoning and development by-laws are an important tool for implementation of the Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Building Strong Healthy Communities (PPS Part V)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p> | <p>Healthy, liveable, and safe communities are sustained by:</p> <ul style="list-style-type: none"> • promoting efficient development and land use patterns which sustain the well-being of municipalities over the long term; and, • accommodating an appropriate range and mix of recreational uses, and park and open space areas to meet long-term needs. (PPS 1.1.1) <p>Land use patterns within settlement areas shall be based upon both densities and a mix of land uses, which:</p> <ul style="list-style-type: none"> • efficiently use land and resources; • are appropriate for, and efficiently use, the infrastructure which is available; and, • support active transportation. (PPS 1.1.3.2) <p>Healthy, active communities should be promoted by:</p> <ul style="list-style-type: none"> • planning public spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity; and, • planning and providing for a full range and equitable distribution of publicly-accessible natural settings for recreation, including parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. (PPS 1.5.1) |

| Policy Document | Legislative Authority / Applicability | Key Policies |
|--|--|--|
| <p>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</p> | <p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area.</p> <p>All decisions made on, or after, May 16, 2019, in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p> | <p>Preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible. (PPS 1.6.1)</p> <p>The policies of this Plan regarding how land is developed; resources are managed and protected; and, public dollars are invested, are based upon the following principles:</p> <ul style="list-style-type: none"> • Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime; and, • Protect and enhance natural heritage, hydrologic and landform systems, features, and functions. (GP 1.2.1) <p>Applying the policies of this Plan will support the achievement of complete communities that expand convenient access to:</p> <ul style="list-style-type: none"> • a range of transportation options, including options for the safe, comfortable, and convenient use of active transportation; and, • an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities. (GP 2.2.1.4) <p>Municipalities will ensure that active transportation networks are comprehensive and integrated into transportation planning to provide safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation. (GP 3.2.3.4)</p> <p>Municipalities are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH, that:</p> <ul style="list-style-type: none"> • are based upon a coordinated approach to trail planning and development; and, • are based upon good land stewardship practices for public and private lands (GP 4.2.5.1) |
| <p>Parkway Belt West Plan (PBWP)</p> | <p>The Parkway Belt West Plan was approved by the Lieutenant Governor in July of 1978, and is a major element of Provincial design.</p> <p>Policies within this document focus upon achieving four main goals:</p> <p>Separate and define the boundaries of Urban Areas, thus helping to provide the residents with a sense of community identification.</p> | <p>PBWP identifies the subject property as being located within the Northern Link (Milton-Woodbridge) area; further designating the lands as Public Open Space and Buffer Area.</p> <p>Uses permitted within the Public Open Space and Buffer Area are:</p> <ul style="list-style-type: none"> • public open space and uses incidental to them. (PBWP 5.4.1) <p>It is the intent of this plan to:</p> <ul style="list-style-type: none"> • provide for public open spaces located along the Credit River; and, • acquire the Credit River (Meadowvale) lands to establish a Public Open Space Area. (PBWP 6.4.2 & 6.4.3) |

| Policy Document | Legislative Authority / Applicability | Key Policies |
|--|---|---|
| | <p>Link Urban areas with each other and with areas outside the region by providing space for the movement of people, goods, energy, and information, without disrupting community integrity or function.</p> <p>Provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area.</p> <p>Provide a system of open space and recreational facilities linked with each other, with nearby communities, and with other recreational areas.</p> | |
| <p>Region of Peel Official Plan (ROP)</p> | <p>Regional Council adopted a new ROP on April 28, 2022, and the Minister of Municipal Affairs and Housing approved the new ROP, with 44 modifications on November 4, 2022.</p> | <p>ROP characterizes the subject property as being located within Peel's Urban System; further identifying that a portion of these lands fall within the Urban River Valley designation.</p> <p>General objectives of ROP, as outlined by Section 5.2, include: providing a diversity of complete healthy communities; and, offering a wide range and mix of recreational and cultural activities. These communities will be served and connected by an efficient use of land, public services, finances, and infrastructure; while respecting the natural environment, hazards and resources, and the characteristics of existing communities within Peel.</p> <p>The Urban River Valley designation provides protection for publicly owned lands that form important river valley linkages and corridors within an urban context for the Protected Countryside of the Greenbelt, and Lake Ontario areas. These lands provide for a network of uses and facilities to support urban areas, including recreational, tourism, and infrastructure.</p> <p>It is the policy of Regional Council to:</p> <ul style="list-style-type: none"> • encourage the local municipalities to develop strategies to guide the development of a system of publicly accessible recreation facilities, parkland, open space areas, and trails, that support connectivity of the Natural Heritage System and achievement of complete communities in keeping with environmental plans and strategies. (ROP 2.12.14.1) • promote planning and design that ensures the Urban River Valleys are maintained and/or enhanced. (ROP 2.12.17.4) |

| Policy Document | Legislative Authority / Applicability | Key Policies |
|-----------------|---------------------------------------|--|
| | | <ul style="list-style-type: none"> encourage stewardship, remediation, and appropriate park and trail initiatives that strive to enhance the ecological features and functions found within valley systems. (ROP 2.12.17.5) |

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with, and conforms to, changes

resulting in the recently released Growth Plan, 2020. The following policies are applicable in the review of the proposed zoning by-law amendment. In some cases, the description of the general intent summarizes multiple policies.

| | General Intent |
|--|---|
| Chapter 4 Vision | Mississauga will plan for a wide range of community infrastructure resources such that the daily needs of the community, through all stages of life, are met. (Section 4.4.6) |
| Chapter 5 Direct Growth | Mississauga will establish strategies that protect, enhance, and expand the Green System. The City's strategy for protecting, enhancing, and restoring the Green System consists of initiatives in the following areas: (g) naturalization/restoration; and, (h) management of natural areas. (Section 5.2.1) |
| Chapter 6 Value the Environment | Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65) Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation, and protection of nature. (Section 6.3.76) Natural areas acquired by Mississauga will be designated in accordance with the policies of this Plan. (Section 6.3.77) The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas are maintained and enhanced. (Section 6.3.79) |
| Chapter 8 Create a Multi-Modal City | Through the creation of a multi-modal transportation system, Mississauga will provide transportation choices that encourage a shift in lifestyle toward more sustainable transportation modes, such as active transportation. (Section 8.1.1) To encourage active transportation and support the development of healthy communities, the City will promote pedestrian activity as an integral part of the multi-modal transportation network. (Section 8.2.4) |

| | General Intent |
|--|--|
| <p>Chapter 9 Build a Desirable Urban Form</p> | <p>Open space areas will be high quality, usable, and physically and visually linked to streets, parks, and pedestrian routes. (Section 9.2.3.4)</p> <p>Natural features, parks, and open spaces will contribute to a desirable urban form by:</p> <ul style="list-style-type: none"> (b) connecting to the city's system of trails and pathways; (c) connecting to other natural areas, woodlands, wetlands, parks, and open spaces, including streets, schools, cemeteries, and civic spaces; and, (f) appropriately sizing parks and open spaces to meet the needs of a community and ensuring they are able to accommodate social events and individual needs, inclusive of recreation, playgrounds, sports and community gardens, where possible. (Section 9.3.5.3) <p>Open spaces will be designed as places where people can socialize, recreate, and appreciate the environment. (Section 9.3.5.4)</p> <p>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. (Section 9.3.5.9)</p> |
| <p>Chapter 11 General Land Use Designations</p> | <p>The following uses will be permitted in all land use designations:</p> <ul style="list-style-type: none"> (a) community infrastructure; and, (g) parkland. (Section 11.2.1.1) <p>Lands designated Greenlands will permit the following uses:</p> <ul style="list-style-type: none"> (e) passive recreational activity. (Section 11.2.3.2) <p>Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan. (Section 11.2.13.1)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Public Open Space will also permit the following uses:</p> <ul style="list-style-type: none"> (c) conservation. (Section 11.2.4.2) |
| <p>Chapter 16 Neighbourhoods</p> | <p>An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized by enhancing visual and, where appropriate, physical public access to these open spaces. (Section 16.17.2.2)</p> |

2. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) combine to provide policy direction on both matters of provincial interest related to land use planning, as well as direct the provincial government's plan for growth in supporting economic prosperity; protecting the environment; and, helping communities to achieve a higher quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementing these policies; stating, "comprehensive, integrated, and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

The PPS includes policies promoting the creation of healthy, liveable, and safe communities.

Section 1.5.1 of the PPS, as referenced in the chart above, identifies the mandate for planning authorities to provide an appropriate range and mix of public spaces to both meet the

needs of local inhabitants, as well as to facilitate active transportation and community connectivity.

Specifically, this section identifies the City's responsibility to provide a full range of publicly-accessible recreational uses within natural settings.

The proposed Official Plan and Zoning By-law amendments are consistent with the PPS's goal to create a diverse range of recreational spaces, which efficiently utilize existing infrastructure; support active transportation; and, foster complete communities.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the PPS.

4. Conformity with Growth Plan

The Growth Plan was updated August 28, 2020, to support the "More Homes, More Choice" government action-plan to address the needs of the region's growing population.

The new plan is intended to, amongst other things, build upon the policy framework established by the PPS and provide more specific land use planning policies which support the achievement of complete communities, a clean and healthy environment, and social equity.

The proposed amendments represent the creation of a new form of active transportation within this community which efficiently utilizes the existing landform system; as well as contributes to the creation of a complete community through the

provision of a new publicly-accessible open space trail.

The proposed amendments are consistent with the Growth Plan, as they direct growth to support long-term needs; foster the ability to create complete communities; and, result in the efficient utilization of land and resources.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the Growth Plan.

5. Parkway Belt West Plan

The Parkway Belt West Plan (PBWP) is intended to, amongst other things, establish a system of open space and recreational facilities that are linked with one another, with nearby communities, and with other recreational areas.

Section 6.4.3 of the PBWP, as referenced in the chart above, specifically directs public authorities to acquire the Credit River lands (Meadowvale) for the purposes of establishing a public open space area.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the PBWP.

6. Region of Peel Official Plan

A key objective of ROP is in identifying both the importance and the provision of publicly accessible open space areas which support connectivity within the Natural Heritage System.

As evident by Sections 5.2 and 2.12.17.5, as referenced in the chart above, ROP recognizes the significance of enhancing the ecological features and functions of valley systems through local stewardship, remediation, and appropriate park and trail initiatives.

The proposed amendments conform with ROP as they represent the efficient and appropriate use of these lands, as well as promote the creation of complete communities through achieving environmental plans and strategies.

Overall, the proposed Official Plan and Zoning By-law amendments conform with ROP.

7. Mississauga Official Plan (MOP)

The proposed amendments conform with the above-noted MOP sections by fostering complete and diverse communities; creating community infrastructure and parkland that is complementary to the local context and its interests; and, by crafting spaces where people can appreciate the natural environment.

Overall, the proposed Official Plan and Zoning By-law amendments conform with MOP.

8. Zoning

Please see Appendix 3, in this regard.

9. Supporting Studies

The following documents have been submitted in support of the proposed amendments:

- Archaeological Assessment
- Phase I & II Environmental Report

Staff have reviewed the above documents and are satisfied with their conclusions.

10. Conclusions

City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, the Growth Plan, the Parkway Belt West Plan, the Region of Peel Official Plan, and Mississauga Official Plan.

Based upon the above analysis, staff are of the opinion that the proposed Official Plan and Zoning By-law amendments are consistent with these aforementioned documents. Further, staff are of the opinion the proposed amendments can be supported, as they promote a natural setting for recreation and active transportation, while ensuring public health and safety are at the forefront of land use planning.

Appendix 3: Proposed Official Plan and Zoning By-law Amendments

| Section: | Immediate Surrounding Area: | Current Official Plan Designation: | | Proposed Official Plan Designation: | |
|----------|----------------------------------|------------------------------------|-----------------|-------------------------------------|---|
| | | OP Designation: | Permitted Uses: | OP Designation: | Permitted Uses: |
| A | Vacant Lands | No Designation | n/a | Parkway Belt West | Public open spaces and land uses incidental to them |
| B | Derry Road West (Road Allowance) | No Designation | | No Designation | n/a |
| C | Vacant Lands | No Designation | | Parkway Belt West | Public open spaces and land uses incidental to them |
| D | Vacant Lands | No Designation | | Greenlands | Conservation, parkland, and passive recreational activity |
| E | Residential Corridor | No Designation | | Public Open Space | Conservation, parkland, and community infrastructure |
| F | Atwood Lane (Road Allowance) | No Designation | | No Designation | n/a |
| G | Residential Corridor | No Designation | | Public Open Space | Conservation, parkland, and community infrastructure |

| Section: | Immediate Surrounding Area: | Current Zoning: | | Proposed Zoning: | |
|----------|----------------------------------|------------------------|-----------------|----------------------------------|--|
| | | Zoning Classification: | Permitted Uses: | Zoning Classification: | Permitted Uses: |
| A | Vacant Lands | No Zoning | n/a | PB1 - Parkway Belt | Passive Recreational Uses |
| B | Derry Road West (Road Allowance) | No Zoning | | No Zone | n/a |
| C | Vacant Lands | No Zoning | | PB1 - Parkway Belt | Passive Recreational Uses |
| D | Vacant Lands | No Zoning | | PB1 - Parkway Belt | Passive Recreational Uses |
| E | Residential Corridor | No Zoning | | OS1 - Open Space, Community Park | Passive Recreational Uses, Active Recreational Use |
| F | Atwood Lane (Road Allowance) | No Zoning | | No Zone | n/a |
| G | Residential Corridor | No Zoning | | OS1 - Open Space, Community Park | Passive Recreational Uses, Active Recreational Use |

