

Appendix 1

Policy Title: Green System Fencing

Policy Number: 05-02-01

Draft Only – September 16, 2021

Section:	Property and Facilities	Subsection:	Facility Planning
Effective Date:	May 27, 2019	Last Review Date:	May, 2019
Approved by: Council	Owner Division/Contact: Park Planning, Parks, Forestry and Environment Division, Community Services Department		

Policy Statement

The City of Mississauga requires the fencing of all municipally-owned or managed lands within the Green System which are adjacent to private property. This also includes land adjacent to proposed development or land which will be transferred to the municipality through development applications or other means.

Purpose

Fencing municipally-owned or managed lands within the Green System is required to ensure their preservation, enhancement, remediation and restoration, forms, functions and linkages; and to discourage encroachments and delineate private land from public land.

This policy identifies how fencing requirements shall be determined, including the fence location and timing of the installation and the financial responsibilities of the City and developers.

Scope

This policy applies to lands within the Green System that:

- Are owned by the municipality as of the original approval date of this policy
- Will be transferred to the municipality (either purchased or dedicated) through development applications which, as of the original approval date of this policy, had not received final approval of the municipality
- Are obtained through purchase or dedication
- Are managed by the City on behalf of the Toronto and Region Conservation Authority, Halton Region Conservation Authority or Credit Valley Conservation and,

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- Are adjacent to private property, including proposed developments where no dedication is required

This policy does not apply to:

- Privately-owned natural areas
- Lands adjacent to lands that were developed prior to the original approval date of this policy
- Parks and Open Space adjacent to schools
- Acoustic walls
- Athletic and recreational facility fencing, and
- Public open space which is being redeveloped by the City, in which case fencing requirements will be determined at the City's discretion

Requests for exceptions to this policy may be made in writing to the Director of Parks, Forestry and Environment, Community Services Department and will be considered by [Council the Commissioner, Community Services](#), on their own merits. [The Commissioner, in consultation with the Director and applicable City staff, will make the final decision to approve or deny the request.](#)

Definitions

“Green System” means all lands included in the Natural Hazard Lands, Natural Heritage System, Parks and Open Spaces and the Urban Forest, or a combination thereof, as identified in Schedule 1a in the Mississauga Official Plan.

“Natural Heritage System” means all lands within Significant Natural Areas, Natural Green Spaces, Special Management Areas, Residential Woodlands, and Linkages, as identified in Schedule 3 in the Mississauga Official Plan.

“Urban Forest” means all trees within the City of Mississauga, on both public and private lands, within the Natural Heritage System, including trees outside of wooded areas.

“Natural Hazard Lands” means Valleylands, Flood Plains and the Lake Ontario Shoreline, as identified in Schedule 3 in the Mississauga Official Plan.

“Parks and Open Spaces” means Public Open Space, Destination parks and Community parks, Private Open Space, Parkway Belt West lands, Education Facilities and Utilities, as identified in Schedule 4 in the Mississauga Official Plan.

Implementation

All required fencing around municipally-owned Parks and Open Spaces shall be situated along the boundary on private property.

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All required fencing around municipally-owned or managed lands that are within the Natural Hazard Lands, Natural Heritage System and Urban Forest shall be wholly situated along the boundary on municipal property. Public access to fenced lands, including gates from private property, will not be permitted, except for municipal maintenance and emergency purposes only. All fencing shall be specified and installed in accordance to the Green System Fencing Standards, which can be obtained from the Parks, Forestry and Environment Division.

Site specific amendments to the design details may be permitted. However, any additional costs will be the responsibility of the landowner.

All maintenance and replacement costs of the fencing will be the responsibility of the owner of the property on which the fence is situated. Provisions to ensure that fencing around parkland that is located on private lands remains in place shall be incorporated into the appropriate agreement.

Fencing of municipally-owned and managed lands within the Green System that are not in accordance with the specifications as outlined in this policy will be reviewed and prioritized for fencing installation or reinstallation by Community Services staff. Areas where fencing has been determined to be a priority will be recommended to Council for funding through the business planning and budget process.

Assessment of Fencing Requirements for Developments

Upon receipt of a development application, the Community Services Department, in consultation with the Planning and Building Department and the Transportation and Works Department, will review the application to determine the appropriate fencing requirements if the property contains, or is adjacent to, any land within the Green System which is municipally-owned or managed or will be transferred to the City as a land dedication through the development approval process.

Municipally-owned or managed lands within the Green System that are adjacent to proposed development will be fenced as a condition of approval of the Development Application.

For plans of subdivision, the location of the required fencing will be determined and approved by the Community Services Department, Planning and Building Department and Transportation and Works Department through the processing of the engineering submissions for the Development Application and will be identified on the above ground servicing drawings.

The City will require securities for the value of the works, as outlined in the Development Agreement or Subdivision Agreement.

For rezoning, site plan control or consent applications that do not require a Development Agreement or Subdivision Agreement, the developer will either be required to include a clause in

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the Development Agreement application acknowledging the fencing requirement or the City will require the necessary fencing as a condition of final approval. Securities will be required for the value of the works.

Revision History

Reference	Description
GC-415-99 - 1999 06 23	
August 04, 2015	Scheduled review – name change from Open Space Fencing. Updated to reflect current practices.
May 27, 2019	Schedule review – definitions revised to align with terminology used in the Official Plan