

City of Mississauga
Corporate Report



<p>Date: May 27, 2022</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-SIT</p>
	<p>Meeting date: June 20, 2022</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (ALL WARDS)
Proposed Amendments to Mississauga Official Plan, Site Plan Control By-law and Mandatory Pre-Application Meetings By-law
File: CD.21-SIT

Recommendation

That the proposed amendments to Mississauga Official Plan, Site Plan Control By-law 0293-2006 and the Mandatory Pre-Application Meetings By-law 0128-2008 contained in the report dated May 27, 2022, from the Commissioner of Planning and Building be approved, and that implementing by-laws be brought to a future City Council meeting.

Background

Bill 109, *More Homes for Everyone Act, 2022*, received Royal Assent on April 14, 2022. Changes introduced through Bill 109 include amendments to Section 41 of the *Planning Act* which deals with site plan approval. One of the changes includes a requirement that municipalities respond to the completeness of an application for site plan approval within 30 days of any fees being paid. Prior to Bill 109, there was no requirement that municipalities deem an application for site plan approval complete.

In addition, in June 2006, the City of Mississauga's Site Plan Control By-law was consolidated and updated. As permitted by the *Planning Act*, all lands in the City are designated as a site plan control area, and no person can undertake development without site plan approval. To focus development and design review on higher priority proposals and areas within Mississauga, the City has exempted certain types of development (e.g. most low density housing) and certain areas from site plan control. Matters relating to exterior design may be regulated through site plan control, provided that provisions related to such matters are contained within the Official Plan and the Site Plan Control By-law.

The purpose of this report is to identify required updates to Mississauga Official Plan, the Site Plan Control By-law and the Mandatory Pre-Application Meetings By-law resulting from Bill 109 and other necessary amendments.

Comments

The following amendments are required to Mississauga Official Plan, the Site Plan Control By-law and the Mandatory Pre-Application Meetings By-law:

Mississauga Official Plan

Chapter 19 – Implementation of Mississauga Official Plan contains policies pertaining to complete application requirements for development applications. Currently the policy references complete application requirements for official plan amendment, rezoning, draft plan of subdivision, draft plan of condominium or consent applications, but does not include site plan applications.

As a result of Bill 109, staff are proposing that Section 19.4.5 of Mississauga Official Plan be amended to reference site plan applications and to add the plans and drawings normally associated with a site plan application to the list of required information.

Site Plan Control By-law

As permitted by the *Planning Act*, exterior design elements and streetscape may be regulated through site plan approval, provided that the Site Plan Control By-law and the Official Plan contain such provisions. Mississauga Official Plan already contains the necessary policies, and so staff are proposing to make the Site Plan Control By-law consistent with the Official Plan.

In addition, staff are proposing to exempt duplexes having frontage on a public road from site plan control. With the introduction of second units into the Zoning By-law, there is only a minor distinction between a duplex and a detached dwelling with a second unit. However, in the Site Plan Control By-law, detached dwellings are currently exempt from site plan control, but duplexes are not. These exemptions do not apply to the site plan infill areas of the City, and any other areas identified in the by-law. To maintain equity and consistency, staff propose that duplexes be treated similarly as detached dwellings in the Site Plan Control By-law.

Mandatory Pre-Application Meetings By-law

An amendment is required to the Mandatory Pre-Application Meetings By-law to include site plan applications in the definition of "applications". The by-law states that one of the purposes of a pre-application meeting is to identify information deemed necessary by City staff for the submission of a complete development application. Prior to Bill 109, the *Planning Act* did not contain complete application requirements for site plan applications, so they were not included in the Mandatory Pre-Application Meetings By-law.

Appendix 1 details all of the proposed amendments to Mississauga Official Plan, the Site Plan Control By-law and the Mandatory Pre-Application Meetings By-law.

COMMUNITY ENGAGEMENT

No community or public meetings are required under the provisions of the *Planning Act* for amendments to the Site Plan Control By-law or the Mandatory Pre-Application Meetings By-law. However, amendments to Mississauga Official Plan are subject to statutory public meeting and notice requirements. The public meeting on June 20, 2022 fulfills the statutory requirements under the *Planning Act*.

Financial Impact

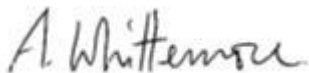
Not applicable.

Conclusion

It is recommended that the above noted changes be made to Mississauga Official Plan, the Site Plan Control By-law 0293-2006 and the Mandatory Pre-Application Meetings By-law 0128-2008. The amendments are required to comply with certain provisions in Bill 109 and to create consistency between the Official Plan, the Site Plan Control By-law and the Mandatory Pre-Application Meetings By-law.

Attachments

Appendix 1: Proposed Amendments to Mississauga Official Plan, Site Plan Control By-law and Mandatory Pre-Application Meetings By-law



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

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