

Recommendation Report Detailed Planning Analysis

City Initiated Zoning By-Law Amendment

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1. *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) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "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.

2. Consistency with PPS

The Public Meeting Report, dated February 11, 2022 (Appendix 1), provides an overview of relevant policies found within the PPS.

Several revisions to the zoning by-law are being proposed. However, only the proposed amendments to surface parking

requirements within Greenlands zones are influenced by the policies contained within the PPS.

These policies include:

Section 1.1.1(c) of the PPS states that healthy, liveable, and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Section 2.1.1 of the PPS requires natural features and areas shall be protected for the long term.

The proposed amendment will permit more flexibility in addressing potential environmental concerns, as well as ensuring the continued protection of these lands through more efficient stormwater management practices.

As outlined in this report, the proposed development supports the general intent of the PPS.

3. Region of Peel Official Plan (ROP)

As summarized in the Public Meeting Report, dated February 11, 2022 (Appendix 1), the proposed amendments to the zoning by-law do not require an amendment to the Region of Peel Official Plan.

Several revisions to the zoning by-law are being proposed. However, only the proposed amendments to surface parking

requirements within Greenlands zones are influenced by the policies found within ROP.

These policies include:

- Section 2.1.3.2 of ROP promotes the protection, maintenance, and enhancement of the quality and integrity of ecosystems, including air, water, land and biota jointly with the area municipalities, conservation authorities and provincial agencies.
- Section 2.1.3.6 of ROP encourages the area municipalities, in consultation with the conservation authorities, to promote and enforce soil conservation measures on developing sites.
- Section 2.3.1 of ROP promotes identifying, protecting, and supporting the restoration and rehabilitation of the Greenlands System in Peel.

The proposed amendment conforms to ROP by providing the City with required regulations necessary in efficiently mitigating environmental concerns. By providing both the necessary flexibility in site design, as well as in expanding the choice in construction materials, this amendment will provide the City with appropriate tools to support and protect the Greenlands Systems.

4. Mississauga Official Plan (MOP)

The proposed amendments to the zoning by-law do not require an amendment to the Mississauga Official Plan (MOP).

Planning staff have evaluated the proposed zoning amendments within the context of relevant MOP policies.

The following is an analysis of the key policies and criteria:

Value the Environment

- Section 6.1.1 of MOP encourages Mississauga to: a) protect, enhance, restore and expand the Natural Heritage System; b) encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System.
- Section 6.3.4 of MOP compels the City to work with the conservation authorities to encourage restoration, enhancement, stewardship and managements of lands identified by conservation authorities as part of their natural heritage systems.
- Section 6.3.24 of MOP encourages the protection, enhancement, restoration, and expansion of the Natural Heritage System through: e) the promotion of stewardship within privately and publicly owned lands within the Natural Heritage System; and, f) controlling activities that may be incompatible with the retention of the Natural Heritage System and associated ecological functions.
- Section 6.4.2.1 of MOP details that Mississauga should use a water balance approach in the management of stormwater by encouraging and supporting measures and activities that reduce stormwater runoff, improve

water quality, promote evapotranspiration and infiltration, and reduce erosion using stormwater best management practices.

Build a Desirable Urban Form

- Section 9.5.5.3 of MOP details that where surface parking is permitted, the following will apply. Parking should: b) incorporate stormwater best management practices, such as permeable paving, bio-retention areas and tree clusters

General Land Use Designations

- Section 11.2.3.1 of MOP identifies that lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted.
- Section 11.2.3.2 of MOP identifies that permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted.

The proposed amendment, which allows for flexibility in both site design and site construction materials, conforms to MOP by ensuring that best management practices can ultimately be utilized. Such flexibility permits the protection of the Natural Heritage Systems, helps to control incompatible activities, and serves to reduce resultant stormwater erosion within these areas.

Further, the proposed amendment was generated in consultation with the conservation authorities and serves these groups' shared interest in the restoration, enhancement, and protection of these lands.

For these reasons, this amendment is consistent with the *Provincial Policy Statement*, Region of Peel Official Plan, and Mississauga Official Plan.

5. Zoning

Please see Appendix 3: Proposed Zoning By-law Amendments, in this regard.

6. Conclusions

In conclusion, City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, Region of Peel Official Plan, and Mississauga Official Plan.

Staff note, current regulations requiring parking areas to be constructed solely of a permeable material in Greenlands zones has had the unintended consequence of prohibiting best stormwater management practices; neither addressing the underlying issue, nor meeting the general intent.

The proposed amendment, drafted in consultation with both the City of Mississauga's Community Services Department, as well as the appropriate conservation authorities, will serve to achieve the overarching policies of MOP, enact zoning

regulations to permit best stormwater management practices, and protect and enhance the associated Greenlands zones.