

Detailed Information and Preliminary Planning Analysis

Table of Contents

1. Summary of Applicable Policies 2

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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 the proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the 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 will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Provincial Policy Statement (PPS)</p>	<p>Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with Provincial Policy Statement. (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>Land use patterns within settlement areas shall be based on densities and a mix of land uses which: which efficiently use land and resources. (PPS 1.1.3.2.a)</p> <p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which: are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion. (PPS 1.1.3.2.b)</p> <p>Planning authorities shall promote economic development and competitiveness by: providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. (PPS 1.3.1.a)</p> <p>Planning authorities shall promote economic development and competitiveness by: providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. (PPS 1.3.1.b)</p> <p>Long-term economic prosperity should be supported by: promoting opportunities for economic development and community investment-readiness. (PPS 1.7.1.a)</p> <p>Long-term economic prosperity should be supported by: sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network. (PPS 1.7.1.i)</p>

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Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. 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>Within settlement areas, growth will be focused in i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned and; iv. areas with existing or planned public service facilities. (Growth Plan 2.2.1.2.c)</p> <p>Applying the policies of this Plan will support the achievement of complete communities that: feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities. (Growth Plan 2.2.1.4.a)</p> <p>Economic development and competitiveness in the GGH will be promoted by: integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment (Growth Plan 2.2.5.1.d)</p>
Greenbelt Plan	Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act, 2005</i> does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.	The proposed zoning by-law amendments would not affect any natural heritage systems.
Parkway Belt West Plan (PBWP)	The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the Green System in the MOP and are therefore intended to be preserved and enhanced through public acquisition.	The proposed zoning by-law amendments would not affect any lands within the Green System.
Region of Peel Official Plan (ROP)	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate proposed zoning by-law amendments.	<p>The ROP identifies the lands affected by the proposed zoning by-law amendments as being located within Peel's Urban System.</p> <p>It is a Regional objective to achieve Urban Growth Centres that incorporate a range and mix of residential and employment opportunities (ROP 5.3.3.1.3).</p> <p>It is a Regional objective to provide sufficient lands in employment areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3. (ROP 5.6.1.1)</p> <p>It is a Regional objective to attract and retain a range of employment types in</p>

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		<p>Peel. (ROP 5.6.1.4) It is a Regional objective to: plan for, protect and preserve employment areas for employment uses. (ROP 5.6.1.6)</p> <p>It is a policy of Regional Council to: require the area municipalities to include a range of employment designations in their official plans for employment areas within the Urban System and Rural Service Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses. (ROP 5.6.2.2)</p> <p>It is a policy of Regional Council to protect and support employment areas for employment uses, as defined and designated in area municipal official plans. (ROP 5.6.2.6)</p>

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 conform to changes resulting in the recently released Growth Plan, 2020.

The following policies are applicable in the review of the proposed zoning by-law amendments. In some cases the description of the general intent summarizes multiple policies.

	General Intent
<p>Chapter 5 Direct Growth</p>	<p>Mississauga will protect employment lands to allow for a diversity of employment uses. (MOP 5.1.8)</p> <p>Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs. (MOP 5.3.6.1)</p> <p>Mississauga will maintain a sustainable, diversified employment base by providing opportunities for a range of economic activities. (MOP 5.3.6.2)</p> <p>Employment uses that support opportunities for residents to work in Mississauga will be encouraged. (MOP 5.3.6.3)</p>

	General Intent
Chapter 7 Complete Communities	Mississauga, like other cities around the world, is dependent on the importation of food to sustain its population. While this dependency is expected to continue, Mississauga supports a variety of urban agricultural practices that allow its residents access to freshly grown local produce, supports the surrounding agricultural community, enhances local food security, reduces the energy costs associated with transporting food great distances and achieves a more sustainable community. (MOP 7.7)
Chapter 10 Foster a Strong Economy	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force. (MOP 10.1.1)</p> <p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs. (MOP 10.1.2)</p> <p>Mississauga will protect lands within Employment Areas for industrial uses. (MOP 10.3.2)</p>
Chapter 11 General Land Use Designations	<p>In addition to the Uses Permitted in all Designations, lands designated Business Employment will also permit the following uses: m. manufacturing; x. warehousing, distributing and wholesaling. (MOP 11.2.11.1)</p> <p>Permitted uses will operate mainly within enclosed buildings. (MOP 11.2.11.3)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Industrial will also permit the following uses: m. manufacturing; y. warehousing, distributing and wholesaling. (MOP 11.2.12.1)</p>
Chapter 19 Implementation	To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: b. Mississauga Zoning By-law. (MOP 19.4.2)