

City of Mississauga

Corporate Report



Date: November 10, 2023 To: Mayor and Members of Council	Originator's files: LA.07.PRO
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: November 22, 2023

Subject

RECOMMENDATION REPORT

Provincial Decisions on Municipal Official Plans

Recommendation

1. That the report titled "Provincial Decisions on Municipal Official Plans" dated, November 10, 2023, from the Commissioner of Planning, be received for information.
2. That Council endorse the Minister of Municipal Affairs and Housing's direction to enact legislation that implements the Region of Peel Official Plan as approved on April 28, 2022 through By-law 20-2022, and with those housekeeping modifications requested by the Region of Peel.
3. That the mayor be authorized, as the head of Council, to submit a letter to the Minister of Municipal Affairs and Housing and the Region of Peel, supporting the Minister's proposal to adopt the Region of Peel Official Plan as approved on April 28, 2022 through By-law 20-2022, and with those housekeeping modifications requested by the Region of Peel.

Background

On April 28, 2022, a notice of adoption was issued by the Council of the Regional Municipality of Peel on the passing of By-law 20-2022 to repeal the July 11, 1996 Region of Peel Official Plan, and replace it with a new April 2022 Region of Peel Official Plan (See Appendix 1).

The Ministry of Municipal Affairs and Housing (MMAH) approved the new Region of Peel Official Plan, with 44 modifications (See Appendix 2) on November 4, 2022. The modifications included eight technical amendments requested by Region of Peel staff as minor housekeeping items. The modified Region of Peel Official Plan has since been in full force and effect.

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On October 23, 2023, the new Minister of Municipal Affairs and Housing, Minister Paul Calandra announced a review of past decisions from MMAH related to land use planning, including official plans and Minister's Zoning Orders, to ensure that these earlier decisions support provincial goals. A formal letter from the Minister, issued on November 2, 2023, regarding the new direction is attached as Appendix 3.

The Minister is proposing legislation that will, if passed, bring into effect the official plans or official plan amendments as adopted by the municipal councils, including the Region of Peel, without provincial modifications, except for any modifications that are necessary to protect matters of public health and safety, or which are required to align with legislation or regulations.

In order to solicit input from the municipalities on the review, the Ministry is providing 45 days for municipalities to submit comments on the modifications to the official plans that were originally submitted to the Ministry. Feedback from impacted single and lower tier municipalities is to be provided to ministry staff by December 7, 2023.

Regional planning staff will be preparing a report for the December 7, 2023 meeting of Region of Peel Council. The report will incorporate feedback received from the municipalities of Mississauga, Brampton and Caledon on the modifications to the Region of Peel Official Plan. The Region's report will also outline those provincial housekeeping modifications, referencing applicable legislation/documents, that they will be requesting be maintained. City staff have advised the Region of their comments as outlined below in this report.

Comments

On November 4, 2022, the Ministry of Municipal Affairs and Housing (MMAH) approved the new Region of Peel Official Plan, with 44 modifications. Eight of the modifications were requested by Peel staff in July 2022, as minor housekeeping changes. The remaining provincial modifications, revised a number of policies, schedules and figures related to the Natural Heritage System, Growth Management, Transportation, Major Transit Station Areas, Employment and Region Urban Boundary. The majority of the provincial modifications directly impacted the Town of Caledon which had their urban settlement area expanded, land removed from their Prime Agricultural Area, and residential uses permitted on an Employment site.

One of the modifications to the Region of Peel Official Plan was the removal of wording where lower-tier municipalities may establish maximum heights and densities in Major Transit Station Areas at their discretion (see Appendix 2). City staff are of the opinion that the *Planning Act* already provides guidance on this matter, and there will be no material difference if the modifications remain or are removed from the Region of Peel Official Plan. For clarity purposes, City staff support maintaining the original language as approved by Regional Council on April 28, 2022.

Staff are of the opinion that the provincial modifications to the Region of Peel Official Plan have little or no impact for the City of Mississauga and are not necessary to protect for matters of public health and safety, or which are required to align with government legislation or regulations. City staff supports the new legislation from the Minister that will adopt the Region of Peel Official Plan as approved on April 28, 2022 through By-law 20-2022, with no additional modifications required, other than those housekeeping changes requested by the Region of Peel.

Region of Peel Official Plan as originally approved on April 28, 2022, provides a clear planning framework to guide future growth that supports housing affordability, walkable, transit-supportive, and complete communities consistent with existing Provincial legislations.

Financial Impact

There are no immediate financial impacts resulting from the recommendations in this report.

Conclusion

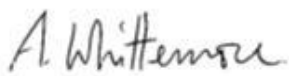
Staff supports the Minister's review of recent provincial decisions on municipal official plans, including the Region of Peel. Approving the Region of Peel Official Plan as adopted on April 28, 2022, with those housekeeping modifications requested by the Region, will support the City's future growth in line with provincial direction.

Attachments

Appendix 1: Region of Peel Notice of Passing of By-law 20-2022, April 28, 2022.

Appendix 2: Provincial Decision to approve the new Region of Peel Official Plan with Modifications, November 4, 2022.

Appendix 3: Paul Calandra, Minister of Municipal Affairs and Housing, Letter – Announcement Impacting Provincial Decisions on Municipal Official Plans/ Official Plan Amendments, November 2, 2023.



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

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