

City of Mississauga
Corporate Report



<p>Date: February 28, 2024</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 files: LA.07.PRO</p>
	<p>Meeting date: March 18, 2024</p>

Subject

INFORMATION REPORT (ALL WARDS)

Update on Bill 162 – Get It Done Act, 2024

Recommendation

That the report titled “Update on Bill 162 – Get It Done Act, 2024” dated February 28, 2024, from the Commissioner of Planning and Building, be received for information.

Background

Bill 162, Get It Done Act, 2024, is an omnibus bill that is proposing changes to various pieces of legislation. Some of the more notable changes for Mississauga include:

- changes to the Region of Peel Official Plan;
- designating extensions of the Hazel McCallion Line to Downtown Mississauga via the Confederation Parkway loop as a priority transit project;
- changing the Environmental Assessments (EA) process and reducing the timeline by up to four years for major infrastructure projects such as highways, rail and electricity transmission lines;
- proposing a new streamlined EA process for certain municipal water, wastewater, and shoreline projects; and
- allowing expropriation of land prior to completion of an EA process.

Other changes relate to tolls on provincial highways, carbon taxes, freeze on driver licensing fees, automated driver's permit renewals, and mine permitting processes.

Steps to Approving the New Region of Peel Official Plan

Through Bill 162, Get It Done Act, 2024, the Province is proposing a further round of changes to the Region's Official Plan. The following is a summary of key decision dates for the Region's new Official Plan:

- On April 28, 2022, Regional Council adopted a new Region of Peel Official Plan.
- On November 4, 2022, the Ministry of Municipal Affairs and Housing (MMAH) approved the new Region of Peel Official Plan, with 44 modifications (See Appendix 1).
- On December 20, 2023, the Province passed Bill 150 which reversed 35 of the 44 modifications made previously by the Province.

Comments

The purpose of this report is to provide an update on proposed changes to the Region of Peel Official Plan and provide a high-level commentary on the various other aspects of Bill 162 impacting municipalities.

Bill 162 Changes to the Regional Official Plan

For Peel, Bill 162 would reinstate an additional 18 modifications that the MMAH had originally made to the November 4, 2022 version of the Region's Official Plan (see Appendix 2).

Of these modifications:

- Eight are minor modifications that were requested by Regional staff or made by the Province for housekeeping or clarification matters; and
- 10 are changes to the Region's Urban Settlement Boundary and Employment Area mapping that would add approximately 246 hectares (ha) of net developable land to the previously approved 4,400 ha for greenfield development in Caledon.

The proposed modifications to the Urban Settlement Boundary do not directly impact the City of Mississauga. They may have financial implications for the Region as it would require a further expansion of Regional infrastructure (e.g. water and wastewater) to service new greenfield development.

The proposed legislation would keep intact language in the Regional Official Plan that stated local municipalities may establish maximum heights/densities in Major Transit Station Areas.

Other Bill 162 Changes Impacting Municipalities

The Province intends to designate extensions of the Hazel McCallion Line to Downtown Mississauga as a priority transit project. These changes would help expedite the implementation of the Downtown Loop.

The proposed changes to the EA Act will streamline and simplify the existing process for EAs including:

- Implementing a project list approach to clearly outline projects that either require the highest level of environmental assessment (e.g. large landfills) or those that can be undertaken through a streamlined EA process (e.g. highways, rail and electricity transmission lines). This will allow infrastructure to be built sooner while maintaining environmental safeguards; and
- Introducing a streamlined process for certain municipal water, shoreline and sewage system projects and outlining municipal infrastructure projects that would not be subject to this streamlined process (e.g. roads). The proposed Municipal Project Assessment Process (MPAP) would set out requirements for consultation, consideration of alternatives, impact assessment studies, documentation and notification. This new process would require analysis and background studies to be completed before the process is officially initiated.

Staff have participated in Provincial webinars on the EA Act amendments and generally support in principle the proposed changes. The Municipal Engineers Association (MEA) also generally supports these revisions. Staff are in the process of preparing detailed comments and questions on the proposed changes for submission to the Environmental Registry of Ontario by the March 17th, 2024 deadline. Staff will provide further details and updates to City Council and continue to monitor the EA Act amendments.

Financial Impact

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

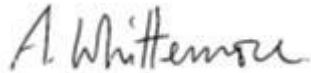
Conclusion

The changes proposed to the Region's Official Plan by Bill 162 do not directly impact the City of Mississauga. They build on the changes previously introduced through Bill 150 by retaining a larger number of modifications that had been made by the Province when approving the Region's Official Plan in November 2022. The additional modifications proposed to be retained are for housekeeping or clarification matters, or primarily affect Caledon. The proposed legislation maintains policy language on maximum heights/densities in Major Transit Station Areas. The proposed changes to the EA Act are supported in principle by staff.

Attachments

Appendix 1: Minister's Notice of Decision with 44 Provincial Modifications – November 4, 2022

Appendix 2: Bill 162 Changes to Region of Peel Official Plan



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

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