



# **THE OFFICIAL PLAN MISSISSAUGA**

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# THE DREAM

## Mississauga's Official Plan

- Addresses transportation, housing, urban design, cultural heritage, the environment and economy.
- Intends to address systemic racialization and exclusions of groups in planning and settlement.
- Ensure affordability and accessibility.
- Develop walkable, connected neighborhoods.
- Promote green culture.
- Land use split into Downtown, major node, community nodes, corporate centers, neighborhoods, employment areas etc.

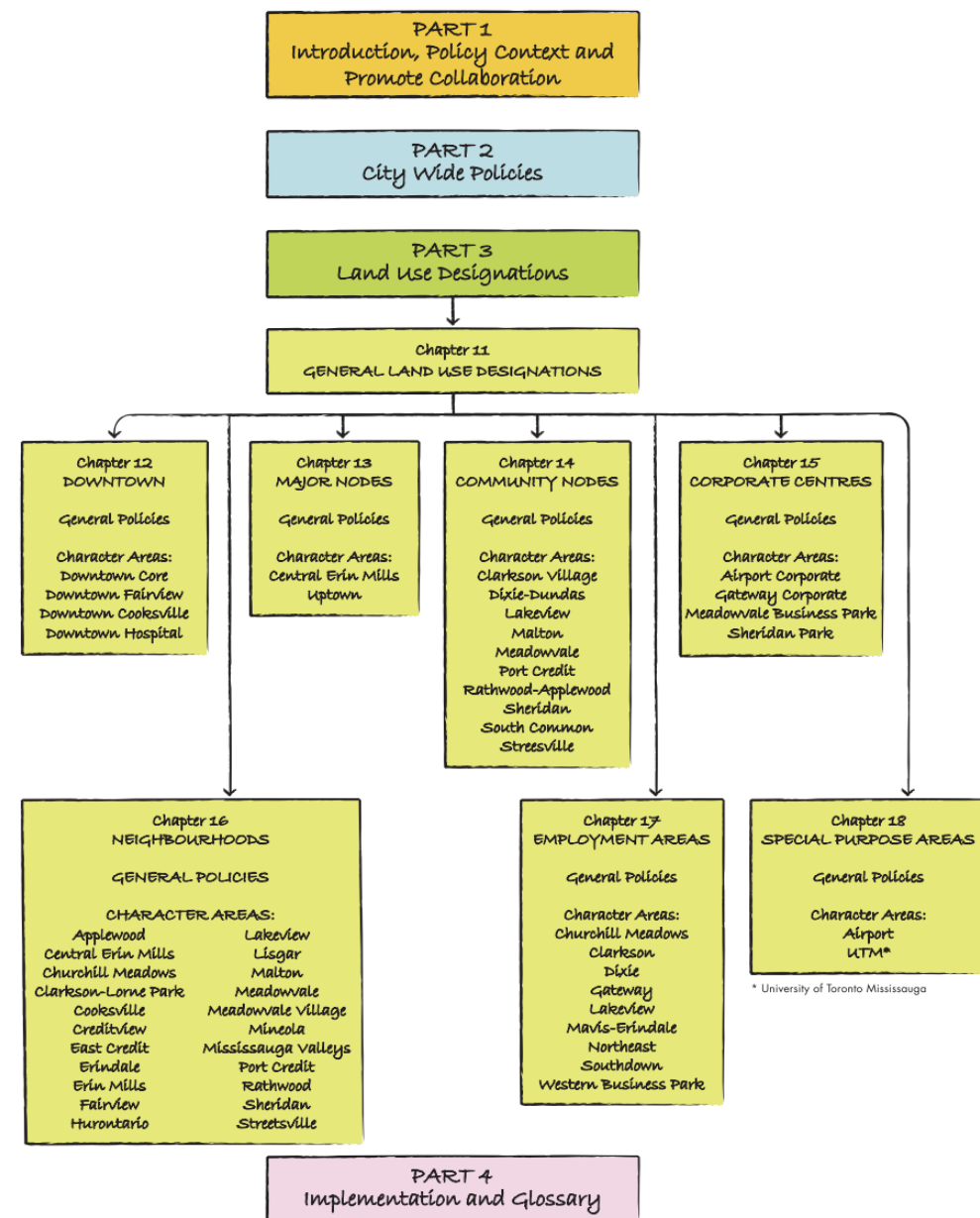


Figure 11-1: This chart shows a breakdown of the Mississauga Official Plan structure with a focus on Part 3.

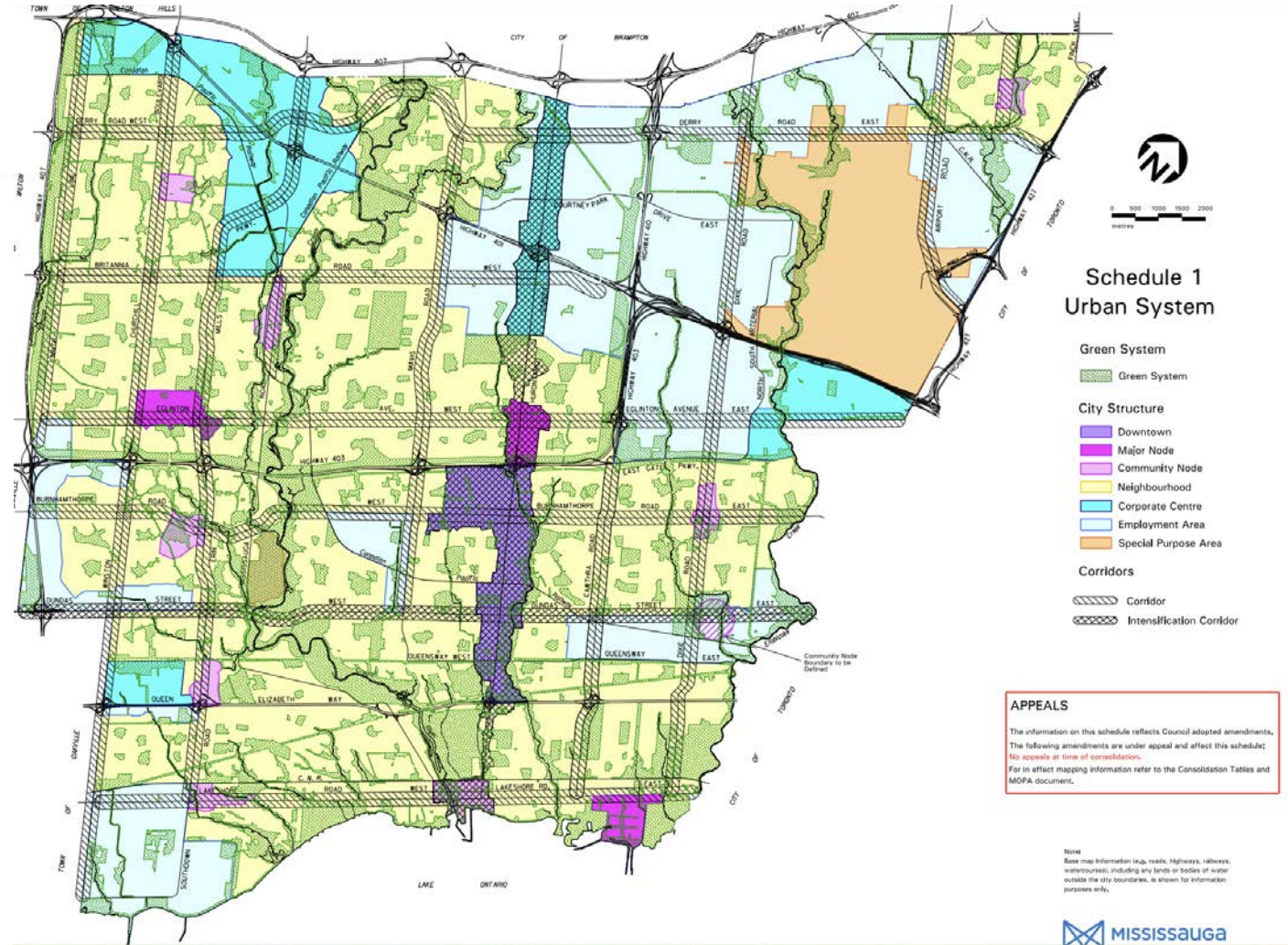
# THE PLAN

## Mississauga's Official Plan

Steps to determine the designation and use of a property:

- Step 1** Locate the property on Schedule 1, Urban System, to determine the applicable components of the Urban System. Reference should be made to the relevant sections regarding the components in Chapter 4, Direct Growth.
- Step 2** If the property is located in the Green System, locate the property on Schedule 3, Natural System, to determine if the property is affected by the Natural Heritage System or Natural Hazard Lands. If the property is located in, or adjacent to these systems, reference should be made to the relevant sections in Chapter 5, Value the Environment.
- Step 3** Locate the property on Schedules 10: Land Use Designations and identify the designation. Refer to the applicable General Land Use Policies in Chapter 11.
- Step 4** Locate the property on Schedule 9, Character Areas to determine which element of the City Structure (i.e. Downtown, Major Node, Community Node, Corporate Centre, Neighbourhood, Employment Area or Special Purpose Area) the property is located within. Reference should be made to the relevant policies for the element in which the property is located in Chapters 12 to 18.
- Step 5** Determine from Schedule 9, Character Areas, the individual Character Area (e.g. Downtown Core or Applewood Neighbourhood) where the property is located. Refer to the policies for that Character Area in Chapters 12 to 18.
- Step 6** Part 2: City Wide Policies contains policies that will affect how a property may be used in accordance with its land use designation. Reference should be made to all relevant policies in Part 2.

Figure 1-3: Steps to determine the designations and use of property.

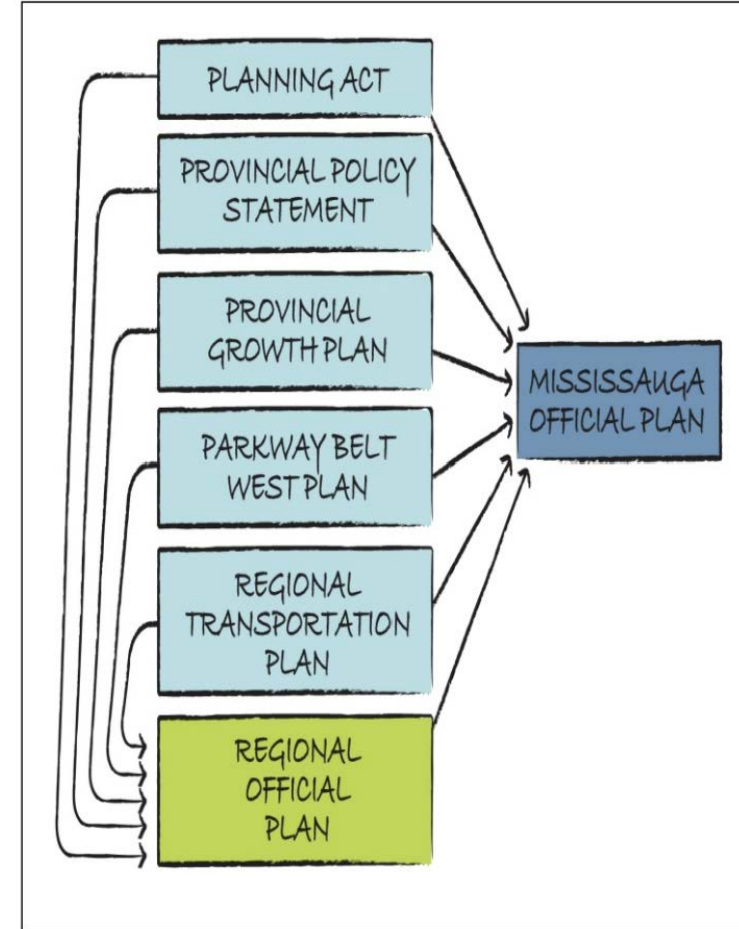




# THE REALITY

## The Province's Official Plan

- **Every plan or policy that dictates Mississauga Official Plan is provincial or regional NOT municipal.**
- **The Planning Act has been amended by Bill 23 and requires within next 10 years, 120K units be built, gives extensive powers to the OLT and use of MZOs**
- **The Provincial Policy Statement governs the use and protection of water, agriculture land, mineral resources etc. has been weakened by new Conservation Act rules that allows the Minister of Natural Resources to issue development permits without conservation authority review.**



# THE NIGHTMARE

THIS IS THE PROVINCE'S OFFICIAL PLAN NOT MISSISSAUGA'S VISION, BUT IT IS OUR COST

## City

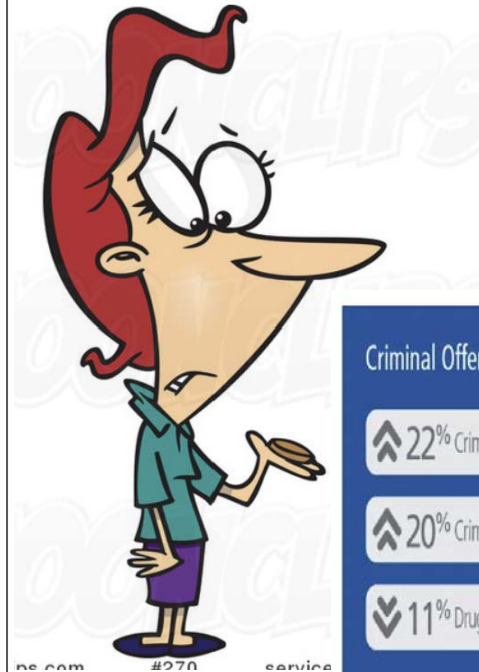
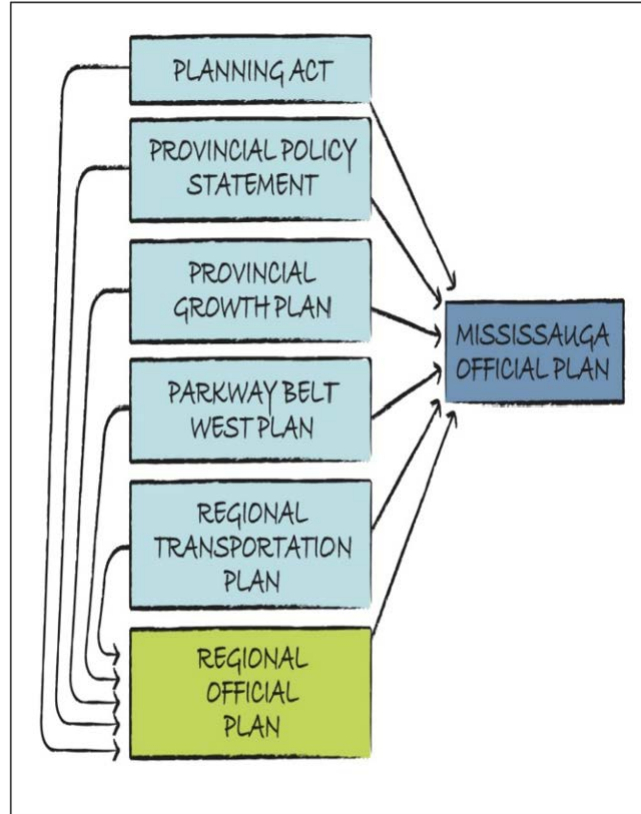
- **Not to exceed 30% gross income for low/moderate households.**
- **Language: housing units/homes.**
- **Build 120,000 units in 30 years**
- **Official plan is based on urban system that zones areas for use and structure, covering the green system, city structure (downtown, major nodes, neighborhoods, employment areas etc. ), and corridors (transit).**
- **Nothing on controlling timelines for developers, but strict timelines for the city.**

## Province

- **Definition of affordability: 80% less than average resale/market/rental value.**
- **Language: Units**
- **Build 120,000 units in 10 yrs.**
- **Eliminates site control plans (walkways, pavement, landscaping etc.) for less than 10 units, zones by MZOs and limits most rights of appeal to the OLT and cuts the power of Conservation authorities.**
- **Restrictive timelines for city approval but not for developer submissions**

# WHERE WE ARE NOW

What we worry about NOW is not integrated into anyone's plan

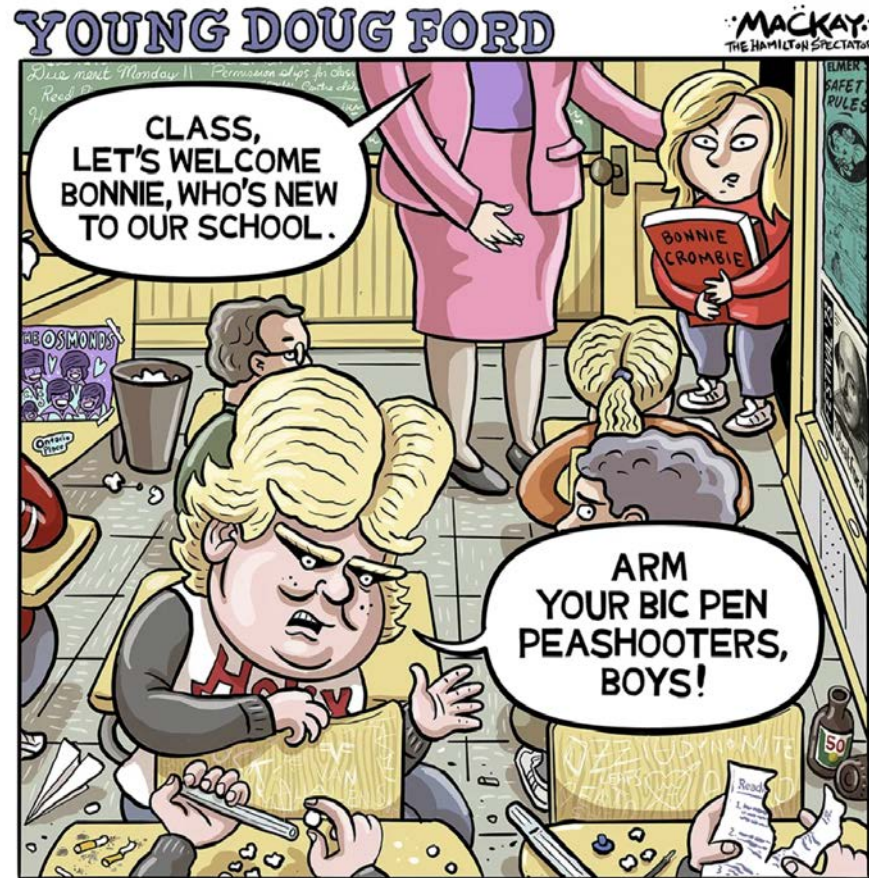


- NOW... not 25 years later
- CRIME
- No satellite police offices in neighborhoods
- Nothing in the regional or provincial policies or plans.

Criminal Offences	Robberies	Vehicle Thefts
↑ 22% Crimes Against Persons	↑ 32% Robberies Total	↑ 80% Automobiles
↑ 20% Crimes Against Property	↑ 56% Robberies with Weapon	↓ 2% Trucks
↓ 11% Drugs	↑ 7% Robberies without Weapon	↑ 47% Total

# WHAT DO WE DO NOW

A political problem needs a political solution.



- The Official Plan for land use in Mississauga is just a grownup Christmas list.
- It is impossible to implement amidst everchanging provincial (Greenbelt) and regional policies (Mississauga short decision to separate from Peel).
- We can't seem to plan months provincially or regionally, not sure how we can plan 25 years citywise.
- Cost without the power to implement and direct is just flushing money down the toilet.
- Mississauga deserves better than this.



# REFERENCES

Crime: Peel Regional Police report 2022

<https://www.peelpolice.ca/en/who-we-are/by-the-numbers-2022.aspx#Traffic-Management>

Conservation Act changes

<https://thenarwhal.ca/ontario-conservation-authorities-changes/>

Cartoon:

<https://mackaycartoons.net/2023/06/15/thursday-june-15-2023/>

Official Plan

<https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>



**THANK YOU**

