

### **Southdown Local Area Plan – City Initiated OPA: Conformity to Provincial, Regional and Mississauga Official Plan Policies:**

The proposed amendment aligns with the current Provincial, Regional and Mississauga Official Plan and Policies as outlined below:

#### **Provincial Policy Statement (2020):**

Section 1.2.6 of the Provincial Policy Statement, provides directions on managing and directing land uses while ensuring land use compatibility and prioritizing public health and safety.

Sub-Section 1.2.6.1 states that, “Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures”

#### **Amendment 1 (2020) to the Growth Plan (2019)**

The Growth Plan (2019) and its recently released Amendment 1 (2020) provides direction to municipalities for conversions within Provincially Significant Employment Zones (PSEZs) located in MTSAs. While doing so, it provides guidance to determine the appropriateness of such conversions by ensuring they do not encroach upon existing industries, are compatible and address all associated negative impacts. Sub-section 7(c) of 2.2.5 Employment, states that, “Municipalities will plan for all employment areas within settlement areas by providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility”.

While, sub-section 8 states that, “The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.”

#### **Region of Peel Official Plan**

The current Regional Official Plan provides an overarching direction to support and implement planning policies within Mississauga. Sub-section 2.2.3.3.7 of the Section 2.2.3 Air Quality states that it is the policy of the Regional Council to “Support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions.”

Additionally, Section 5.1.3 General Policies for the Region Structure provides direction for appropriate planning of conflicting land uses while maintaining appropriate separation distances and ensuring that associated negative impacts to public health and safety are addressed. Sub-section 5.1.3.1 states that it is the policy of the Regional Council to, “Plan for major facilities (such as transportation and infrastructure corridors, airports, sewage treatment facilities, waste management system and industrial and aggregate facilities) and sensitive land uses to be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.”

#### **Mississauga Official Plan**

The proposed amendment reinforces the current policies and objectives of the Mississauga Official Plan.

Chapter 6 and Chapter 19 provide specific policies for determining land use compatibility and requirements for implementation, respectively.

Notably, sub-section 6.1.10 of Section 6.1 Value the Environment states that, “In accordance with the Provincial Government guidelines, the development proponent will be required to undertake a feasibility study in those cases where:

- a. a sensitive land use is proposed within the area of influence of a facility that generates contaminant discharges; or,
- b. a facility generates contaminated discharges or a proposed facility is likely to generate contaminated discharges.

The study will evaluate the impacts, both before and after any proposed mitigation measures are applied and identify options for mitigation both at the source or elsewhere to the satisfaction of the City and other appropriate approval authorities.”

While, sub-section 6.5.5 of Section 6.5 Air Quality states that, “When determining land use compatibility, regard will be given to odours, air particulates, noise and other contaminants, which may impact adjacent or nearby land uses and natural areas. Incompatible land uses such as sensitive land uses and those uses that are sources of noise, odour and dust will be separated and/or the nuisances will be mitigated, so they do not interfere with each other.”

These policies apply citywide and provide general direction to staff to determine whether proposed land uses are appropriate and compatible with the existing uses. Building on the existing policy framework, the proposed amendment will provide a stronger basis for ensuring that any new sensitive uses proposed within the Southdown Employment Area are safe for future residents without compromising the functionality of the surrounding industries and operations.