

City of Mississauga
Corporate Report



<p>Date: May 1, 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 file: CD.21-ORC W11</p>
	<p>Meeting date: May 21, 2024</p>

Subject

PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (WARD 11)

Proposed City Initiated Official Plan and Zoning By-law Amendments to Permit a Public Trail on the Former Orangeville Brampton Railway Corridor

Vacant lands, north of Old Derry Road, east of Mavis Road

Owner: City of Mississauga

File: CD.21-ORC W11

Recommendation

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as amended, to permit a public trail as detailed in Appendix 3 of the report dated May 1, 2024 from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That implementing Official Plan and Zoning By-law amendments be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as amended, be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- In 2022, the City of Mississauga finalized the acquisition of a decommissioned railway corridor to convert such lands into a public trail.
- Neither the in-force Official Plan designations, nor the Zoning By-law regulations associated with these lands permit the intended use.

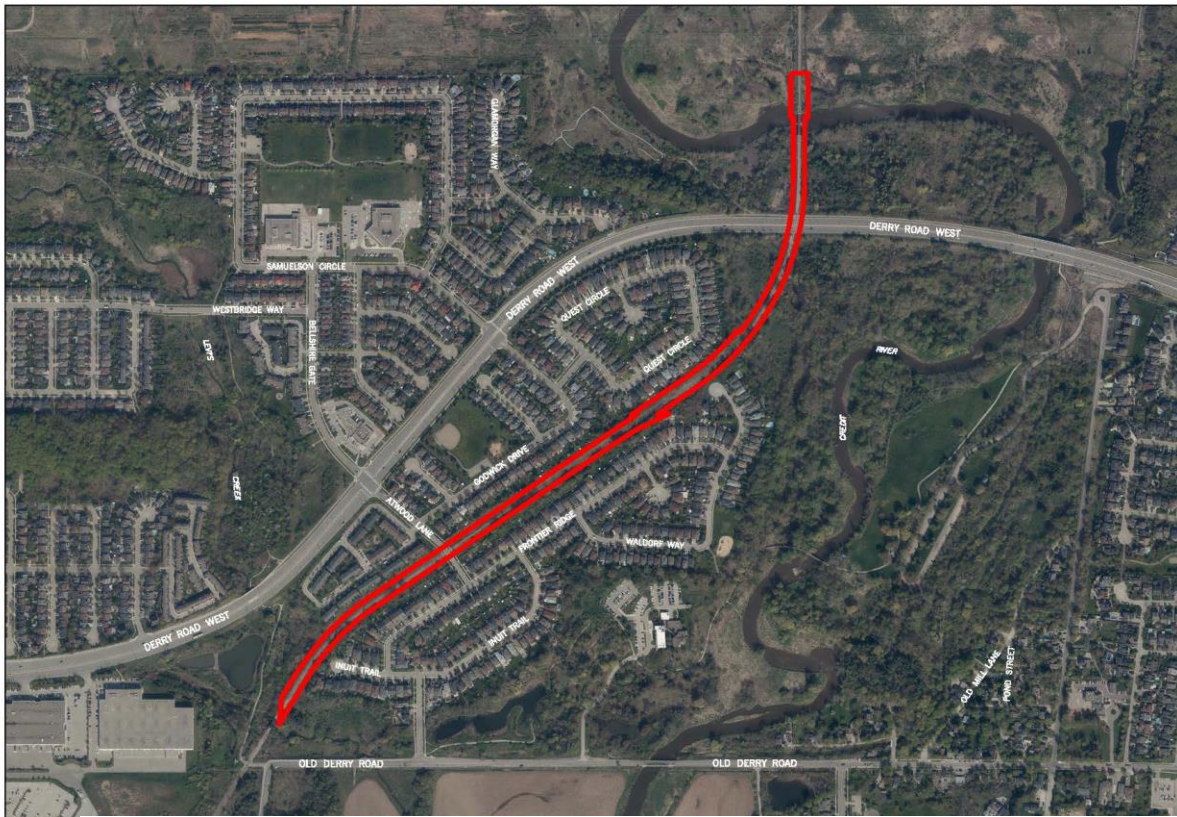
- This report provides background information and recommendations on the required Official Plan and Zoning By-law amendments necessary to facilitate the proposed use of a public trail.

Background

In 2022, the City of Mississauga, in conjunction with the Region of Peel, the City of Brampton, and the Town of Caledon, finalized the acquisition of the decommissioned Orangeville-Brampton Railway corridor. The purpose of obtaining these lands was ultimately to establish an intercity public trail.

The Mississauga segment of the rail line runs in its entirety from the Mississauga-Brampton border in the north and terminates at approximately Matlock Avenue in the south; however, only a portion of these lands have been transferred over to the City at this time.

The lands associated with the proposed amendments are approximately 1.5 km (0.9 miles) in length and 3.4 ha (8.4 acres) in area; running parallel to the Credit River, and ending approximately at Inuit Trail, north of Derry Road. See Map 1, and Appendix 1, for the extent of the proposed amendments.



Map 1: Context Map of the Subject Lands

The purpose of this report is to recommend appropriate land use designations and zone categories for the proposed public trail on the identified lands. Upon completion, the subject lands identified in this report will be in conformity with their intended open space uses.

Comments

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 2.

Official Plan

As the lands represent a former rail corridor, there is no existing land use designation. An amendment to the Official Plan is therefore required. Staff recommend that the subject lands be redesignated to a combination of Parkway Belt West, Greenlands, and Public Open Space to permit the proposed trail use.

Additionally, to reflect the subject land's conversion into public open space, mapping amendments to several schedules within the Official Plan are also required.

The proposed amendments represent good planning through their emphasis of expanding and linking natural heritage features and systems; in repurposing underutilized lands; and, by creating new recreational opportunities for residents.

Zoning

In the Zoning By-law, rail corridors and other similar pieces of infrastructure, such as roads, do not have a zone category. Therefore, they do not have permitted uses or associated regulations, but rather, the adjacent zone(s) is applied. In this case, the rail corridor is adjacent to a variety of zones that would not permit the use of a trail. An amendment to the Zoning By-law is therefore required. Staff recommend that the subject lands be rezoned to a combination of **PB1** (Parkway Belt West) and **OS1** (Open Space – Community Park) to permit the trail use.

Details of the proposed Official Plan and Zoning By-law amendments can be found in Appendix 3.

LAND USE POLICIES AND REGULATIONS

The Provincial Policy Statement (PPS) introduces land use planning and development policies pertaining to matters of provincial interest within Ontario. This is accomplished by setting out province-wide direction on the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies, which

support the achievement of complete communities; a thriving economy; a clean and healthy environment; and, social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up and strategic growth areas to make efficient use of land, infrastructure, and transit.

The Planning Act requires that municipalities' decisions regarding planning matters are consistent with the Provincial Policy Statement (PPS), and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the Greenbelt Plan, the Parkway Belt West Plan, and the ROP.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

The proposed Official Plan and Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments achieve the shared provincial, regional, and municipal goals of enhancing natural ecological features and functions through appropriate land acquisition, while also ensuring that public health is at the forefront of land use planning.
2. The proposed amendments to both the land use designations and zone categories ensure that planning documents and classifications reflect the desired use of the subject lands.


Should the proposed amendments be approved by Council, the implementing Official Plan amendment and Zoning By-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Context Map

Appendix 2: Detailed Planning Analysis

Appendix 3: Proposed Official Plan and Zoning By-law Amendments



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

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