

## Information / Recommendation Report Detailed Planning Analysis

### City-Initiated Official Plan and Zoning By-law Amendment

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## 1. Summary of Applicable Policies, Regulations, and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority / Applicability	Key Policies
<p><b>Provincial Policy Statement (PPS)</b></p>	<p>The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.</p> <p>Zoning and development by-laws are an important tool for implementation of the Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Building Strong Healthy Communities (PPS Part V)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Healthy, liveable, and safe communities are sustained by:</p> <ul style="list-style-type: none"> <li>• promoting efficient development and land use patterns which sustain the well-being of municipalities over the long term; and,</li> <li>• accommodating an appropriate range and mix of recreational uses, and park and open space areas to meet long-term needs. (PPS 1.1.1)</li> </ul> <p>Land use patterns within settlement areas shall be based upon both densities and a mix of land uses, which:</p> <ul style="list-style-type: none"> <li>• efficiently use land and resources;</li> <li>• are appropriate for, and efficiently use, the infrastructure which is available; and,</li> <li>• support active transportation. (PPS 1.1.3.2)</li> </ul> <p>Healthy, active communities should be promoted by:</p> <ul style="list-style-type: none"> <li>• planning public spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity; and,</li> <li>• planning and providing for a full range and equitable distribution of publicly-accessible natural settings for recreation, including parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. (PPS 1.5.1)</li> </ul>

Policy Document	Legislative Authority / Applicability	Key Policies
		<p>Preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible. (PPS 1.6.1)</p>
<p><b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area.</p> <p>All decisions made on, or after, May 16, 2019, in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>The policies of this Plan regarding how land is developed; resources are managed and protected; and, public dollars are invested, are based upon the following principles:</p> <ul style="list-style-type: none"> <li>• Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime; and,</li> <li>• Protect and enhance natural heritage, hydrologic and landform systems, features, and functions. (GP 1.2.1)</li> </ul> <p>Applying the policies of this Plan will support the achievement of complete communities that expand convenient access to:</p> <ul style="list-style-type: none"> <li>• a range of transportation options, including options for the safe, comfortable, and convenient use of active transportation; and,</li> <li>• an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities. (GP 2.2.1.4)</li> </ul> <p>Municipalities will ensure that active transportation networks are comprehensive and integrated into transportation planning to provide safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation. (GP 3.2.3.4)</p> <p>Municipalities are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH, that:</p> <ul style="list-style-type: none"> <li>• are based upon a coordinated approach to trail planning and development; and,</li> <li>• are based upon good land stewardship practices for public and private lands (GP 4.2.5.1)</li> </ul>
<p><b>Parkway Belt West Plan (PBWP)</b></p>	<p>The Parkway Belt West Plan was approved by the Lieutenant Governor in July of 1978, and is a major element of Provincial design.</p> <p>Policies within this document focus upon achieving four main goals:</p> <p>Separate and define the boundaries of Urban Areas, thus helping to provide the residents with a sense of community identification.</p>	<p>PBWP identifies the subject property as being located within the Northern Link (Milton-Woodbridge) area; further designating the lands as Public Open Space and Buffer Area.</p> <p>Uses permitted within the Public Open Space and Buffer Area are:</p> <ul style="list-style-type: none"> <li>• public open space and uses incidental to them. (PBWP 5.4.1)</li> </ul> <p>It is the intent of this plan to:</p> <ul style="list-style-type: none"> <li>• provide for public open spaces located along the Credit River; and,</li> <li>• acquire the Credit River (Meadowvale) lands to establish a Public Open Space Area. (PBWP 6.4.2 &amp; 6.4.3)</li> </ul>

Policy Document	Legislative Authority / Applicability	Key Policies
	<p>Link Urban areas with each other and with areas outside the region by providing space for the movement of people, goods, energy, and information, without disrupting community integrity or function.</p> <p>Provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area.</p> <p>Provide a system of open space and recreational facilities linked with each other, with nearby communities, and with other recreational areas.</p>	
<p><b>Region of Peel Official Plan (ROP)</b></p>	<p>Regional Council adopted a new ROP on April 28, 2022, and the Minister of Municipal Affairs and Housing approved the new ROP, with 44 modifications on November 4, 2022.</p>	<p>ROP characterizes the subject property as being located within Peel's Urban System; further identifying that a portion of these lands fall within the Urban River Valley designation.</p> <p>General objectives of ROP, as outlined by Section 5.2, include: providing a diversity of complete healthy communities; and, offering a wide range and mix of recreational and cultural activities. These communities will be served and connected by an efficient use of land, public services, finances, and infrastructure; while respecting the natural environment, hazards and resources, and the characteristics of existing communities within Peel.</p> <p>The Urban River Valley designation provides protection for publicly owned lands that form important river valley linkages and corridors within an urban context for the Protected Countryside of the Greenbelt, and Lake Ontario areas. These lands provide for a network of uses and facilities to support urban areas, including recreational, tourism, and infrastructure.</p> <p>It is the policy of Regional Council to:</p> <ul style="list-style-type: none"> <li>• encourage the local municipalities to develop strategies to guide the development of a system of publicly accessible recreation facilities, parkland, open space areas, and trails, that support connectivity of the Natural Heritage System and achievement of complete communities in keeping with environmental plans and strategies. (ROP 2.12.14.1)</li> <li>• promote planning and design that ensures the Urban River Valleys are maintained and/or enhanced. (ROP 2.12.17.4)</li> </ul>

Policy Document	Legislative Authority / Applicability	Key Policies
		<ul style="list-style-type: none"> <li>encourage stewardship, remediation, and appropriate park and trail initiatives that strive to enhance the ecological features and functions found within valley systems. (ROP 2.12.17.5)</li> </ul>

### Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with, and conforms to, changes

resulting in the recently released Growth Plan, 2020. The following policies are applicable in the review of the proposed zoning by-law amendment. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
<b>Chapter 4 Vision</b>	Mississauga will plan for a wide range of community infrastructure resources such that the daily needs of the community, through all stages of life, are met. (Section 4.4.6)
<b>Chapter 5 Direct Growth</b>	Mississauga will establish strategies that protect, enhance, and expand the Green System. The City's strategy for protecting, enhancing, and restoring the Green System consists of initiatives in the following areas: (g) naturalization/restoration; and, (h) management of natural areas. (Section 5.2.1)
<b>Chapter 6 Value the Environment</b>	Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65)  Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation, and protection of nature. (Section 6.3.76)  Natural areas acquired by Mississauga will be designated in accordance with the policies of this Plan. (Section 6.3.77)  The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas are maintained and enhanced. (Section 6.3.79)
<b>Chapter 8 Create a Multi-Modal City</b>	Through the creation of a multi-modal transportation system, Mississauga will provide transportation choices that encourage a shift in lifestyle toward more sustainable transportation modes, such as active transportation. (Section 8.1.1)  To encourage active transportation and support the development of healthy communities, the City will promote pedestrian activity as an integral part of the multi-modal transportation network. (Section 8.2.4)

	<b>General Intent</b>
<p><b>Chapter 9 Build a Desirable Urban Form</b></p>	<p>Open space areas will be high quality, usable, and physically and visually linked to streets, parks, and pedestrian routes. (Section 9.2.3.4)</p> <p>Natural features, parks, and open spaces will contribute to a desirable urban form by:</p> <ul style="list-style-type: none"> <li>(b) connecting to the city's system of trails and pathways;</li> <li>(c) connecting to other natural areas, woodlands, wetlands, parks, and open spaces, including streets, schools, cemeteries, and civic spaces; and,</li> <li>(f) appropriately sizing parks and open spaces to meet the needs of a community and ensuring they are able to accommodate social events and individual needs, inclusive of recreation, playgrounds, sports and community gardens, where possible. (Section 9.3.5.3)</li> </ul> <p>Open spaces will be designed as places where people can socialize, recreate, and appreciate the environment. (Section 9.3.5.4)</p> <p>The public realm will be planned to promote healthy, active communities that foster social connections at all stages of life and encourage built and natural settings for recreation, culture, and active transportation. (Section 9.3.5.9)</p>
<p><b>Chapter 11 General Land Use Designations</b></p>	<p>The following uses will be permitted in all land use designations:</p> <ul style="list-style-type: none"> <li>(a) community infrastructure; and,</li> <li>(g) parkland. (Section 11.2.1.1)</li> </ul> <p>Lands designated Greenlands will permit the following uses:</p> <ul style="list-style-type: none"> <li>(e) passive recreational activity. (Section 11.2.3.2)</li> </ul> <p>Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan. (Section 11.2.13.1)</p> <p>In addition to the Uses Permitted in all Designations, lands designated Public Open Space will also permit the following uses:</p> <ul style="list-style-type: none"> <li>(c) conservation. (Section 11.2.4.2)</li> </ul>
<p><b>Chapter 16 Neighbourhoods</b></p>	<p>An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized by enhancing visual and, where appropriate, physical public access to these open spaces. (Section 16.17.2.2)</p>

## **2. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)**

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) combine to provide policy direction on both matters of provincial interest related to land use planning, as well as direct the provincial government's plan for growth in supporting economic prosperity; protecting the environment; and, helping communities to achieve a higher quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementing these policies; stating, "comprehensive, integrated, and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

### **3. Consistency with PPS**

The PPS includes policies promoting the creation of healthy, liveable, and safe communities.

Section 1.5.1 of the PPS, as referenced in the chart above, identifies the mandate for planning authorities to provide an appropriate range and mix of public spaces to both meet the

needs of local inhabitants, as well as to facilitate active transportation and community connectivity.

Specifically, this section identifies the City's responsibility to provide a full range of publicly-accessible recreational uses within natural settings.

The proposed Official Plan and Zoning By-law amendments are consistent with the PPS's goal to create a diverse range of recreational spaces, which efficiently utilize existing infrastructure; support active transportation; and, foster complete communities.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the PPS.

### **4. Conformity with Growth Plan**

The Growth Plan was updated August 28, 2020, to support the "More Homes, More Choice" government action-plan to address the needs of the region's growing population.

The new plan is intended to, amongst other things, build upon the policy framework established by the PPS and provide more specific land use planning policies which support the achievement of complete communities, a clean and healthy environment, and social equity.

The proposed amendments represent the creation of a new form of active transportation within this community which efficiently utilizes the existing landform system; as well as contributes to the creation of a complete community through the

provision of a new publicly-accessible open space trail.

The proposed amendments are consistent with the Growth Plan, as they direct growth to support long-term needs; foster the ability to create complete communities; and, result in the efficient utilization of land and resources.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the Growth Plan.

## **5. Parkway Belt West Plan**

The Parkway Belt West Plan (PBWP) is intended to, amongst other things, establish a system of open space and recreational facilities that are linked with one another, with nearby communities, and with other recreational areas.

Section 6.4.3 of the PBWP, as referenced in the chart above, specifically directs public authorities to acquire the Credit River lands (Meadowvale) for the purposes of establishing a public open space area.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the PBWP.

## **6. Region of Peel Official Plan**

A key objective of ROP is in identifying both the importance and the provision of publicly accessible open space areas which support connectivity within the Natural Heritage System.

As evident by Sections 5.2 and 2.12.17.5, as referenced in the chart above, ROP recognizes the significance of enhancing the ecological features and functions of valley systems through local stewardship, remediation, and appropriate park and trail initiatives.

The proposed amendments conform with ROP as they represent the efficient and appropriate use of these lands, as well as promote the creation of complete communities through achieving environmental plans and strategies.

Overall, the proposed Official Plan and Zoning By-law amendments conform with ROP.

## **7. Mississauga Official Plan (MOP)**

The proposed amendments conform with the above-noted MOP sections by fostering complete and diverse communities; creating community infrastructure and parkland that is complementary to the local context and its interests; and, by crafting spaces where people can appreciate the natural environment.

Overall, the proposed Official Plan and Zoning By-law amendments conform with MOP.



## 8. Zoning

Please see Appendix 3, in this regard.

## 9. Supporting Studies

The following documents have been submitted in support of the proposed amendments:

- Archaeological Assessment
- Phase I & II Environmental Report

Staff have reviewed the above documents and are satisfied with their conclusions.

## 10. Conclusions

City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, the Growth Plan, the Parkway Belt West Plan, the Region of Peel Official Plan, and Mississauga Official Plan.

Based upon the above analysis, staff are of the opinion that the proposed Official Plan and Zoning By-law amendments are consistent with these aforementioned documents. Further, staff are of the opinion the proposed amendments can be supported, as they promote a natural setting for recreation and active transportation, while ensuring public health and safety are at the forefront of land use planning.