

Information / Recommendation Report
Detailed Planning Analysis
City-Initiated Zoning By-law Amendment

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1. Summary of Applicable Policies, Regulations, and Proposed Amendment

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans

. The policy and regulatory documents that affect the proposed amendment have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendment

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 amendment has been evaluated based upon these policies.

Policy Document	Legislative Authority / Applicability	Key Policies
<p>Provincial Policy Statement (PPS)</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>Planning authorities should promote green infrastructure to complement infrastructure. (PPS 1.6.2)</p> <p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> • minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater; • maximize the extent and function of vegetative and pervious surfaces; and, • promote stormwater management best practices, including stormwater attenuation and low impact development. (PPS 1.6.6.7) <p>Planning authorities shall prepare for the impacts of a changing climate through land use and development patterns which:</p> <ul style="list-style-type: none"> • promote design and orientation that maximizes the mitigating effect of vegetation and green infrastructure; and, • maximize vegetation within settlement areas, where feasible. (PPS 1.8.1)

Policy Document	Legislative Authority / Applicability	Key Policies
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<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>Applying the policies of this Plan will support the achievement of complete communities that:</p> <ul style="list-style-type: none"> contribute to environmental sustainability; and, integrate green infrastructure and appropriate low impact development. (GP 2.2.1.4) <p>Upper-and single-tier municipalities will develop policies in their official plans based upon environmental protection, that will include:</p> <ul style="list-style-type: none"> undertaking stormwater management planning in a manner that incorporates appropriate green infrastructure and low impact development. (GP 4.2.9)
Region of Peel Official Plan (ROP)	<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>	

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, and Greenbelt Plan. 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. As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga. 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
Chapter 4 Vision	<p>Mississauga has natural areas of exceptional beauty and quality. Mississauga will serve as a steward of the environment by making use of sustainable green infrastructure, and preserving and protecting trees. (Section 4.5)</p>
Chapter 6 Value the Environment	<p>Mississauga will consider the impacts of climate change that may increase risks to the city. Mississauga will develop policies on climate change that will:</p> <ol style="list-style-type: none"> promote development and land use patterns that conserve and enhance biodiversity and consider the impacts of a changing climate; and, promote and protect green infrastructure. (Section 6.1.11) <p>Mississauga will strive to be a leader in sustainable development to mitigate, manage, and adapt to climate change. (Section 6.2.1)</p>

	General Intent
	<p>Mississauga will use a water balance approach in the management of stormwater by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote evapotranspiration and infiltration, and reduce erosion using stormwater best management practices. (Section 6.4.2.1)</p>
<p>Chapter 9 Build a Desirable Urban Form</p>	<p>Site development is the layout and design of all features on a property including parking and driveways. Site development policies are directed at the creation of spaces which not only satisfy the needs of its own users and those who will live and work in the area, but also the needs of future generations. Sites will be developed to:</p> <ul style="list-style-type: none"> • respect the experience, identity and character of the surrounding context. (Section 9.1) <p>Site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. (Section 9.5.1.1)</p> <p>Site Development will be required to:</p> <ol style="list-style-type: none"> a. incorporate stormwater best management practices; and, b. provide enhanced streetscape; c. provide landscaping that complements public realm. (Section 9.5.2.11)
<p>Former Region of Peel Official Plan Policies</p>	<p>It is the policy of this plan to:</p> <ul style="list-style-type: none"> • Manage stormwater in a way that minimizes flooding and erosion and considers the risks and vulnerabilities of stormwater infrastructure to climate change and the role of stormwater management in climate change adaptation; • Maintain the natural hydrologic cycle, reduce risks associated with flooding and stream erosion, replenish ground water resources and protect, improve or restore water quality and natural heritage system functions; • Ensure that adverse drainage impacts to Regional road right-of-way's will not occur as a result of stormwater flows from adjacent lands; and, • Maximize the extent and function of vegetative and pervious surfaces, thereby reducing the volume of stormwater needed to be managed within developed areas. (ROP 2.6.20) <p>Establish healthy complete urban communities which respect the natural environment, resources, and the characteristics of existing communities.</p> <p>(ROP 5.3.1.3)</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 1.8.1 of the PPS, as referenced in the chart above, identifies the mandate for planning authorities in maximizing the mitigating effect of both vegetation and green infrastructure.

By establishing appropriate maximum driveway width regulations, the proposed amendment creates properties with suitably sized soft-landscaped areas. This is consistent with the PPS's goal in promoting and utilizing natural landscaped areas and green infrastructure.

Overall, the proposed Zoning By-law amendment conforms 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.

By applying appropriate regulations to maximum driveway widths, and thereby limiting both the amount of hardscaping and subsequent surface-runoff, the proposed amendment is consistent with the Growth Plan's goal in utilizing green infrastructure to achieve stormwater management best practices.

Overall, the proposed Zoning By-law amendment conforms with the Growth Plan.

5. Mississauga Official Plan (MOP)

The proposed amendment conforms with the above-noted MOP sections by promoting and protecting green infrastructure; encouraging and supporting measures that reduce stormwater runoff; and, by respecting the experience, identity, and character of the neighbourhood context.

Overall, the proposed Zoning By-law amendment conforms with MOP.

6. Zoning

Please see Appendix 3, in this regard.

7. Conclusions

City staff have evaluated the proposed amendment against the *Provincial Policy Statement*, the Growth Plan and Mississauga Official Plan.

Based upon the above analysis, staff are of the opinion that the proposed Zoning By-law amendment is consistent with these aforementioned documents. Further, staff are of the opinion the proposed amendment can be supported, as it promotes an integrated stormwater management approach; helps the City adapt to the impacts of climate change; and, contributes to sustainable complete communities.