



# Corporate Report

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**DATE:** November 13, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: December 3, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Amendment 73 to Mississauga Plan  
Draft Policies for Complete Development Applications,  
October 2007**

## **PUBLIC MEETING**

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- RECOMMENDATION:**
1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on December 3, 2007 to consider "Amendment 73 to Mississauga Plan, Draft Policies for Complete Development Applications" dated October 2007, be received.
  2. That Planning and Building staff report back to City Council, with respect to "Amendment 73 to Mississauga Plan, Draft Policies for Complete Development Applications", dated October 2007.

**BACKGROUND:** On October 1, 2007, Planning and Development Committee considered the report titled "*City Initiated Amendments to Mississauga Plan – Requirements for Complete Applications Resulting From Amendments to the Planning Act (Bill 51)*", dated September 11, 2007 from the Commissioner of Planning and Building and recommended that a public meeting be held to consider the Draft Policies for Complete Development

Applications. This recommendation was adopted by City Council on October 10, 2007.

**COMMENTS:**

The public meeting scheduled for Planning and Development Committee on December 3, 2007 is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity for the public to make submissions to the Planning and Development Committee on “Amendment 73 to Mississauga Plan, Draft Policies for Complete Development Applications” dated October, 2007 (Appendix I). Prior to the public meeting, the draft policies were mailed to the Region of Peel and development industry organizations and liaison groups for feedback.

**FINANCIAL IMPACT:**

There is no financial impact to the City of Mississauga or any other official agency concerned with the proposed amendments to Mississauga Plan.

**CONCLUSION:**

After the public meeting is held and all the issues are addressed, the Planning and Building Department will be in a position to make recommendations with respect to “Amendment 73 to Mississauga Plan, Draft Policies for Complete Applications” dated October 2007.

**ATTACHMENTS:**

APPENDIX I: Amendment 73 to Mississauga Plan, Draft Policies for Complete Development Applications

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: L. Christie, Development Planner*

Amendment No. 73

to

Mississauga Plan (Official Plan)

for the

City of Mississauga Planning Area

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Plan (Official Plan) Amendment No. 73.

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Regional Commissioner of Planning has advised that, with regard to Amendment No. 73, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The attached explanatory text, constituting Amendment No. 73 to Mississauga Plan (Official Plan) of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK

SEAL OF THE CORPORATION

Certified that the above is a true copy of By-law No. \_\_\_\_\_ as Enacted and Passed by the Council of the City of Mississauga on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Signed \_\_\_\_\_  
CLERK OF THE MUNICIPALITY

Amendment No. 73

to

Mississauga Plan (Official Plan)

for the

City of Mississauga Planning Area

The following text attached hereto constitutes Amendment No. 73.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department reports dated September 11, 2007 and November 13, 2007, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to revise parts of Section 5.3, Development Applications, to implement new Provincial legislation following the passage of Bill 51, "An Act to amend the Planning Act and the Conservation Statute Law Amendment Act, 2006". Bill 51 states that municipalities must include all required information for complete development applications in their Official Plan in order to request such information at the time of application submission.

LOCATION

The lands affected by this Amendment are located City wide.

BASIS

The subject policies form part of Mississauga Plan (Official Plan). Mississauga Plan came into effect on May 5, 2003, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

Bill 51, which was proclaimed on January 1, 2007, allows municipalities to stipulate the types of studies and other information required for a complete official plan amendment, zoning by-law amendment, plan of subdivision and consent applications “only if the official plan contains provisions relating to requirements under (the relevant) subsection.”

In order to request the information needed to properly assess a development application, Mississauga Plan (Official Plan) must be amended to include the complete list of studies and other documents that could be used in the development review process by all departments involved in land development in Mississauga.

Details regarding this Amendment to the Development Application policies of Mississauga Plan (Official Plan) are contained in the Planning and Building Reports dated September 11, 2007 and November 13, 2007, attached to this Amendment as Appendix III.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

**5.3.1.1** add "... and Provincial policies." to the end of this section.

**5.3.1.2** add a new subsection e. as follows "e. City of Mississauga Heritage Register;"

**repeal and replace Section 5.3.1.3 with the following:**

**"5.3.1.3** To provide consistent application of planning and urban design principles, all development applications will address the following:

- a.** the relationship of the proposed development to adjacent land uses and the suitability of transition in height, density, and built form;
- b.** conformity with the policies in this Plan;
- c.** in circumstances where medium and high density residential uses are in proximity to developments of a lower density, measures, such as increased setback, sensitive building location and design and landscaping, may be required to ensure compatibility with the lower density designations;
- d.** the adequacy of engineering services;
- e.** the adequacy of the multi-modal transportation system;
- f.** the suitability of the site in terms of size and shape, to accommodate the necessary on-site functions, parking, landscaping, and recreational facilities; and,
- g.** the impact of the height and form of development, in terms of overshadowing and amenity loss, on neighbouring residential and park uses."

**repeal and replace Section 5.3.1.4 with the following:**

**"5.3.1.4** A pre-application meeting between the development proponent and/or their agent and the Development Application Review Committee shall be held prior the submission of an application for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium and/or a consent application, in accordance with the City's policies and procedures."

**repeal and replace Section 5.3.1.5 with the following:**

**"5.3.1.5** The following studies, reports and/or documents are required as part of a complete application submission for an Official Plan Amendment, rezoning, draft plan of subdivision or condominium or consent application. This list is not inclusive, and other material may be requested when the application is reviewed. The list of required information will be dependent on the type of application, the property location and adequacy of services. The scope of the studies and the terms of reference will be determined at a mandatory preliminary meeting prior to application submission.

- Development Application Review Checklist, as completed at the Development Application Review Committee (pre-application) meeting
- notice signage erected on-site in accordance with the City of Mississauga's guidelines and regulations
- complete application form and required fees

- Planning Justification Report, which may include plan of survey and concept plan
- draft Official Plan Amendment
- draft Zoning By-law Amendment
- draft Plan of Subdivision or Condominium
- Urban Design Study (see also Appendix M: Built Form).
- Arborist's Report (including Tree Survey/Tree Preservation Plan)
- Parking Use Study
- Sun/Shadow/Wind Study
- Environmental Impact Study
- Slope Stability Study/Top of Bank Survey
- Downstream Erosion Impact Report/Investigation
- Functional Storm Drainage Report
- Storm Water Management Study
- Streambank Assessment
- Implementation study for Two Zone Floodplain Policies (Malton and Cooksville)
- Environmental Site Screening Questionnaire and Declaration
- Site Remediation Studies, including Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Remedial Work Plan, Site Clean-Up Report, Record of Site Condition
- Acoustical Feasibility Study (for stationary, road, rail and/or airport noise sources)
- Vibration Analysis
- Air Quality Study
- Geotechnical Report
- Traffic Impact Study (including scoped studies such as gapping, signal operations, and/or other relevant traffic issues)
- Traffic Safety Impact Study (including access review, sight lines, queuing, gapping and collisions)
- Transit Impact Assessment/Statement
- On Street Parking Analysis (including type, availability and feasibility of the on street parking arrangement)
- Park Concept Plan
- Heritage Impact Statement
- Community Uses Needs Assessment
- Above and below ground Utility Plans (existing and proposed) on City lands
- Archeological Assessment
- Restrictions on Title (where the creation of Common Element Condominium lots precedes the creation of the private road)”

**5.3.1.6 add a new subsection l. to the existing text as follows:**

“l. soil and groundwater quality.”



## IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, the Mississauga Plan (Official Plan) will be amended in accordance with the intent of this Amendment.

## INTERPRETATION

The provisions of the Mississauga Plan (Official Plan), as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of the Mississauga Plan (Official Plan).

Upon approval of this Amendment, the various Sections, District Land Use Maps and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

APPENDIX I

PUBLIC NOTICE

A notice inviting any interested parties to the Public Meeting was placed in the Mississauga News. Further, relevant development industry groups were invited by mail to attend a Public Meeting of the Planning and Development Committee held on December 3, 2007 in connection with this proposed Amendment.

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A by-law to Adopt Mississauga Plan (Official Plan) Amendment No. 73

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AND WHEREAS, pursuant to section 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, the Minister of Municipal Affairs and Housing has authorized the Region of Peel to exempt Local Municipal Official Plan Amendments;

AND WHEREAS, on January 27, 2000, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Regional Commissioner of Planning has advised that, with regard to Amendment No. 73, in his opinion the amendment conforms with the Regional Official Plan and is exempted;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The attached explanatory text, constituting Amendment No. 73 to Mississauga Plan (Official Plan), specifically Section 5.3 of Mississauga Plan (Official Plan), of the City of Mississauga Planning Area, are hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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MAYOR

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CLERK