CREDIT RIVER PARKS STRATEGY

part 1 - the strategy

part 2 - the background

part 3 - the appendices

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Credit River Parks Strategy
Part 3 - The Appendices

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Foreword

This document, Part 3 – The Appendices – is one of the three inter-related reports that comprise the Credit River Parks Strategy.

This document provides the detailed technical information that was compiled as a product of the research, inventory and assessment processes. This information served as the foundation for the Strategy. In addition, the document provides a summary of the public consultation process and includes a comprehensive response document.

This document is supported by:

- Part 1 – The Strategy
  The Strategy sets out the vision, principles and objectives that guided the development of the overall Credit River Parks Strategy. The Strategy provides a description of the components that comprise the overall Master Plan for the valley corridor and Preferred Concept Plans for each of the seven "Feature Sites" that are positioned as integral destinations within the Master Plan. This report also includes an Executive Summary that provides a synopsis of the key components of the Strategy. This report also sets out directions to guide the implementation of the proposed Strategy over a 25-year timeframe.

- Part 2 – The Background
  This document provides a description of the characteristics and context of the Credit River Parks Strategy study area. The report describes the natural and cultural heritage resources of the study area as well as the policies and legislation that guided on the recommendations included in the Strategy. The findings documented in this report provided the foundation for the development of the Credit River Parks Strategy.

Appendix A

Study Process

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Study Process

The process of generating the CRPS comprises three component phases:

- Phase 1 – Inventory and Assessment;
- Phase 2 – Master Plan and Concept Development; and,
- Phase 3 – Finalization of the CRPS and Implementation Plan.

The breadth of available inventory information that is relevant to the study was extensive. In addition, the river corridor is utilized extensively by members of the community, many of which had first-hand knowledge of the attributes of the valley and river. In response, the study process included engagement with agency staff, the client team, stakeholders and members of the public at key milestones in the process. A Public Engagement Program which included an on-line web survey and one-on-one public interaction through a "Places and Spaces" program provided local knowledge that supplemented the technical inventory exercise. This program was utilized to make the technical inventory information widely accessible for public review. The program was also successful in maximizing promotion and exposure of the project to a wide cross-section of the community with the intent of encouraging as much public participation in the process as possible.

The process for generating the Credit River Parks Study was comprised of the following tasks organized within the three-phase work program.

PHASE 1

- Background review and fact finding
- Policy review - examine alignment with existing and proposed policies
- Development of Community Engagement Program
- Stakeholder Engagement

1.0	Project Initiation Meeting – Steering Committee/ Core Team
2.0	Research and Background Review
3.0	Functional Overview
3.1	Contextual Analysis
3.2	Natural and Cultural Heritage Resource Assessment
3.3	Landscape Overview
3.4	Circulation and Use Assessment
3.5	Services and Stormwater Management Assessment
3.6	Property Assessment/ Opportunities for Land Acquisition
4.0	Coordination - Additional Support Studies
5.0	Comparative Analysis
6.0	Development of Community, Stakeholder and City Engagement Plan
7.0	Stakeholder Meeting # 1
8.0	Agency Consultations/ Councillor Interviews/Workshops
9.0	Draft Strategy Summary Report - Inventory/Analysis/Opportunities
10.0	Refinement of Vision and Principles
11.0	Steering Committee/ Core Team Review Meeting # 1 - Draft Strategy Report

PHASE 2

- First Nations Engagement
- Development of Vision, Principles and Objectives
- Development of Park Concepts – Recommendations and Budgets for Feature Sites
- Development of Interim Parks Strategy

12.0	Concept Plan Development
12.1	Confirmation of Vision, Goals and Objectives
12.2	Alternative Schematic Concepts
12.3	Cost-Benefit Analysis
12.4	Preliminary Funding and Partnership Options
13.0	Review Meeting # 2 – Schematic Concepts/Selection of a Preferred Concept
14.1	Stakeholder Meeting # 2 – Present Findings
14.2	Public Information Session # 1 – Present Findings from Inventory Assessment and Concept Plans
15.0	Refinement of Preferred Concept/Preliminary Master Plan
16.0	Preparation of the Executive Summary for the Interim Report
17.0	Refinement of Park Master Plan
17.1	Preparation of Design Development Drawings
17.2	Preliminary Implementation and Operations Strategy
17.3	Phasing Plan
17.4	Preliminary Stormwater and Circulation System Development
17.5	Site Safety and Security System Development
17.6	Financial Analysis
17.7	Development of Natural Heritage and Wildlife Management Recommendations
18.0	Steering Committee/ Core Team Review Meeting # 3 – Interim Park Strategy
19.0	Preparation of Interim Park Strategy Report
20.1	Stakeholder Meeting # 3 – Interim Park Strategy
20.2	Public Information Session # 2 – Interim Park Strategy
21.1	Public Meeting Debriefing - Client Team
21.2	Presentation to Council

PHASE 3

- Finalization of Parks Strategy
- Preparation of Final Master Plan
- Preparation of Phasing Plan in five-year increments

22.0	Finalization of the Executive Summary
23.0	Finalization of all Supporting Reports and Recommendations
24.0	Preparation of Final Master Plan
25.0	Finalization of Park Strategy Documentation
26.0	Steering Committee/ Core Team Meeting # 4 – Draft Final Park Strategy

27.0	Prepare Final Park Strategy Report
28.1	Stakeholder Meeting # 4 – Final Park Strategy
28.2	Public Information Session # 3 – Final Park Strategy
29.0	Submission of Final Park Strategy/ Presentation to Council

Appendix B

Community Consultation Strategy

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Community Consultation Strategy

B-1 Community Engagement Strategy

The community engagement strategy was designed to provide the public, stakeholder groups, First Nations and the community at-large with opportunities to learn about and contribute to the CRPS. The Public Engagement Strategy included a multi-faceted approach to community involvement, that was aimed at generating awareness of the strategy development process, facilitating constructive input that contributed to the establishment of a vision and objectives for the study, and educating Mississauga residents about the Credit River in order to foster the long-term implementation of the plan and stewardship of resources of the Credit River valley corridor.

The multiple and varied engagement activities undertaken for the CRPS provided both a depth and diversity of input, gathering feedback from key stakeholders, as well as members of the general public. This report provides a snapshot of the community engagement program and feedback received. A more complete record of the comments received through the engagement activities can be found in the reports on engagement activities provided in Appendix M.

Evaluating and integrating the results of the engagement process was essential to the development of the CRPS. This process involved recording of the comments and information received, third party analysis of the results, careful consideration by the project team, as well as appropriate integration of community feedback into the final CRPS.

B-2 Community Engagement

Community engagement for the CRPS occurred throughout the planning process and involved hundreds of individuals and stakeholders. The community engagement process began in November of 2010 with the first community meeting and concluded with a final public meeting on the Draft CRPS in June 2012. Over this period of time, members of the public and stakeholders were invited to participate in a number of meetings and activities, comment on key aspects of the Strategy, including the vision, goals, principles, and provide commentary of "Feature Site" plans and overall Master Plan. Engagement activities for the CRPS included:

- **Five community meetings** – designed to obtain feedback from the general public and stakeholder groups at key points in the planning process. Meetings occurred on: Nov 23, 2010, June 28, 2011, Sep 14, 2011, June 18, 2012 am and June 18, 2012 pm;
- **Stakeholder meetings and focus groups** – designed to provide opportunities for key stakeholder groups, City staff, Conservation Authority staff, and residents to have in-depth discussions on key areas of interest, as well as to identify the various perspectives on the CRPS;
- **Three First Nations consultations** – planned with special consideration of the needs and preferences of First Nation groups. Meetings were held with the Mississauga's June 8, 2011 & August 2, 2012 and Six Nations of the Grand August 30, 2011;
- **"Places and Spaces" information booths** – aimed at giving those who don't typically attend community meetings an opportunity to learn about and provide input to the CRPS at various community "Place and Spaces", such as hockey arenas, cultural events, shopping malls, civic events and the parks themselves. Ten (10) meetings were held;

- **Web Survey** – designed to get input from a broad cross-section of park users, by asking a series of questions about the vision for the Credit River parks, how they are being used, and aspirations for use in the future. Two (2) surveys were undertaken;
- **Resident Group Meetings** – meetings in several parts of the Credit River corridor to discuss resident perspectives on the CRPS; and,
- **Bus Tour** – to give stakeholders and park users an opportunity to explore the CPRS 'Feature Sites' and provide feedback on the alternative preliminary Concept Plans for each site.

B-3 Key Messages

The following provides a summary of the key feedback and suggestions raised throughout the community engagement process. These comments were considered by the project team and are reflected in the final CRPS.

- The CRPS should focus on naturalization and protection of the open space system along the Credit River;
- The areas along the Credit River provide important recreational and social functions, which should also be supported and enhanced by the Strategy;
- The CRPS should strive to minimize human impact on the 'Feature Sites' and preserve what is already there;
- Components of the CRPS that raise awareness about local food, cultural heritage and local history are important. Opportunities for learning, interpretation, stewardship and volunteerism are also very valuable;
- Connecting the 'Feature Sites' and providing continuous trails along the Credit River is critical;
- Park elements that will result in an increase in public use should be placed away from private residential properties and sensitive areas;
- Stakeholders and the public, especially local residents, want to be continually involved in the planning process and informed about the decisions that affect them; and,
- Preservation and enhancement of the Credit River should be the important focus of the strategy.

B-4 Integrating Feedback

Carefully considering and integrating stakeholder and public input where appropriate was critical in the process of developing the CRPS. In order to ensure that the Strategy was reflective of the needs and values of the community and the people that use the Credit River parks on a regular basis.

The approach for integrating the results of the engagement process into the CRPS included:

- Detailed reporting of the comments and input received from the public and stakeholders;
- Qualitative and quantitative analysis of what was heard;
- Development of a comprehensive table summarizing the feedback received and project team responses;
- Review and consideration of all feedback by the project team; and,
- Identification of opportunities to refine the strategy and incorporate recommendations based on the feedback received.

It is important to note that while all feedback considered, in some instances it was not possible to integrate or fully address a particular comment or issue. For example, some comments or suggestions fell outside the scope of the project. Such comments were included for record; however, they were denoted as "N/A" in the table summarizing feedback and project team responses. A copy of the comment/response table is included in Appendix L.

B-5 Key Audiences

The consultation plan included a variety of mechanisms to reach out to and engage the full range of stakeholders in Mississauga that were interested in or affected by the CRPS. Key stakeholder audiences for engagement in the study included:

- Local residents and business owners;
- First Nations;
- Park users both active and passive (e.g. pedestrians, soccer leagues, tourists/visitors);
- Technical Advisory Committee;
- Educational, cultural, and religious institutions (e.g. facilities management and planning, researchers/academics);
- Business and economic groups;
- Private utilities;
- Private landowners – such as golf clubs;
- Educational institutions – University (UTM) and nearby schools;
- Non-governmental stakeholders;
  - Environment and health groups;
  - Community groups (e.g. ratepayer groups, community associations); and,
  - Land use and social planning groups.
- Government stakeholders;
  - Municipal;
  - Provincial; and,
  - Federal.
- CVC; and,
- The general public.

A list of all stakeholders that were approached to participate in the Study is provided in Appendix M.

B-6 Approach to Integrating Feedback into the Strategy

Carefully integrating the input and feedback received from stakeholders and the public at the various stages of consultation was critical to the success of the CRPS. This helped to ensure that the strategy reflects the needs and values of the community and the people that use the park on a regular basis. Furthermore, a strategy that accurately reflects the community values it will be more likely to be supported and endorsed by the community over the long term.

The approach to integrating the results of the consultation process into the CRPS began with the reporting of the comments and input received from the public and stakeholders. The next step was to analyze, both quantitatively and qualitatively, what was heard and then examine the information and assess its relevance to the project. The project team then considered the results of this analysis and developed appropriate responses and recommendations based on this information.

It is important to note, however, that while all feedback was encouraged and appreciated, in some instances, it was not possible to fully address or investigate a particular comment or issue. For example, some comments or suggestions fell outside of the scope of the project. Such comments were included for record, however, they were addressed as "N/A" in the context of this study.

In addition to the integration of feedback and comments, the consultation process provided opportunities for ongoing partnership and relationship-building among stakeholders and members of the community. These ongoing relationships will help to support the implementation of the Parks Strategy.

Appendix C

Catalogue of Data Sources, Background Information and Background Reports

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Catalogue of Data Sources, Background Information and Background Reports

In addition to the City of Mississauga's Natural Areas Survey Database, the following information was utilized in the process of completing the natural heritage assessment.

- Conservation Areas Overview from the Lands Department at CVC (5 Oct 2010) which summarizes the condition of trails and adjacent areas within CVC-owned properties and Conservation Areas within the study boundary;
- Fish collection and monitoring records from CVC (5 Oct 2010);
- Flood-line mapping, watercourses, road network, regulation limit, Environmentally Sensitive Areas (ESAs) and wetlands from CVC (5 Oct 2010);
- Landscape Scale Analysis (LSA) and Enhancement Priority Assessment from CVC (7 Oct 2010) which analyzes the biofunction and enhancement potential of natural areas within the City of Mississauga (further explanation provided in Section 3.4);
- Significant species records from the Natural Heritage Information Centre (NHIC) (15 Oct 2010) which include "Species At Risk" (SAR) and provincially rare (S1-S3) species;
- Significant species and species of conservation concern records from CVC (26 Oct 2010) which include provincially rare and locally rare species;
- Background reports and detailed natural heritage studies from CVC (26 Oct 2010) that are relevant to the study area and adjacent areas; and,
- Invasive species mapping for Riverwood from CVC (26 October 2010).

Table C-1: Summary of data categories, type of data, data source and date of information utilized in the analysis of natural heritage features.

Data	Type of Data	Source	Year (if known)
Flora	per NAS site; point	NAS; CVC	1999-2009
Birds	per NAS site; point	NAS; CVC	1999-2009
Herptiles	per NAS site; point	NAS; CVC	1999-2009
Mammals	per NAS site; point	NAS; CVC	1999-2009
Fish	per NAS site; point	CVC	1999-2009
Vegetation Communities	polygon	NAS	2006-2009
Wetland Boundaries	polygon	NAS; CVC	2006-2009
Native FQI[1]	per NAS site	NAS	2009
Mean CC[2]	per NAS site	NAS	2009
Management Issues	per NAS site	NAS; CVC	2009
Special Features	per NAS site	NAS	2009
Forest Interior	polygon	NSE analyzes	2010
Study Boundary	polygon	City of Mississauga	2010

[1] FQI is described above.
[2] CC is described above.

SID Image Files	aerial photographs	City of Mississauga	2007-2009

The data catalogued in the table above was used to map natural heritage features and complete these sensitivity analyzes.

Natural Heritage Data

a) Inventories: Detailed flora and fauna species lists were available for each NAS site. The NAS database houses this information and includes specific locations (i.e., Universal Transverse Mercator (UTM) locations) of certain species and significant wildlife habitat features. Most data, however, were available on a per NAS site basis; meaning that specific locations of species and their habitats were not available. Despite this, in many cases, it was possible to pinpoint habitat units within which a species may occur based on strict habitat requirements (e.g., thicket nesting bird species). Furthermore, it was often possible for consultant team members to recall locations of significant species based on their first-hand experience collecting field data for the City of Mississauga NAS.

b) Accuracy of Species Locations: Some of the data provided, such as species records from NHIC, showed a general location of species within a 1 km x 1 km square. Data points from NHIC represented the centroid of the 1 km x 1 km square within which a significant species has been identified. Although the location of these species may not be precise, the scale of analysis focused on natural area units and the concentration of significant natural features rather than the specific locations, thus making the data more than sufficient for the analysis undertaken.

c) Metadata: The data provided came from several sources, some of which did not provide dates or complete information about the actual source of the data. This information was useful for validating existing records, and for providing species locations where available.

Data Sources Comprising the Landscape Based Assessment

The City of Mississauga provided the study team with all digital base mapping files generally related to infrastructure, land use, land ownership, land management, lot fabric, transportation systems, pedestrian trail and cycle route systems, community facilities, known archaeological sites, cultural landscape and built heritage resources, as well as limited topographical survey information. This information was supplemented with hydrological data (Regional and 100-year floodlines), topography and some land use regulation information sourced from CVC.

Archaeological resources were peer reviewed by the consulting archaeologist on the study team and updated from their own current records.

All base mapping resources were overlain on aerial photography and verified in the field for correctness, completeness and data gaps. Supplemental data was provided to the team by North-South Environmental (NSE) to update the base maps compiled for the study to include significant species inventory, fish data (received from CVC in January 2011) and provincially significant wetlands.

A list of background studies and documents reviewed in the course of preparing the CRPS is included in Appendix D.

Appendix D

Policy Review

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Policy Review

Catalogue of Policy Sources:

Background studies and documents reviewed in the course of preparing the CRPS included the following:

City of Mississauga:

- Strategic Plan (direction for long-term growth and development), (2009);
- Moving Forward (City Building with Business Stakeholders, Government and Industry);
- Future Directions (Library, Recreation, Parks & Natural Areas Master Plan);
- Draft Official Plan, (2010);
- Natural Areas Survey, (2009);
- Credit River Adaptive Management Strategy, (2005);
- Mississauga Storm Water Quality Control Strategy Update, (2009);
- Cycling Master Plan and Implementation Strategy, (2010);
- Downtown 21 Master Plan, (2010);
- Culture Master Plan, (2009);
- Waterfront Parks Strategy, (2008);
- Accessibility Plan, (2003) and subsequent revisions;
- Accessibility Design Handbook & Checklist;
- Population Demographics & Housing Projections, (2006);
- Youth Plan, (2009);
- Older Adult Plan, (2008);
- Living Green Environmentally Sustainability Master Plan, (2010);
- Credit Valley Wildlife Study, (2001); and,
- Bus Rapid Transit (BRT) bridge EA.

Region of Peel:

- Significant Woodlands and Significant Wildlife Habitat Study (2009);
- Region of Peel Official Plan; and,
- Region of Peel Official Plan Amendment 21B (2012).

Credit Valley Conservation (CVC):

- Strategic Plan, (2006/2007);
- Strategic Plan Update, (2008);
- Low Impact Development Stormwater Management Planning and Design Guide (L.I.D. Guide), (2010);
- Flow Management Study, (2007);
- Integrated Monitoring Program, (2003);
- Water Quality Strategy Ph I Final Report - Condition Assessment Analysis Approach, (2003);
- Water Quality Strategy Ph II Final Report - Watershed Model Development and Application to Future Management Scenarios, (2009);
- Making it Work - Credit River Water Management Strategy Update, (2007);
- Greenlands Securement Strategy, (2004);
- Draft Invasive Species Strategy, (2009);
- The Credit River Watershed - Property Value Appreciation: Impacts of Natural Features, (March 2009);

- Natural Credit - Estimating the Value of Natural Capital in the Credit River Watershed, (2009);
- The Credit River Watershed - Valuation of Angling, (2009);
- An Analysis of Present and Future Carbon Storage in the Forests of the Credit Valley Watershed;
- Credit River Fisheries Management Plan, (2002);
- Terrestrial Ecological Land Classification (May, 2009);
- Integrated Monitoring Program (IMP), (2003);
- Methods for Socio-Economic Evaluation of CVC's Watershed Management, Options (2005); and,
- Watershed Planning and Regulation Policies, (2010).

Ministry of Natural Resources (MNR):

- Natural Heritage Reference Manual (April 22, 2010);
- Ontario Regulation 160/06; and,
- Ontario Wetland Evaluation System.

Ministry of Municipal Affairs and Housing (MMAH):

- Provincial Policy Statement (2005);
- Parkway Belt West Plan, 1978 (Consolidated to June 2008);
- Greenbelt Plan (2005);
- Growing the Greenbelt – Glenorchy Lands & Yrban River Valleys (Consultation December 2012);
- The Growth Plan for the Greater Golden Horseshoe (2006); and,
- Bill 51 (the Conservation and Land Statute Amendment Act) (2005).

The following provides a summary of the findings of the review of the various policies and legislation that are relevant to the CRPS from federal, provincial and municipal levels of government.

D-1: Federal Policy / Legislation

Fisheries Act - R.S.C., 1985, c. F-14 Amended 2012, henceforth referred to as "the Fisheries Act"

The Federal Fisheries Act, enforced by Fisheries and Oceans (DFO), regulates the protection of fish and fish habitat. As defined within the Credit River Fisheries Management Plan (2002), the fishery of the Credit River is an essential asset that contributes to the ecological health and sustainability of the watershed. The Credit River supports close to 50 different species of fish despite being located within one of the largest urban centres in Canada.

The Fisheries Act prohibits the "harmful alteration, disruption or destruction" (HADD) of fish habitat, with the long-term objective of achieving an overall net gain in fish habitat capacity. The Act regulates all activities that constitute a potential HADD. DFO scrutinizes all proposals for works within, and in the vicinity of, water that may impact fish or fish habitat. An "Authorization" from DFO is required before a project that may constitute a HADD can proceed. The Act states "Proponents must pursue location and design options that will avoid impacts to fish habitat before DFO will consider authorizing works that would require habitat compensation to achieve a no net loss of fish habitat." With respect to the CRPS, the Fisheries Act will have implications on proposals to implement new bridges or modify the river.

Navigable Waters Protection Act - R.S.C., 1985, c. N-22, henceforth referred to as "the Navigable Waters Protection Act"

The Navigable Waters Protection Act, enforced by Transport Canada under the – Navigable Waters Protection Program (NWPP), ensures the public's right to navigate Canada's waters without obstruction. Moreover, the NWPP approves works such as bridges, weirs and dams that are located on navigable waters in Canada.

The Credit River is designated as "Navigable Water" through the Act and is therefore approval under this legislation will be required to facilitate the implementation of any structure or alteration to the river that may impede navigation.

D-2: Provincial Policy / Legislation

Provincial Policy Statement 2005

Policies reflected in the Provincial Policy Statement (PPS) that are relevant to the CRPS include the following:

- **Part V:** **Policies: Building Strong Communities (p. 10)**
- **1.5** **Public Spaces, Parks and Open Spaces**
- 1.5.1 Healthy, active communities should be promoted by:
  - planning spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;
  - providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, open space areas, trails and, where practical, water-based resource;
  - providing opportunities for public access to shorelines; and
  - considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas
- **1.6** **Infrastructure and Public Service Facilities**
- 1.6.6 Transportation and Infrastructure Corridors
- 1.6.6.1 Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and *infrastructure* facilities to meet current and projected needs.
- 1.6.6.2 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
- 1.6.6.3 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity
- **2.0** **Wise Use and Management of Resources (p. 15)**
- **2.1** **Natural Heritage**
- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
- 2.1.3 – 2.1.6 Development and site alteration shall not be permitted in:
  - *significant* habitat of *endangered species* and *threatened species*;
  - *significant wetlands*
  - *significant woodlands*

- *significant valleylands*
- *significant wildlife habitat*
- *significant areas of natural and scientific interest* unless it has been demonstrated that there will be no *negative impacts* on the natural features
- *fish habitat* except in accordance with *provincial and federal requirements*
- on *adjacent lands* to the *natural heritage features* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*

- 2.2 Water (p. 16)
  - Protect, improve or restore the quality and quantity of water through watershed planning, minimizing potential negative impacts, identifying surface water features, groundwater features, hydrologic functions and natural heritage features and areas, etc;
  - Implement necessary restrictions on development to protect drinking water, surface water and ground water and their hydrologic functions
  - Maintain hydrologic linkages
  - Promote efficient and sustainable use of water resources
  - Ensure storm water management practices minimize impacts
  - Development and site alteration are restricted near sensitive surface water and ground water features and their relative hydrologic functions

- 2.6 Cultural Heritage and Archaeology (p. 21)
- 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*.
- 2.6.2 Development and site alteration are not permitted on lands containing archaeological resources
- 2.6.3 Development and site alteration may be permitted on adjacent lands as long as the heritage resources can be conserved. Mitigative measures and/or alternative development approaches may be required.
- 3.0 Protecting Public Health and Safety (p. 22)
- 3.1 Natural Hazards
  - Development should not occur near shorelines, watercourses, or hazardous sites;
  - Development and site alteration are not permitted: dynamic beach hazard, 100 year flood, erosion hazard, areas that would become inaccessible during times of flooding
  - Passive non-structural uses which do not affect flood flows are permitted in floodways
  - Development and site alteration may occur in hazardous lands where the effects and risks to public safety are minor

Places to Grow Act, 2005, S.O. 2005, Chapter 13 (Last amendment: 2012, c. 8, Sched. 46.)

The Government of Ontario recognizes that in order to accommodate future population growth, support economic prosperity and achieve a high quality of life for all Ontarians, planning must occur in a rational and strategic way. The Government of Ontario recognizes that building complete and strong communities making efficient use of existing infrastructure and preserving natural and agricultural resources will contribute to maximizing the benefits, and minimizing the costs of growth.

The Government of Ontario recognizes that identifying where and how growth should occur will support improved global competitiveness, sustain the natural environment and provide clarity for the purpose of determining priority of investments.

The purposes of this Act are;

- to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the coordination of growth policies among all levels of government 2005 c 13, s 1

Specific policies that relate to the CRPS include the following:

Growth Plan for the Greater Toronto Golden Horseshoe (2006)

- **4.2.1** **Natural Systems**
- 4.2.1.1 Through *sub-area* assessment, the Minister of Public Infrastructure Renewal and other Ministers of the Crown, in consultation with municipalities and other stakeholders will identify natural systems for the *GGH*, and where appropriate develop additional policies for their protection.
- 4.2.1.2 For lands within the *Greenbelt Area*, all policies regarding natural systems set out in provincial plans, applicable to lands within the *Greenbelt Area*, continue to apply.
- 4.2.1.3 Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems.
- 4.2.1.4 Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly accessible parkland, open space and trails, including shoreline areas, within the GGH that –
- 4.2.1.4a clearly demarcates where public access is and is not permitted
- 4.2.1.4b is based on a co-ordinated approach to trail planning and development
- 4.2.1.4c is based on good land stewardship practices for public and private lands.
- 4.2.1.5 Municipalities are encouraged to establish an urban open space system within *built-up area*, which may include rooftop gardens, communal courtyards, and public parks.
- **4.2.2** **Prime Agricultural Areas**
- 4.2.2.2 or lands within the *Greenbelt Area*, all policies regarding agricultural areas set out in provincial plans, applicable to lands within the *Greenbelt Area*, continue to apply.
- 4.2.2.3 Municipalities are encouraged to maintain, improve and provide opportunities for farm-related infrastructure such as drainage and irrigation.
- **4.2.3** **A Culture of Conservation**
- 4.2.3.1 Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

- 4.2.3.1b Energy conservation, including –
- 4.2.3.1bi energy conservation for municipally owned facilities
- 4.2.3.1bii identification of opportunities for alternative energy generation and distribution
- 4.2.3.1e Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as *built-up areas* are intensified.

Endangered Species Act, 2007,Ontario Regulation 230/08,S.O. 2007, Chapter 6

The Endangered Species Act regulates the habitat of "Species at Risk" in Ontario. "Species at Risk" that are of concern and which have been observed within the CRPS study area can be found in the Natural Heritage Features Summary for each NAS site (Appendix G).

- The Endangered Species Act regulates the protection of these species. A Recovery Strategy has been prepared for both Redside Dace and American Eel; however, habitat regulations have not yet been specified for this species. Recommendations for defining Redside Dace habitat include the bankfull stream width within the aquatic resource area plus the meander belt width of the stream and associated riparian habitat that is a minimum of 30m from the meander belt (measured horizontally). Recommendations for defining American Eel habitat include the high water mark and associated 30m buffer on all permanent and ephemeral rivers, streams and rivulets currently or formerly occupied by the American Eel.
- The location of "Species at Risk" and the extent of their habitats must be considered throughout the process of implementing the recommendation of the CRPS to ensure that the requirements for the protection of "Species at Risk" and their habitats are adhered to.

The Greenbelt Plan (2005)

The Greenbelt Plan identifies areas where urbanization should not occur in order to provide permanent protection for ecological feature and functions and the agricultural land base in the Golden Horseshoe. The Greenbelt Plan established the Protected Countryside which is comprised of a Natural System and an Agricultural System along with defined Settlement Areas. The Greenbelt Plan supports the Parkway Belt West Plan as well as other provincial level initiatives.

The vision of the Greenbelt Plan is set out below:

- 1.2.1 Vision
- The Greenbelt is a broad band of permanently protected land which:
- Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;
- Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized; and
- Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses.

- 1.2.2 Goals
- 1.2.2.1 Agricultural Protection
- 1.2.2.1d Provision of the appropriate flexibility to allow for agriculture , agriculture-related and secondary uses, normal farm practices and an evolving agricultural/rural economy
- 1.2.2.2 Agricultural Protection

- 1.2.2.2a Protection, maintenance and enhancement of natural heritage, hydrologic and landform features and functions, including protection of habitat for flora and fauna and particularly species at risk;
- 1.2.2.2b Protection and restoration of natural and open space connections between the Oak Ridges Moraine, the Niagara Escarpment, Lake Ontario, Lake Simcoe and the major river valley lands, while also maintaining connections to the broader natural systems of southern Ontario beyond the Golden Horseshoe such as the Great Lakes Coast, the Carolinian Zone, the Lake Erie Basin, the Kawartha Highlands and the Algonquin to Adirondacks Corridor;
- 1.2.2.2c Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds; and
- 1.2.2.2d Provision of long-term guidance for the management of natural heritage and water resources when contemplating such matters as development, infrastructure, open space planning and management, aggregate rehabilitation and private or public stewardship programs.
- 1.2.2.3 Culture, Recreation and Tourism
- 1.2.2.3a Support for the conservation and promotion of cultural heritage resources;
- 1.2.2.3b Provision of a wide range of publicly accessible built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based/shoreline uses that support hiking, angling and other recreational activities; and
- 1.2.2.3c Enabling continued opportunities for sustainable tourism development.

The CRPS study area includes lands that are part of the Parkway Belt West Plan area. The Greenbelt Plan sets out the following policy related to these lands.

- 2.3 Lands within the Parkway Belt West Plan Area
- The requirements of the Parkway Belt West Plan, deemed to be a development plan under the Ontario Planning and Development Act , 1994 continue to apply to lands within the Parkway Belt West Plan Area and the Protected Countryside policies do not apply with the exception of sections 3.2 and 3.3.

The CRPS study area is not designated as Protected Countryside within the Greenbelt Plan and therefore is not subject to the policies that regulate development of site alteration within the Protected Countryside. The Credit River Valley is designated as an "External Connection" within the Greenbelt Plan. The following policies apply to "External Connections".

- 3.2.5 External Connections
- To support the connections between the Greenbelt's Natural System and the local, regional and broader scale natural heritage systems of southern Ontario, such as the Lake Ontario shoreline, including its remaining coastal wetlands , the Great Lakes Coast, Lake Simcoe, the Kawartha Highlands, the Carolinian Zone and the Algonquin to Adirondacks Corridor, the federal government, municipalities, conservation authorities, other agencies and stakeholders should:
- 1. Consider how activities and land use change both within and abutting the Greenbelt relate to the areas of external connections identified in this Plan;
- 2. Promote and undertake appropriate planning and design to ensure that external connections are maintained and/or enhanced; and
- 3. Undertake watershed based planning, which integrates supporting ecological systems with those systems contained in this Plan.
- The river valleys that run through existing or approved urban areas and connect the Greenbelt to inland *lakes* and the Great Lakes are a key component of the

long-term health of the Natural System. In recognition of the function of the urban river valleys, municipalities and conservation authorities should:

- 1. Continue with stewardship, remediation and appropriate park and trail initiatives which maintain and, to the extent possible, enhance the ecological features and functions found within these valley systems;
- 2. In considering land conversions or redevelopments in or abutting an urban river valley, strive for planning approaches that:
  - a) Establish or increase the extent or width of vegetation protection zones in *natural self-sustaining vegetation*, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable *top of bank*);
  - b) Increase or improve *fish habitat* in streams and in the adjacent riparian lands;
  - c) Include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both *wildlife* habitat and movement corridors; and
  - d) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems; and
- 3. Integrate watershed planning and management approaches for lands both within and beyond the Greenbelt.
- In addition to the urban river valleys, portions of the former Lake Iroquois shoreline, particularly within Durham Region, traverse existing or approved urban areas. Municipalities should consider planning, design and construction practices that maintain or where possible enhance the size, diversity and *connectivity* of *key natural heritage features* and *key hydrologic* features and functions of those portions of the Lake Iroquois shoreline within their approved urban boundaries.

- 3.2.6 Proposed "Urban River Valley" Amendment

  The Ontario Ministry of Municipal Affairs and Housing is proposing to amend the Greenbelt Act, 2005 to add a new "Urban River Valley" designation to the Greenbelt Plan. The new designation is intended to facilitate adding publicly-owned lands that are located within urban river valleys that are currently outside of the Greenbelt into the Greenbelt Plan. Should the proposed amendment be approved, municipalities that have an interest in having the "Urban River Valley" designation apply to publicly-owned lands, a request would be submitted to the Ministry based on the "Growing the Greenbelt" criteria.

  For the publicly-owned lands that are located within the Credit River Valley in Mississauga, the proposed designation would rely on the policies contained within the Region of Peel and City of Mississauga Official Plans that relate to Greenbelt objectives and any other applicable criteria. The Protected Countryside policies of the Greenbelt Plan would not apply.

  Should the proposed amendment be approved, it is recommended that the City seek to designate the publicly-owned lands within the Credit River Valley as "Urban River Valleys" within the Greenbelt Plan.

The Parkway Belt West Plan, 1978 (Consolidated to June 2008)

The 'Parkway Belt West Plan' (PBWP) was introduced in 1978 for the purposes of creating a multi-purpose utility corridor, urban separator and linked open space system. The areas of the PBWP that overlap the CRPS study area are

shown on Figures D-1A and D-1B. The PBWP is a culmination of regional planning, greenbelt and greenway planning.

- 2.0 Goals
- 2.1 Identification of Urban Areas – Separate and define the boundaries of urban areas, thus helping to provide the residents with a sense of community identification.
- 2.2 Integration of the System of Urban Areas – Link urban areas and areas outside the region by providing space for the movement of people, goods, energy, and information, without disrupting community integrity and function.
- 2.3 Land Reserve for Future Flexibility – Provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area.
- 2.4 Linked Open Space Framework – Provide a system of open space and recreational facilities linked with each other, nearby communities and other recreational areas.

Policies of the Plan relevant to the study include:

- 6.3.2 Specific Objectives (Southern Link)
  - p) Provide for future utilities.
  - q) Provide for public open space at Oakville Creek-East Oakville Creek, Credit River Mullet Creek, and Centennial Park-Etobicoke Creek.
  - r) Provide open space between urban areas to maintain the continuity of open space from the Escarpment Link to the rural area east of the Credit River
  - s) Provide for recreational trails and associated facilities between the Escarpment Link and Centennial Park.
  - t) Preserve the following prominent natural features:
    - ii) Credit River-Mullet Creek Valleys
  - u) Protect tree stands that are either significant in their own right or serve as buffers.

- 6.3.3 Implementing Actions
  - a) Restrict the number and location of transportation routes crossing the Link to:
    - i) Existing facilities and their essential expansions;
    - ii) Essential new facilities located, to the maximum possible degree, in the Burlington-Oakville Mini-belt Link, the Oakville Mississauga Mini-belt Link, and that part of this Link east of the Airport Mini-belt Link.
  - j) Ensure a coordinated design of Highway 403, inter-urban transit, and future utilities crossing the Credit River Valley to preserve the valley to the maximum possible degree as a prominent natural feature.
  - k) Provide setback for all buildings or structures along the Credit River-Mullet Creek Public Open Space Area to ensure that development does not overpower the valleys when viewed from the valley floor and to prevent damage to the valley rims through construction close to the valley.
  - m) Ensure that the design, development, and use of the Public Open Space Areas minimize any detrimental effect on woodlots, hedgerows, and the following prominent natural features:
    - ii) Credit River-Mullet Creek Valleys;
  - r) Provide an approximately 100-foot-wide buffer strip on the south side of Highway 403 between the Oakville-Mississauga Mini-belt Link and the Credit River/ Mullet Creek Public Open Space Area.

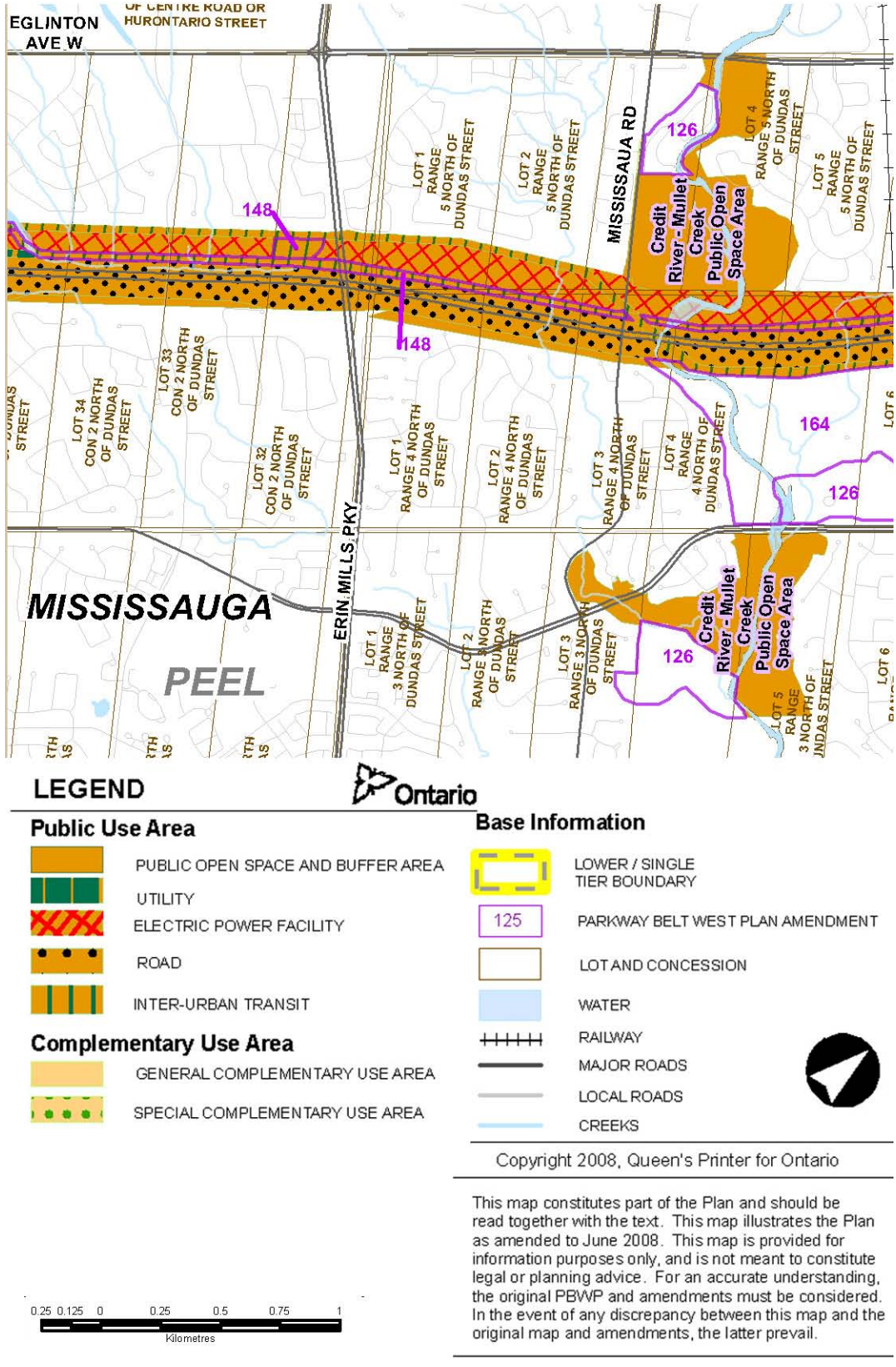

Figure D-1A: Parkway Belt West Plan - Southern Link
(Source: The Ministry of Municipal Affairs and Housing website, Parkway Belt West Plan 1978 Consolidated to June 2008, Map 3)

- 6.3.2/ 6.4.2 Specific Objectives (Northern Link)

  s) Provide for future utilities.

  t) Provide for public open space at the Credit River, Etobicoke Creek, and the West Humber River.

  u) Provide open space between Brampton Urban Areas and the Metropolitan Toronto Urban Area/Mississauga Industrial Area so as to maintain the continuity of open space from the rural area west of Highway 410 to the rural area east of the Brampton Urban Area.

  v) Provide for recreational trails and associated facilities between the Burlington-Oakville Mini-belt Link and Martin Grove Road.

  w) Preserve the following prominent natural features:
     i) Credit River Valley

  x) Protect tree stands that are either significant in their own right or serve as buffers.

- 6.3.3/ 6.4.3 Implementing Actions

  p) In the Credit River-Meadowvale Public Open Space Area, the Plan permits the re-alignment and widening of Derry Road through the area covered by the Plan, if the Peel Regional Council so decides.

  u) Acquire lands for the following Public Open Space Areas:
     i) Credit River (Meadowvale);

  v) Ensure that the design, development, and use of the Public Open Space Areas minimize any detrimental effect on woodlots, hedgerows, and the following prominent natural features:
     i) Credit River Valley;

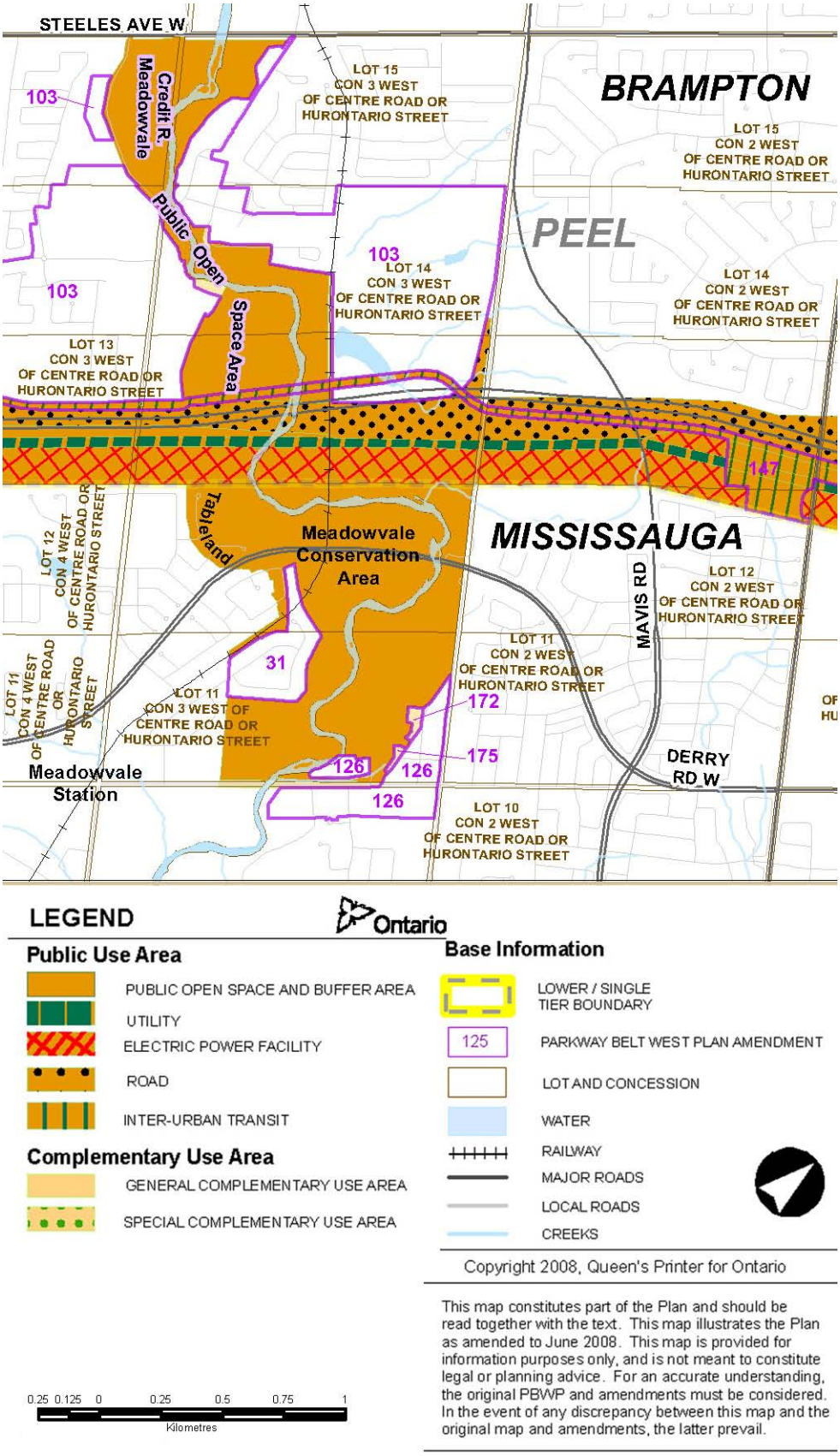

Figure D-1B: Parkway Belt West Plan - Northern Link
(Source: The Ministry of Municipal Affairs and Housing website, Parkway Belt West Plan 1978 Consolidated to June 2008, Map 4)

Bill 51 (The Planning and Conservation Land Statute Amendment Act (2006))

This legislation sets out a number our amendments to the Planning Act and Conservation Land Act. The majority of the amendments relate to Ontario Municipal Board procedures and processes, however, there are several policies within Bill 51 that are relevant to the CRPS including the following:

- Part I, Subsection 3 – Revisions to Definitions
- Subsection 1 (1) of the Act is amended by adding the following definition:
- "provincial plan" means,
- (a) the Greenbelt Plan established under section 3 of the *Greenbelt Act, 2005*,
- (e) a growth plan approved under the *Places to Grow Act, 2005*,
- Part II – Amendments to Other Acts
- Conservation Land Act
- (1) Subsection 3 (2) of the *Conservation Land Act* is repealed and the following substituted:
- Conservation easements and covenants
- (2) An owner of land may grant an easement to or enter into a covenant with one or more conservation bodies,
- (a) for the conservation, maintenance, restoration or enhancement of all or a portion of the land or the wildlife on the land;
- (b) for the protection of water quality and quantity, including protection of drinking water sources;
- (c) for watershed protection and management;
- (d) for the purposes prescribed by the regulations made under this Act or
- (e) for access to the land for the purposes referred to in clause (a), (b), (c) or (d).
- Easement reserved by conservation body
- (2.1) When a conservation body conveys land, it may reserve an easement for a purpose referred to in subsection (2).
- Same
- Legislative Assembly of Ontario I Bills & Lawmaking I Past & Present .11 51, Planning and Conservation Land Statute Law Amendment Act, 2006
- (2.2) A reference in any Act or regulation to easements granted under this Act also applies to easements reserved in accordance with subsection (2.1).
- (2) Section 3 of the Act is amended by adding the following subsection:
- No merger of registered easement
- (6.1) If a conservation body that is a party to an easement that is registered as described in subsection (5) becomes the owner of the affected land,
- (a) the easement is suspended but does not merge; and
- (b) if the conservation body afterwards conveys the land, the easement becomes effective again.

Conservation Authorities Act, Ontario Regulation 160/06 Section 28

Within the Credit River Watershed, the CVC acts under the Conservation Authorities Act, which mandates the CVC to prevent, eliminate, or reduce the risk to life and property from flooding and erosion. Moreover, for the purposes of accomplishing this, the CVC has power to control the flow of surface waters in order to prevent floods or pollution or to reduce the effects thereof (Section 21.1 Conservation Authorities Act.).

The policies of the CVC specify the following with respect to development within the valley lands associated with streams or rivers:

'No development is permitted in areas within the jurisdiction of the Authority that are river or stream valleys…whether or not they contain a watercourse, the limits of which are determined in accordance with the following regulations.

a) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15m, to a similar point on the opposite side;
b) distance from the predicted meander belt of a watercourse plus 15m; where the river or stream valley has unstable slopes, 100 year flood line, plus 15m
c) hazardous lands;
d) wetlands; or
e) other areas where development could interfere with the hydrologic function of a wetland (requires 30m setback) including areas within 120m of all provincially significant wetlands.'

In the context of this regulation, "Development" means the creation of an new lot, a change in land use; or the construction of buildings and structures, requiring approval under the Planning Act, but does not include: (a) activities that create or maintain *infrastructure* authorized under an environmental assessment process; (b) works subject to the Drainage Act (MMAH, 2005), (CVC Watershed Planning and Regulation Policies, 2010).

Region of Peel – Office Consolidation November, 2008.

Region of Peel Official Plan was approved. The CRPS was developed to conform with the following objectives and policies of the Region of Peel Official Plan:

- Chapter 1 – Section 1.1 – Purpose of the Plan
  - The purpose of this Plan is to:
    - provide *Regional Council* with the long-term regional strategic policy framework for guiding growth and *development* in *Peel* while having regard for *protecting* the environment, managing the renewable and non-renewable resources, and outlining a regional structure that manages this growth within *peel* in the most effective and efficient manner;
    - interpret and apply the intent of Provincial legislation and policies within a Regional context using the authority delegated or assigned to *the Region* from the Province;
    - provide a long-term regional strategic policy framework for the more specific objectives and land use policies contained in the *area municipal official plans* which must conform to this Plan;
    - recognize the duality in *Peel Region* between the urban nature of the Cities of Brampton and Mississauga and the primarily rural nature of the Town of Caledon;

- recognize the need for effective environmental protection and management measures to ensure environmental sustainability;
- recognize the importance of *protecting* and enriching the natural and cultural heritage of *Peel Region*;
- provide for the health and safety of those living and working in *Peel*; and
- maintain and enhance the fiscal sustainability of *the Region*.

- Chapter 2 – The Natural Environment
- 2.2.10 Greenbelt Plan (Adopted ROPA 24)
- 2.2.10.5.3 Consider, in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan.
- 2.2.10.5.4b Requirements for the establishment or expansion of major recreational uses.
- 2.2.10.5.6a Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such *infrastructure*
- 2.2.10.5.6b Planning, design and construction practices shall minimize, wherever possible, the *negative impacts* and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt
- 2.2.10.5.6d New or expanding *infrastructure* shall avoid *key natural heritage features* or *key hydrologic features* unless need has been demonstrated and it has been established that there is no reasonable alternative
- 2.3 Greenlands System in Peel
- 2.3.2.14 Valley and Stream Corridors

  Support the area municipalities in consultation with the conservation authorities, the Niagara Escarpment Commission, where applicable, and the Ministry of Natural Resources to define the boundaries of the Greenlands System in *Peel* in terms of functions, landforms, attributes, linkages, critical elements, and *rehabilitation* and natural habitat *restoration* opportunities, including the preparation of technical documents.

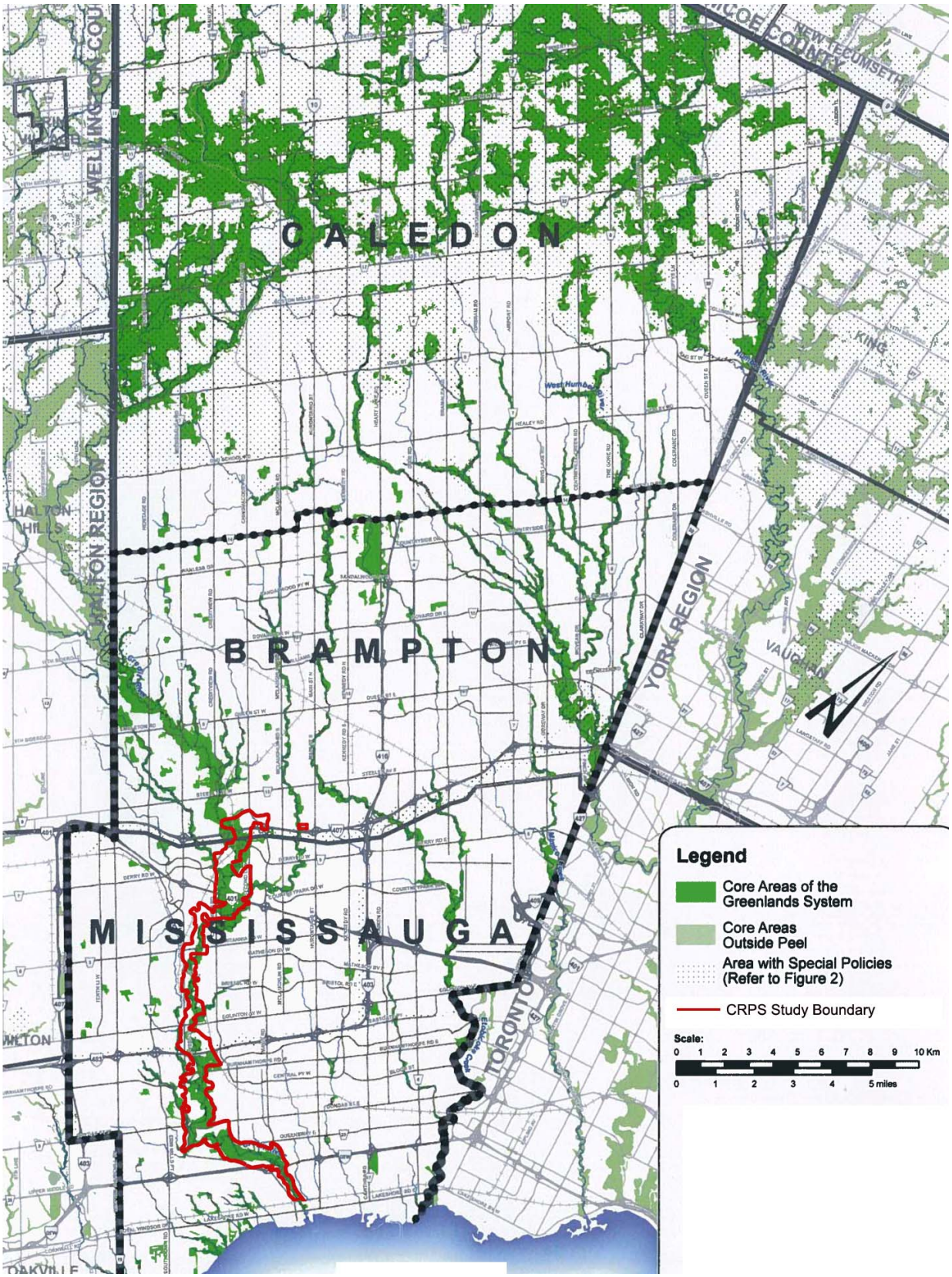

Figure D-3: Regional Greenland System, Source: Region of Peel Official Plan Schedule A

- Chapter 3 - Resources
  - 3.5.2.1 Acknowledge and *support*, *as appropriate,* the role of the area municipalities, conservation authorities, provincial agencies and the Niagara Escarpment Commission, as the primary agencies responsible for coordinating the provision of recreational facilities and *services* within *Peel*.
  - 3.5.2.2 Consider, in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs.
  - 3.5.2.3 *Support* the Niagara Escarpment Parks and Open Space System within *Peel*, and recognize the Bruce Trail as an essential component of the *recreation* system of the *Niagara Escarpment*, which is recognized internationally as a World Biosphere Reserve.
  - 3.5.2.4 *Support* the conservation authorities which own and maintain conservation areas on a region-wide basis.
  - 3.5.2.5 *Support* initiatives of the Waterfront Regeneration Trust including the Lake Ontario Waterfront Trail connecting Burlington Bay to the Trent River.
  - 3.5.2.6 *Support* initiatives to establish trail systems on the *Oak Ridges Moraine* as well as the Culham Trail, Cataract/Elora Trail, the Caledon Rail Trail, Credit Valley Trail, equestrian trails and other trails in *the region*.
  - 3.6 Cultural Heritage

    The *Region of Peel* encourages and *supports* heritage preservation, and recognizes the *significant* role of heritage in developing the overall quality of life for residents and visitors to *Peel*. *The Region supports* identification, preservation and interpretation of the cultural heritage features, structures, *archaeological resources*, and *cultural heritage landscapes* in *Peel* (including properties owned by *the Region*), according to the criteria and guidelines established by the Province. One of the main purposes of this section of the Plan is to implement provincial policies related to cultural heritage. *The Region* will encourage the development and operation of heritage facilities under area municipal jurisdiction and *support* cooperative programming, when appropriate.

- Chapter 5 – Regional Structure
  - 5.6 The Transportation System in Peel
  - 5.6.4.2.16 Encourage the area municipalities to identify and integrate a network of multi-purpose pedestrian/*bicycle routes*. Where necessary, such routes may be considered along Regional roads where they provide essential linkages to the local multi-purpose *route* network.
  - 5.6.2.12 Examine the feasibility of using hydro corridors as future transportation rights-of-way.

- Chapter 6 - Regional Services
  - 6.3.2.7 Water and Wastewater Services

    Ensure that the planning and construction of water and sanitary sewer *services* protects the environmental systems and natural resources of *Peel* in a manner consistent with the objectives and policies in this Plan.

- Chapter 7 - Implementation
  - 7.3.5 Public Consultation

    Public involvement is a vital part of the planning process and decision making. Effective public consultation enables people to influence decisions about planning issues that affect the

place in which they live and work. Regional Council recognizes its responsibility to inform the residents and respond to their concerns.

- 7.4.1 The proper design an defective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. Crime Prevention Through Environmental Design (CPTED) principles provide one such conceptual framework to create a better designed physical environment that reduces the possibility of a crime.
- 7.6.2.5 Direct the area municipalities, in consultation with the conservation authorities, to develop measures and procedures to address flood risks associated with *flood*, erosion and slope instability.

Region of Peel – Regional Official Plan Amendment – Number 21 (ROPA 21)

ROPA 21 implements additions and revisions to the natural heritage, agricultural, air quality and integrated waste management policies of the Region of Peel Official Plan.

With respect to natural heritage:

The natural heritage component identifies where mapping and policy updates are required to bring the Plan into conformity with the 2005 Provincial Policy Statement and to update existing policies where new information, mapping data and terminology has identified policy gaps since the Plan was approved and last updated. The key policy gaps include policy and mapping updates for the natural heritage features policies of the Greenlands System including amendments to address policy direction in the PPS for significant woodlands, significant wildlife habitat and significant valleylands.

The proposed amendments to achieve provincial conformity and which respond to public comments received during the consultation process address the following policy areas:

- Mapping updates for Core wetlands, Areas of Natural and Scientific
- Interest (ANSIs), Environmentally Sensitive or Significant Areas (ESAs) and Escarpment Natural Areas;
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat;
- Greenbelt conformity for natural heritage; and
- Greenlands management and stewardship.

With respect to agriculture, the amendment sets out policies that provide a regional role to support the agri-food sector and strengthen stewardship programs to achieve both agricultural and environmental objectives.

Specific key policies that are relevant to the CRPS related to the following:

- Section 7
  - Chapter 2, Section 2.3 is amended by adding the following new paragraph after the eighth paragraph:
    - "The Regional Official Plan implements the Provincial Policy Statement's (PPS) natural features policies through the Greenlands System's Core Areas, Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC) policy framework. Core Areas represent provincially and regionally significant features and areas and are considered a subset of what would be significant under the PPS. NAC and PNAC. Natural features and areas may also be evaluated and

identified to be significant in area municipal official plans and through the local study process required during planning approvals in accordance with Regional, area municipal and provincial policy. Core, NAC and PNAC features and areas may also be identified and subject to policy in provincial plans. Where such features and areas coincide with features and areas identified in a provincial plan, the policies in the provincial plan shall also apply. Where the province has provided criteria for the identification of natural features, the provincial criteria shall apply, unless municipal criteria achieve or exceed the same objective in which case the municipal criteria will apply."

Definitions for the following that are relevant to the CRPS are amended:

- Areas of Natural and Scientific Interest;
- Environmentally Sensitive or Significant Areas;
- Fish Habitat and Wildlife Habitat;
- Habitats of Threatened and Endangered Species;
- Natural Corridors;
- Valley and Stream Corridors;
- Wetlands; and,
- Woodlands.

ROPA 21 stipulates prohibitions for development and site alteration within the features and areas identified above.

Section 42, Chapter 2, Section 2.5 sets out policies related to Invasive Species Management including the following:

- A major issue facing natural heritage management within the Region is the threat of non-native species invading woodlands, wetlands and other natural areas. If left unmanaged, invasive species pose a risk to the ecological integrity of the Region's natural areas through the displacement of native species and the subsequent alteration to the genetic diversity and structure of local native species populations.
- 2.5.3.1 Objective
- To minimize the impacts of invasive species through the proper management and control of non-native invasive species to promote native species plantings in the Region.
- 2.5.3.2 Policies
- It is the policy of *Regional Council* to:
- 2.5.3.2.1 Acknowledge and support the role of the area municipalities, conservation authorities, provincial agencies and conservation organizations in carrying out invasive species management.
- 2.5.3.2.2 Support and encourage the area municipalities in consultation with the conservation authorities to develop policies and programs that require or promote measures to eliminate and/or manage non-native invasive species and discourage the use of non-native invasive species plantings in new developments adjacent to the Greenlands System.
- 2.5.3.2.3 Encourage the use of native species plantings at Regional and municipal facilities and along transportation and utility corridors and, wherever feasible and appropriate, include native species plantings along Regional roads and on properties owned by the Region."

Section 43, Chapter 2, sets out policies related to Greenlands Management and Stewardship including the following:

- Active management, securement and stewardship of the Regional Greenlands System are necessary to ensure the sustainability and ecological integrity of its natural heritage features and areas. Greenlands securement involves the protection of natural heritage features and functions through a range of tools,

including planning policy, stewardship, monitoring and land acquisition. Stewardship is a key component of the Region's natural heritage policy framework which promotes voluntary action and cooperative planning by organizations, communities and residents to protect, restore and enhance the Region's environment and resources.

- 2.6.1 Objective
- To protect, restore and enhance the natural environment in Peel through Greenlands management, securement and stewardship opportunities in cooperation and partnership with area municipaties, conservation authorities, provincial agencies and conservation organizations.
- 2.6.2 Policies
- It is the policy of *Regional Council* to:
- 2.6.2.1 Support Greenlands securement initiatives in Peel through planning policy, *stewardship*, monitoring and land acquisition;
- 2.6.2.2 Acknowledge and support the role of the area municipalities, conservation authorities, provincial agencies and conservation organizations in carrying out *stewardship* programs for natural heritage.
- 2.6.2.3 Implement Greenlands securement strategies, programs and actions including stewardship that directly support Regional policy goals and objectives.
- 2.6.2.4 Work with the area municipalities, conservation authorities and other agencies to leverage funding from various sources for Greenlands securement.
- 2.6.2.5 Support the securement of natural areas through planning policy, stewardship and monitoring before land acquisition is considered.
- 2.6.2.6 Encourage environmental education to support land stewardship and to promote the value of natural heritage conservation to residents.
- 2.6.2.7 Support the area municipalities and conservation authorities to encourage landowners and applicants for development and site alteration to support the Region's Greenlands securement efforts by enhancing lands adjacent to the Greenlands System in Peel.
- 2.6.2.8 Research and consider other incentives for the securement of natural heritage features and areas including tax rebates, incentive payments and cost-shared *stewardship* programs."

The amendment sets out criteria and thresholds for the identification of Core, Natural Areas and Corridors and Parkland Natural Areas and Corridors within Peel Region. The Credit River Valley is designated as a Core National Area and Corridor within the Region's Greenlands System.

City of Mississauga Official Plan – Draft – March 2010

The City of Mississauga Official Plan sets out both broad and specific policies to guide the protection and enhancement of natural heritage and cultural heritage resources and seeks to create vibrant, healthy and complete communities within the City. The policies contained in the following chapters of the City's Official Plan are relevant to the CRPS:

Chapter 5 – Value the Environment
Chapter 6 – Complete Community
Chapter 7 – Create a Multi-Modal City
Chapter 8 – Build a Desirable Urban Form
Chapter 19 – Implementation

A summary of the specific policies contained within these Chapters of the Official Plan is provided below.

- Chapter 5 Value the Environment
- 5.1 Introduction
  - Mississauga is partially within the Carolinian Forest Ecoregion, Canada's most biologically diverse ecological region. This region contains Canada's most rare and endangered plants and animals, and is the most threatened ecological region in Ontario.
  - The health of the natural environment is critical to human and economic vitality and the overall well-being of society.
  - Climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable city
- 5.3 Green System
  - Public parkland is a vital component in the life of residents and contributes to the environmental, social and economic health of the city.
  - Mississauga will give priority to actions that protect, enhance, restore and improve the Green System and the natural environment for the benefit of existing and future generations.
- 5.3.1 Natural Areas System
  - The Green System makes up almost 27 per cent of total land cover in Mississauga and is composed of: Natural Areas System; Natural Hazard Lands; and Parks and Open Space.
  - Mississauga will give priority to actions that protect, enhance, restore and improve the Green System and the natural environment for the benefit of existing and future generations.
- 5.3.3 Parks and Open Spaces
  - Access to parks allows for regular physical activity, which improves health, reduces the risk of a wide range of diseases and is important to social and mental health.
  - While it is understood that the open space portions of these lands must be maintained in a manner that accommodates their primary function, these lands can make a significant contribution to a healthy environment by employing environmentally sensitive management techniques and practices.
  - City parks contribute to environmental sustainability and strengthen communities by making them more attractive places to live, work and play.
- 5.3.3.2 Mississauga will own, lease, operate, maintain and administer public parkland and facilities to meet the recreational, cultural, educational and social needs of residents.
- 5.3.3.15 The potential for Public Open Space areas to expand or connect the Natural Areas System will be encouraged to ensure that sensitive areas, particularly woodlands, are maintained.
- 5.3.3.16 Stormwater retention and stormwater quality ponds are generally not appropriate uses for public parkland. However, in some instances overland flow and stormwater facilities may be accommodated in public parkland.
- 5.3.3.17 Wherever possible, significant treed areas throughout Mississauga will be incorporated into the Public Open Space network.
- 5.3.3.20 Cemeteries will be permitted in Public Open Space and Private Open Space designations and will be subject to the following:
- 5.3.3.20a. as cemeteries constitute an open space use, consideration will be given to public cemeteries being used for passive open space purposes. However, cemeteries that are privately owned are not intended to be open to the public;
- 5.3.3.20b. future and proposed cemeteries and related facilities will be located to minimize conflict with existing and future land use and transportation; and

- 5.3.3.20c. cemeteries will recognize, reflect and integrate all heritage resources within and/or adjacent to cemetery property.
- 5.4 Urban Forest
- 5.4.2 The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and to improve wildlife habitat will be encouraged.
- 5.4.4 The Urban Forest will be protected and enhanced.
- 5.5 Water
- 5.5.2 Stormwater and Drainage
- 5.5.2.1 Mississauga will use a water balance approach in the management of stormwater by encouraging and supporting measures and activities which reduce stormwater runoff, improve water quality and promote infiltration using ***stormwater best management practices***.
- 5.5.2.3 The location and design of surface drainage and stormwater management facilities will respect the Natural Areas System and will include naturalization to the satisfaction of the City and the appropriate conservation authority.
- 5.5.2.8 The design of storm drainage and stormwater management facilities will enhance the natural and visual landscape and ecological functions and provide recreational opportunities, if appropriate.
- 5.6 Air Quality
  - The most effective strategies to ensure air quality is to encourage and achieve complete communities with a compact urban form, including alternative modes of transportation such as walking, cycling and transit and ensuring the compatibility of land uses.
- Chapter 6 Complete Communities
- 6.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:
- 6.1.3a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
- 6.1.3b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;
- 6.1.3 c. encourage environments that foster incidental and recreational activity; and
- 6.1.3d. encourage land use planning practices conducive to good public health.
- 6.4 Heritage Planning
- 6.4.1 Cultural Heritage Resources
- 6.4.1.4 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of cultural heritage resources.
- 6.4.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.
- 6.4.2 Cultural Heritage Properties
- 6.4.2.1 Programs for the selective acquisition of cultural heritage properties by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.
- 6.4.3 Heritage Conservation Districts
- 6.4.3.1 Heritage Conservation Districts will be designated by the City
- 6.4.4 Archaeological Resources
- 6.4.4.1 Mississauga will cooperate with the Provincial Government to designate archaeological sites in accordance with the *Ontario Heritage Act*.
- 6.4.5 Archaeological Protection Areas
- 6.4.5.7 Mississauga will consider the use of public open space for conserving archaeological protection sites.

- 6.4.5.9 Archaeological protection areas should be designated archaeological sites by the Provincial Government in accordance with the *Ontario Heritage Act*.
- 6.7 Urban Agriculture
  - Mississauga, like other cities around the world, is dependent on the importation of food to sustain its population.
  - Mississauga supports a variety of urban agricultural practices that allow its residents access to freshly grown local produce, supports the surrounding agricultural community, enhances local food security, reduces the energy costs associated with transporting food great distances and achieves a more sustainable community.
- 6.6.1 Mississauga supports the following urban agricultural practices:
- 6.6.1a. urban gardening
- 6.6.1b. community gardening
- 6.6.2 Farmers' markets will be encouraged particularly in Intensification Areas.
- Chapter 7 Create a Multi-Modal City
- 7.1.1 Active Transportation
  - The City will create a multi-modal transportation network for the movement of people and goods that supports more sustainable communities. The multimodal transportation system is composed of the following modes of travel: transit; vehicular (e.g., cars and trucks); active transportation (e.g., walking and cycling); rail (passenger and freight); and air travel (passenger and freight).
- 7.3.3 Cycling and Pedestrian Design
- 7.3.3.1 The incorporation of cycling facilities will be considered in the construction of new roads and the rehabilitation and reconstruction of existing roadways.
- 7.4 Parking
  - In other parts of the city, while some changes to parking provisions may occur, sufficient parking should be provided to ensure that the established residential character of Neighbourhoods and the economic function of employment uses is not adversely affected.
- Chapter 8 Build a Desirable Urban Form
- 8.4.1 Transit and Active Transportation
  - Urban form is fundamental to fostering transit and active transportation choices. Site and building design will improve connections and accessibility for transit users and promote pedestrian and cycling transportation modes.
  - Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.
- 8.4.3 Accessibility
- 8.4.3.1 Mississauga is committed to the creation of an accessible city. The design of the physical and built environment should have regard for universal accessible design principles.
- Chapter 19 Implementation
- 19.17 Greenbelt
- 19.17.1 As a condition of development approval, Natural Hazard Lands may be placed in public ownership for their long-term protection.
- 19.17.3 Surface drainage and stormwater management facilities and associated hazards will be designated Greenbelt.
- 19.17.4 Development adjacent to Greenbelt lands will be subject to the delineation of natural hazards, natural areas, buffers and setbacks by the City in consultation with the appropriate conservation authority. Dedication and/or restrictive zoning of buffers to Greenbelt may also be required by the City in consultation with the appropriate conservation authority.
- 19.17.7 Reconstruction, minor additions, and maintenance of legal non-conforming facilities, buildings, and structures may be permitted in

Greenbelt. With respect to reconstruction, the development should be relocated to an area that is least susceptible to natural hazards.

- 19.18 Public Open Space and Recreational Facilities
- 19.18.1 Mississauga will provide for public open space and/or recreational facilities
- 19.18.4c. restrictions on parkland development dictated by the location of the park, environmental constraints, parking availability, access, or other reasons
- 19.18.11 Mississauga will encourage the Conservation authorities to acquire lands for conservation and recreation purposes beyond that required for flood control purposes.
- 19.18.12 Mississauga will encourage the Conservation authorities to formulate acquisition and development strategies for conservation areas within the city to ensure that lands acquired will form integral components of the municipal public open space system.

City of Mississauga Zoning By-Law – As Amended

The CRPS study area includes both "development" and "Greenbelt" zoning designations. With respect to the "Greenbelt overlay", the zoning by-law states the following:

The greenbelt overlay is a system to identify lands that may have a development constraint due to natural hazards but are not zoned Greenbelt. The lands covered by the greenbelt overlay have been identified in Mississauga Plan as areas that are generally unsuitable for development due to naturally occurring processes such as flooding and erosion.

The following zones apply to the feature site:

- PB1-11 - Lands in Private Ownership North of Highway #401 (Sanford Farm);
- A, RR and G – P-505 Former Harris Lands;
- G-1 – P-122 Credit Meadows;
- OS-2, G1-14 – P-114 Streetsville;
- PB1 – P-462 Pinchin Lands;
- G1, G1-4, 0S2-7 – P-331 Riverwood; and,
- PB1, G1, G1-14 – P-60 Erindale.

The following zones apply to other parts of the study area:

- PB1-11 – North of Private Lands;
- G1, G1-3, 0S2-5 – Golf Courses;
- G1-13 - Kraft Mill, U – QEW;
- G2-1, G2-2, G2-3 – Edges of study area (Minimum natural protection area depth 5.Om, 10.Om and 15.Om respectively); and,
- D – Development (between Highway #401 and Harris Lands).

Regulations described as follows:

- PART 2 – General Provisions
- Table 2.1.17.1 - Minimum Setback to Greenbelt Zones - Non-Residential
- 1.0 Minimum setback of all buildings and structures in a non-residential zone to all lands zoned G1 or G2 Base Zone, or G1 Exception Zones the greater of 5.0 m or the required yard/setback
- 2.0 Minimum setback of parking areas in a non-residential zone to all lands zoned G1 or G2 Base Zone the greater of 5.0 m or the required yard/setback

- PART 3 – Parking
- Summary - Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses
- 52.0 Other Non-Residential Uses Not Specified Above – 5.4 spaces per 100m² GFA - non-residential
- PART 9 - OPEN SPACE ZONES (last update June 30, 2010)
- 9.1 General Provisions for Oven Space Zones
- 9.1.1 Accessory Uses in OS1 and 0S2 Zones
- 9.1.1.1 Parking areas may be constructed of a permeable type of material
- 9.1.1.2 Accessory uses in 051 and 0S2 zones shall include, but not be limited to, washroom/changeroom facility, picnic facility, maintenance/storage building or structure or an office for a permitted use, and shall be permitted accessory to an active or passive recreational use.
- 9.1.2 Accessory Uses in an 0S3 Zone - An office and a maintenance/storage building or structure for a cemetery shall be permitted accessory to a cemetery
- Summary - Table 9.2.1 – OS1 to OS3 Permitted Uses and Zone Regulations:
- OS1 – Open Space Community (Active/Passive Recreation, SWM)
- OS2 – Open Space City Park (Active/Passive Recreation, SWM)
- OS3 – Open Space Cemetery (Cemetery)
- 9.2 OS1 to OS3 ZONES (OPEN SPACE)
- 9.2.1 OS1 to OS3 Permitted Uses and Zone Regulations
- All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 9.1 of this By-law, and the uses and regulations specified within the applicable zone column contained in Table 9.2.1 - OS1 to 0S3 Permitted Uses and Zone Regulations.
- 9.2.3.7 OS2-7 (Riverwood')
- Additional Permitted Uses
- 9.2.3.7.1 (1) Garden Park
- 9.2.3.7.1 (2) Office
- 9.2.3.7.1 (3) Commercial School
- 9.2.3.7.1 (4) Banquet Hall/Convention Centre/Conference Centre
- 9.2.3.7.1 (5) Training and Development Centre
- 9.2.3.7.1 (6) Gift Shop
- 9.2.3.7.1 (7) Restaurant
- 9.2.3.7.1 (8) Conservatory
- 9.2.3.7.1 (9) Greenhouse including accessory sales
- Regulations
- 9.2.3.7.2 Maximum gross floor area - non-residential of all buildings and structures 6000m²
- 9.2.3.7.3 Minimum setback to the Highway 403 right-of-way 7.5m
- 9.2.3.7.4 Minimum setback to a lot line abutting a railway right-of-way 7.5m
- 9.2.3.7.5 Minimum setback to Burnhamthorpe Road West 9.5m
- 9.2.3.7.6 "Garden Park" means a facility for the display and demonstration of gardens
- PART 10 - GREENBELT ZONES (last update Dec 31, 2011)
- 10.1 General Provisions for Greenbelt Zones
- 10.1.1 Accessory Uses in G1 and G2 Zones
- 10.1.1.1 Trails are permitted accessory to natural heritage features and areas conservation
- 10.1.1.2 A passive recreational use is permitted accessory to a storm water management facility
- 10.1.1.3 A fence is permitted accessory to a natural protection area and natural heritage features and areas conservation to prevent encroachment of abutting land uses and to establish property boundaries

- 10.1 .1.4 Parking areas are permitted accessory to natural heritage features and areas conservation and shall be constructed
- Summary - Table 10.2.1 – G1 and G2 Permitted Uses:
- Rood Control;
- Stormwater Management;
- Erosion Management;
- Natural Protection Area; and,
- Natural Heritage Features and Areas Conservation
- 10.2 G1 and G2 ZONES (GREENBELT)
- 10.2.2.2 G1-2 Zone
- 10.2.2.2.2 Parking shall be located on lands zoned G1-2, identified on Schedule G1-2 (Parking for lands zoned C3-6)
- 10.2.2.4 G1-4 Zone
- 10.2.2.4.2 Maximum gross floor area - non-residential of all buildings and structures 100 m^2
- 10.2.2.4.3 "Garden Park" means a facility for the display and demonstration of gardens
- 10.2.2.5 G1-5 Zone
- 10.2.2.5.2 Parking shall be located on lands zoned G1-5, identified on Schedule G1-5 of this Exception (Parking for lands zoned E2-38)
- 10.2.2.9 G1-9 Zone
- 10.2.2.9.1 Only structures used for flood control and erosion management shall be permitted
- 10.2.2.10.1 Only structures used for flood control and erosion management and a tennis court shall be permitted
- 10.2.2.14 G1-14 Zone
- Additional Permitted Use
- 10.2.2.14.1 (1) Temporary Tent and/or Stage
- Regulation
- 10.2.2.14.2 A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply
- PART 11- PARKWAY BELT ZONES (last update Dec 31, 2011)
- 11.1 General Provisions for Parkway Belt Zones
- 11.1.1 Additional Regulations for an Agricultural Use in a PB2 Zone All buildings and structures used for agricultural purposes shall comply with the regulations specified in Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone - Regulations, and Table 11.1.1 - Additional Regulations for an Agricultural Use in a PB2 Zone.
- 11.1.3 Driveways and Parking Areas
- Driveways and parking areas in PB1 and PB2 zones may be constructed of a permeable type of material
- Summary - Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone Regulations
- 2.1 Passive Recreational Uses
- 2.2 Conservation Use
- PART 12 - UTILITY ZONE (U) (last update Mar 31, 2012)
- 12.1.1.1 Accessory Uses in an U Zone
- In an U zone, a passive recreational use shall be permitted accessory to a permitted use
- PART 12- DEVELOPMENT ZONE (D) (last update Mar 31, 2012)
- Summary - Table 12.3.2 - D Zone Permitted Uses and Zone Regulations
- Permitted Use -A building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure
- Zone Regulation - The erection of new buildings or structures and the enlargement or replacement of existing buildings and structures shall not be permitted

The CRPS has regard for the policies contained within the zoning by-law.

D-3: Key Recommendations for Open Space and Recreation – Future Directions Report

- Parks as Key Elements of Placemaking
  - Placemaking
    - Ensure the creation of complete communities (rec. 1)
    - For parkland, this will entail the establishment of well designed, attractive, safe and comfortable public and private spaces that encourage people of all ages to engage in social and civic interaction through both casual and programmed activities (rec. 1)

- Protecting and Enhancing Ecological Systems
  - Excellence and innovation in design and construction technologies
    - continue to embody the principles of ecosystem planning in the land-use planning process, whereby natural areas and systems are appropriately protected and integrated into the built environment and enhanced to ensure overall health of the natural environment (rec 2)
    - within the system of parks and natural areas, continue to strive for a "green", livable and sustainable City, with the provision of parks and open spaces that are readily accessed by residents, and designed to accommodate a range of active and passive recreation uses in harmony with the natural environment (rec 3)

- Quality of Planning and Design
  - Excellence and innovation in design and construction technologies
    - excellence and innovation in design and construction technologies should be key objectives for all new park planning and development (rec 5)

- Parkland Classifications
  - Hierarchy of City-owned open space lands (rec 7)
  - Destination park, Community Park and Greenbelt (rec 7)

- Parkland to Meet Growth Needs
  - Range of public spaces
    - Including linear greenspace to support trails and greening strategies (rec 9)

- Parkland Acquisition Strategy
  - Parkland Acquisition Strategy
    - identify strategic land acquisitions, and adopt evaluation criteria and a ranking system which includes priorities for acquisition of lands that:
    - protect and enhance Natural Areas;
    - support completion of the trails system;
    - support sustainable community design (rec 16)
  - Parkland Acquisition
    - Acquisitions that support / bolster the natural areas system, should be a parkland acquisition priority for the City. Key objectives are to support, maintain and increase biodiversity priority sites to be significant natural areas that are interconnected to the broader natural system (rec 51)

- Parklands Requirements to Support Outdoor Recreation Facilities
  - Call for the provision of sports fields to address the current backing and the 5-year forecasted need, by improving or adding facilities in existing parks (rec 17)

- Park Development / Redevelopment
  - Park Redevelopment
    - Establish a prioritized list of redeployment of underutilized sports fields, life cycle replacement of facilities; changing community demographics; and, identified needs (rec 21)
  - Park use by all-ages and abilities, design for safety
    - In the design of all new parks, and the rejuvenation of older parks, consider use by all-ages and abilities, design for safety (rec 22)
    - (CPTED) provision of facilities and amenities that support social interaction and unstructured recreation and leisure activities (rec 22)
  - Community Engagement
    - Engage the public in all parks development and redevelopment projects (rec 23)
  - Parks and Trail Signage
    - Develop and implement a comprehensive and consistent system of signs for parks, trails, and natural areas comprised of signs (rec 24)

- Trails and Pathways
  - Park Pathway Study
    - The 2001 Mississauga Multi-use Recreational Trail Study guide strategic planning and implementation of a multi-use trail system. A Park Pathway study is required to reflect accomplishments in the ensuing years, and to confirm / validate outstanding gaps in the system. The study should integrate multi-use paved trails with all trail types that the City has within its inventory. The study should confirm the trail inventory, direct trail development, provide design standards, design for accessibility in appropriate locations, safety and lighting of tails, and sustainability measures, establish maintenance standards (rec 25)
    - for new trails development in natural areas, or improvements that will initiate or intensify use of existing trails (e.g. expansion or paving), undertake site specific evaluation process using information contained in the Natural Areas Survey and field assessment to evaluate vegetation, habitat, and conditions to determine compatibility (rec 26)
  - All Season Trails
    - The City should consider how to optimize physical accessibility and use of the trail/pathway system with consideration of: all-season activities, accessible design, lighting of trails (rec 27)

- Programs and Activities
  - Coordinated Park Programming Strategy
    - Parks-based programming opportunities should be used to inform parks development / redevelopment, Future Directions Recreation Master Plan, Youth Strategy, Older Adult Plan, and the Arts and Culture Master Plan (rec 28)

- Developing the Education Function
  - Stewardship, Public Outreach and Education Programs
    - Demonstrated in its park programming conservation, sustainability, community gardens, environmental protection, restoration and stewardship, and heritage preservation (rec 30)

- Community Gardens and other Food Growing Initiatives
  - Community Garden Partnership
    - Support opportunities for managed community gardens in partnership with community0based organizations (rec 32)
    - Parks and open space system, vacant or underutilized municipality owned land considered as potential sites (rec 33)
    - Consider a potential site or sites to accommodate City-serving large scale allotment gardens (rec 34)

- Special Event Spaces
  - Special Events Strategy
    - Specific parks and types of parks within the City-side system that can support events of different sizes and types should be identified (rec 35)

- Off-Leash Facilities
  - Support off-leash opportunities within parks in collaboration with affiliated community-based organizations, and in accordance with established policies (rec 38)

- Memorial Tree and Bench Program
  - Planned locations for memorial benches and trees in suitable parks, memorial tree groves, walls or paving areas (rec 39)

- Supporting Culture, Heritage and Tourism
  - Park Tourism Studies
    - Tourism studies should address the feasibility for specific sites to serve as tourist destinations, undertake market assessment and economic feasibility studies (rec 40)

- Partnership
  - Support and cultivate partnership with a number of community organizations for the delivery of specialized programs and facilities to meet community interests (rec 41)

- Cemeteries
  - Maintenance and management of cemeteries can be conducted in sustainable and “eco-friendly” ways (rec 44)
  - Cemeteries maintain their heritage attributes, usable greenspaces (rec 45)

- Future Directions for Parks Management and Maintenance
  - Environmentally Sustainable Maintenance Practices
    - Implement environmentally friendly practices such as: reduced mowing, de-icing agents, such as compost and wood chips recycled from yard waste, use of drought tolerant and native trees (rec 48)

- Communications Strategic for Sustainable Park Management
  - Communications strategy that outlines goals for preservation, enhancement and education of the values of environmental stewardship (rec 49)

- Identification and Protection of the Natural Areas System
  - Natural Heritage System Strategy
    - Undertake a comprehensive Natural Heritage System study to expand on the work undertaken through the Natural Ares Survey (rec 50)
    - Work with appropriate agencies and stakeholders to develop and environmental response network and protocol effectively manage existing species, pest infestations, and potential biological and other environmental threats (rec 52)

- Restoration and Enhancement
  - Woodlot Management/Conservation Plans
    - Preparation of Woodlot Management Plan and / or Conservation Plans for natural areas. The Conservation Plans should address access, encroachment, defining appropriate uses / activities (rec 53)
  - Naturalization/Restoration Initiatives
    - Identify opportunities for and locations within existing and future parks, natural areas and private lands for naturalization/restoration could then be dealt with on a rotational basis (rec 54)
    - Work with CVC and other appropriate agencies and stakeholders to develop and implement a City-wide strategy for control of invasive plant species (rec 55)
  - Surveys of Rare and Significant Fauna
    - Encourage the Conservation Authorities to undertake surveys of rare and significant fauna and flora species (rec 56)

- Stewardship, Public Outreach and Education
  - Credit River as Heritage River
    - Continue efforts to designate the Credit River as a Canadian Heritage River System (rec 57)
  - Public Education in the Conservation and Management of Natural Areas
    - Continue efforts toward public education in the conservation and management of natural areas to discourage careless and improper use
    - Outreach programs should involve children and youth (rec 58)
  - Agency Partnerships
    - Foster an integrated approach to natural heritage management and implementation of strategies (rec 59)

Appendix E

Policy Context Matrix

credit river parks strategy

Policy Review Matrix

The matrix summaries the environmental and planning policies that pertain to the Credit River Park Strategy. Where applicable the potential implications of the policy upon the CRPS is noted.

Although there is a long list of policy documents that were reviewed, most of which summarized in Appendix D, only the following high level documents were summarized in the following matrix:

Province:

- Provincial Policy Statement
- Ontario Regulation 160/06
- Ontario R.R.O. 1990, Regulation 102
- Bill 51 (The Planning and Conservation Land Statute Amendment Act)
- Growth Plan for the Greater Toronto Golden Horseshoe, 2006
- The Greenbelt Plan, 2005

Region of Peel

- Region of Peel Official Plan – Office Consolidation, November 2008
- Region of Peel – Regional Official Plan Amendment – Number 21 (ROPA 21)

Credit Valley Conservation

- A Conservation Areas Strategy for the Credit River Watershed, April 1994

City of Mississauga

- City of Mississauga Official Plan* (in effect), September 2011
- Future Directions Master Plan for Open Space and Natural Areas, December 2009
- City of Mississauga Zoning By-Law (as amended), up to Sept 2012

*It is important to clarify that while both the Official Plan and 'in effect' Official Plan were evaluated only details with regard to Official Plan 2011 were recorded within the matrix recognizing the likelihood that it would be in effect prior to completion of the study.

CITY OF MISSISSAUGA – CREDIT RIVER PARKS STRATEGY

SUMMARY OF EXISTING ENVIRONMENTAL AND PLANNING POLICIES APPLICABLE TO THE CREDIT RIVER PARKS STRATEGY STUDY AREA WITHIN THE CITY OF MISSISSAUGA

Policy Document/ Chapter	Vision, Principles, Goals & Objectives	Policy Description	Notes/Implications on Credit River Parks Strategy
Document: Ontario Provincial Policy **Date:** March 1, 2005 **Supporting Documents:** MMAH Provincial Policy Statement Review **Jurisdiction:** Province wide **Focus of Policy:** Land Use Planning, Natural Heritage Resources, Public Health and Safety	**VISION** • Supports provincial goal to enhance the quality of life for the citizens of Ontario • PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. • PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. • PPS may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. • Provincial plans and municipal official plans provide a framework for comprehensive, integrated and long-term planning that supports and integrates the principles of strong communities, • The PPS focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. • These land use patterns promote a mix of housing, employment, parks and open spaces, and transportation choices that facilitate pedestrian mobility and other modes of travel. • Strong, livable and healthy communities enhance social well-being and are economically and environmentally sound. • The Province's natural heritage, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term needs. • The Provincial Policy Statement directs development away from areas of natural and human-made hazards, where these hazards cannot be mitigated. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption. • Long-term environmental health and social well-being should take precedence over short-term considerations.	**1.0 Building Strong Communities** • **1.5 Public Spaces, Parks and Open Spaces** • Healthy, active communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling; b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, open space areas, trails and, where practical, water-based resources; c) providing opportunities for public access to shorelines; and d) considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas. • **1.6.6 Transportation and Infrastructure Corridors** • 1.6.6.1 Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and *infrastructure* facilities to meet current and projected needs. • 1.6.6.2 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for which it was identified. • 1.6.6.3 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity • **1.7.1 Long-term economic prosperity should be supported by:** d) providing for an efficient, cost-effective, reliable *multi-modal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs; f) providing opportunities for sustainable tourism development; **2.0 Wise Use and Management of Resources** **2.1 Natural Heritage** • 2.1.1 Natural features and areas shall be protected for the long term. • 2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*. • 2.1.3 Development and site alteration shall not be permitted in: a) *significant* habitat of *endangered species* and *threatened species*; b) *significant wetlands* in Ecoregions 5E, 6E and 7E[1]; and • 2.1.4 *Development* and *site alteration* shall not be permitted in: a) *significant wetlands* b) *significant woodlands* south and east of the Canadian Shield[2]; c) *significant valleylands* south and east of the Canadian Shield[2]; d) *significant wildlife habitat*; and e) *significant areas of natural and scientific interest* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*. • 2.1.5 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*. • 2.1.6 *Development* and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*. **2.2 Water**	Supports objectives related to: • public safety • promoting walking and cycling • providing opportunities for public access to shorelines • efficient transit and transportation • promotes protection of specific features and functions and stipulates limitation on site alteration in significant features / areas • limits site alteration in proximity to sensitive surface and groundwater features • requires mitigative measures, alternative development approaches to protect, improve or restore sensitive surface and groundwater features and functions

Policy Document/ Chapter	Principles, Goals & Objectives	Policy Description	Notes/Implications on Credit River Parks Strategy
	• Conservation avoids the need for remedial measures to correct problems	• 2.2.2 *Development* and *site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored. • Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features*, *sensitive ground water features*, and their *hydrologic functions*. **2.6 Cultural Heritage and Archaeology** • 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*. • 2.6.2 *Development* and *site alteration* shall only be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if the *significant archaeological resources* have been conserved by removal and documentation, or by preservation on site. Where *significant archaeological resources* must be preserved on site, only *development* and *site alteration* which maintain the heritage integrity of the site may be permitted. • 2.6.3 *Development* and *site alteration* may be permitted on *adjacent lands* to *protected heritage property* where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*. • Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development or site alteration*. **3.0 Protecting Public Health and Safety** **3.1 Natural Hazards** • 3.1.1 Development shall generally be directed to areas outside of: b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards* • 3.1.2 *Development* and *site alteration* shall not be permitted within: b) *defined portions of the one hundred year flood level along connecting channels* c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding • 3.1.3 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas identified in policy 3.1.2: a) in those exceptional situations where a *Special Policy Area* has been approved. b) where the *development* is….minor additions or passive non-structural uses which do not affect flood flows. • 3.1.5 Where the two zone concept for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* • 3.1.6 Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor so as to be managed or mitigated…as determined by the demonstration and achievement of all of the following: a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*; b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c) new hazards are not created and existing hazards are not aggravated; and d) no adverse environmental impacts will result.	• stimulates that significant built heritage and cultural heritage resources be conserved • stipulate procedural requirements for development on lands containing archaeological resources and lands adjacent heritage properties • places limitations on development within hazardous lands including floodways, 100 year floodplain, areas subject to erosion hazards • stipulates conditions under which development and site alteration may be permitted including SPAs and flood fringe in two zone floodplans • allows development and site alteration in portion of hazardous lands where effects and risk to public safety are minor • stipulates standards for public safety and environmental protection for site alterations / development
Document: Ontario Regulation 160/06 *(Made under Section 28 of the Conservation Authorities Act)*		**2. Development prohibited:** • No person shall undertake development or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are, (b) river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined in accordance with the following rules: (i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable	

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Date: April 27, 2006 **Date Approved:** May 2, 2006 **Jurisdiction:** Ontario wide flood-prone lands **Focus of Policy:** Regulation of development, interference with wetlands and alterations to shorelines and watercourses		top of bank, plus 15 metres, to a similar point on the opposite side, (ii) where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100 year period, plus 15 metres, to a similar point on the opposite side, (iii) where the river or stream valley is not apparent, the valley extends the greater of, (A) the distance from a point outside the edge of the maximum extent of the floodplain under the applicable flood event standard, plus 15 metres, to a similar point on the opposite side, and (B) the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard, plus 15 metres, to a similar point on the other side; (c) hazardous lands; (d) wetlands; or other areas where development could interfere with the hydrologic function of a wetland including areas within 120 metres of all provincially significant wetlands and areas within 30 metres of all other wetlands but not including those where development has been approved pursuant to an application made under the *Planning Act* or other public planning or regulatory process.	• prohibits development within valleylands, wetlands, hazard lands (30m) and provincial significant wetlands (120m), watercourses and floodplains (15m) • requires issuance of permit for works proposed within regulated area
Document: Ontario R.R.O. 1990, Regulation 102 *(Made under Section 29 the Conservation Authorities Act)* **Date:** December, 1991 **Jurisdiction:** Credit Valley Conservation Authority owned lands **Focus of Policy:** Regulation of permitted and prohibited activities on CA land	**Conservation Authorities Act, R.S.O. 1990, CHAPTER C.27 .s.29(1)** 29. (1) An authority may make regulations applicable to lands owned by the authority, • (a) regulating and governing use of the lands by public and the • works, vehicles, boats, services and things of the authority (????); • (b) providing for the protection and preservation from damage ; • (c) prescribing fees for occupation and use of the lands and works, vehicles, boats, recreational facilities and services (???); • (d) prescribing permits designating privileges in connection with use of the lands or any part thereof and prescribing fees for permits; • (e) regulating and governing vehicular and pedestrian traffic and prohibiting the use of any class of vehicle or classes of vehicles; • (f) prohibiting or regulating and governing the erection, posting or other display of notices, signs, sign boards and other advertising devices; • (g) prescribing terms and conditions under which horses, dogs and other animals may be allowed on the lands or any part thereof; • (h) subject to the Forest Fires Prevention Act and the regulations made thereunder, prohibiting or regulating and governing the use, setting and extinguishment of fires. R.S.O. 1990, c. C.27, s. 29 (1); 1998, c. 18, Sched**ule I, s. 13 (1).**	**Prohibited Activities and Activities Requiring Permits** (1) No person shall, in the conservation area, (a) beg; (b) deface, remove or damage any property; (c) cut, remove, injure or destroy a plant, tree, shrub, flower or other growing thing; (d) remove or destroy any soil or rock; or (e) use abusive, insulting or use threatening language, make excessive noise or disturb other persons. R.R.O. 1990, Reg. 102, s. 4 (1). (2) No person shall, in the conservation area, except under a permit issued by the Authority, (a) kill, trap, pursue or disturb a wild bird, reptile or animal; (b) possess or ignite fireworks; (c) camp; (d) make an excavation; (e) possess, shoot, discharge or use a spring gun, air gun, firearm, slingshot or any archery equipment; (f) erect, paint or affix a sign or notice; (g) sell or offer for sale an article or service; (h) engage in fund raising; (i) advertise or carry on a business or enterprise; (j) conduct a public performance of any kind, or bring equipment for public entertainment into the conservation area; (k) conduct a public meeting or do anything that is likely to cause persons to congregate; or (l) remain in the conservation area after the posted times. R.R.O. 1990, Reg. 102, s. 4 (2). (3) No person shall enter or leave the conservation area except at the locations designated by the Authority. R.R.O. 1990, Reg. 102, s. 4 (3). (4) Where the Authority has designated the conservation area or a **part** of it as being closed during certain times, no person shall enter or remain in the conservation area or that part of it, as the case may be, during those times. R.R.O. 1990, Reg. 102, s. 4 (4). (5) (1) No person shall deposit litter in the conservation area except in a container designated for the purpose. R.R.O. 1990, Reg. 102, s. 5 (1). (2) Every person using a camp-site or other facility in a conservation area shall maintain it in a clean and sanitary condition at all times and, when vacating it, shall restore it as nearly as possible to its natural condition. R.R.O. 1990, Reg. 102, s. 5 (2). (6) (1) No person shall wade, bathe or swim in the conservation area except during the times and in the areas designated by the Authority. R.R.O. 1990, Reg. 102, s. 6 (1). (2) No person shall use a boat in the conservation area except in the areas designated by the Authority. R.R.O.	• Broadly sets out permitted and prohibited activities that may occur on CVC land, some activities require permits issued by the authority. • Where CA lands are managed by a municipality on behalf of the Authority, municipal by-laws regulating park activity may be in force.

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		1990, Reg. 102, s. 6 (2). (3) No person shall operate a power boat in the conservation area except under a permit issued by the Authority and in the areas designated by the Authority. R.R.O. 1990, Reg. 102, s. 6 (3). (7) (1) No person shall start or maintain a fire in the conservation area except in a fireplace or other location designated by the Authority or under a permit issued by the Authority. R.R.O. 1990, Reg. 102, s. 7 (1). (2) No person who starts or maintains a fire in the conservation area shall leave the fire unattended or leave the site of the fire before it is completely extinguished. R.R.O. 1990, Reg. 102, s. 7 (2). **Camping Permits** (8) (1) No person shall, (a) occupy a camp-site except under a permit issued by the Authority; or (b) occupy a camp-site, under a permit issued by the Authority, after check-out time on the departure day set out in the permit. R.R.O. 1990, Reg. 102, s. 8 (1). (2) A camping permit, other than a group camping permit, authorizes the holder and five other persons, or a greater number of persons where they are a single family of parents and their children, to occupy the camp-site designated in the permit. R.R.O. 1990, Reg. 102, s. 8 (2). (3) A group camping permit authorizes members of a religious, charitable, educational or other philanthropic organization to occupy the camp-site designated in the permit. R.R.O. 1990, Reg. 102, s. 8 (3). (4) A holder of a camping permit may park, on the camp-site, (a) one motor vehicle other than a motorcycle; or (b) not more than two motorcycles. R.R.O. 1990, Reg. 102, s. 8 (4). (5) No person shall park, except with the permission of the superintendent, a vehicle on a camp-site if in so doing the number of vehicles permitted by subsection (4) is exceeded. R.R.O. 1990, Reg. 102, s. 8 (5). (6) A holder of a camping permit may park a motor vehicle in a designated parking area with the superintendent's permission. R.R.O. 1990, Reg. 102, s. 8 (6). **Day-Use Area Permits** 9. (1) No person shall, (a) enter or remain in an area designated by the Authority as a day-use permit area except under a permit issued by the Authority; or (b) remain in an area designated by the Authority as a day-use permit area after check-out time on the day set out in the permit. R.R.O. 1990, Reg. 102, s. 9 (1). (2) A day-use area permit authorizes the holder and the other members of the holder's party to enter and remain in the day-use area set out in the permit until check-out time on the day set out in the permit and to park one motor vehicle in a designated parking area. R.R.O. 1990, Reg. 102, s. 9 (2). **Animals** 10. (1) No person shall bring an animal other than a dog or cat into the conservation area except under a permit issued by the Authority. R.R.O. 1990, Reg. 102, s. 10 (1). (2) No person who owns or controls an animal shall, in the conservation area, permit the animal to, (a) make excessive noise or disturb other persons; (b) enter water designated for wading, bathing or swimming or be on the beach adjacent to that water; or (c) be at large. R.R.O. 1990, Reg. 102, s. 10 (2). (3) For the purposes of clause (2) (c), an animal that is secured by a leash more than two metres long shall be considered to be at large. R.R.O. 1990, Reg. 102, s. 10 (3). (4) No person shall ride or lead a horse or similar animal in the conservation area, except on a highway or other place designated by the Authority, or leave a horse or similar animal in a location where it is likely to cause danger or inconvenience to other persons. R.R.O. 1990, Reg. 102, s. 10 (4). (5) Despite clause (2) (c), a person may use or be accompanied by a dog that is not secured by a leash while hunting or training within the meaning of the *Game and Fish Act* if, (a) hunting or training is permitted in the conservation area; and (b) the person complies with the *Game and Fish Act* and the regulations under that Act. R.R.O. 1990, Reg. 102, s. 10 (5). **Vehicles and Traffic** 11. (1) The provisions of the *Highway Traffic Act* set out in the Schedule apply with necessary modifications to the operation of motor vehicles on highways in the conservation area. R.R.O. 1990, Reg. 102, s. 11 (1).	

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		(2) No person shall, in the conservation area, (a) operate a motor vehicle or ride a bicycle except on a roadway or other place designated by the Authority; (b) operate a motor vehicle at a speed exceeding twenty kilometres per hour or the speed posted by the Authority as the permitted maximum, whichever is higher; (c) park a motor vehicle except in accordance with subsection 8 (4), 8 (5) or 9 (2); (d) park a motor vehicle in a position that is likely to prevent the free or convenient movement of other vehicles; (e) leave a bicycle in a place likely to cause danger or inconvenience to other persons; or (f) operate a commercial vehicle, as defined in the *Truck Transportation Act*, except with the permission of the superintendent. R.R.O. 1990, Reg. 102, s. 11 (2). 12. No person shall operate an all-terrain vehicle, an off-road vehicle or a motorized snow vehicle in the conservation area except, (a) under a permit issued by the Authority and in a place designated by the Authority for the operation, with permits, of all-terrain vehicles, off-road vehicles or motorized snow vehicles; or (b) in a place designated by the Authority for the operation, without permits, of all-terrain vehicles, off-road vehicles or motorized snow vehicles. R.R.O. 1990, Reg. 102, s. 12. 13. An officer may direct traffic in the conservation area, and every person shall obey a direction respecting traffic given by an officer. R.R.O. 1990, Reg. 102, s. 13. **Appointment of Officers** 14. Staff members of the Authority are appointed officers to enforce this Regulation. R.R.O. 1990, Reg. 102, s. 14.	
Document: Bill 51 (The Planning and Conservation Land Statute Amendment Act) **Date:** 2005	• **amendments to the Planning Act and Conservation Land Act**	**Part I, Subsection 3 – Revisions to Definitions** • Subsection 1 (1) of the Act is amended by adding the following definition: • ”provincial plan” means, (a) the Greenbelt Plan established under section 3 of the Greenbelt Act, 2005, (e) a growth plan approved under the Places to Grow Act, 2005, **Part II – Amendments to Other Acts** • Conservation Land Act (1) Subsection 3 (2) of the Conservation Land Act is repealed and the following substituted: • Conservation easements and covenants (2) An owner of land may grant an easement to or enter into a covenant with one or more conservation bodies, (a) for the conservation, maintenance, restoration or enhancement of all or a portion of the land or the wildlife on the land; (b) for the protection of water quality and quantity, including protection of drinking water sources; (c) for watershed protection and management; (d) for the purposes prescribed by the regulations made under this Act or (e) for access to the land for the purposes referred to in clause (a), (b), (c) or (d). • Easement reserved by conservation body (2.1) When a conservation body conveys land, it may reserve an easement for a purpose referred to in subsection (2). • Same • Legislative Assembly of Ontario I Bills & Lawmaking I Past & Present .11 51, Planning and Conservation Land Statute Law Amendment Act, 2006 (2.2) A reference in any Act or regulation to easements granted under this Act also applies to easements reserved in accordance with subsection (2.1). (2) Section 3 of the Act is amended by adding the following subsection: • No merger of registered easement (6.1) If a conservation body that is a party to an easement that is registered as described in subsection (5) becomes the owner of the affected land, (a) the easement is suspended but does not merge; and (b) if the conservation body afterwards conveys the land, the easement becomes effective again.	
Document: VISION		• Promotes a holistic approach to planning through an overarching sustainable development framework that	Supports fundamental objectives related to:

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Region of Peel
Official Plan – Office Consolidation
 	
Date: November 2008
 	
Supporting Documents:
Schedule A: Greenland Core System Apr 10
Schedule D: Urban System Apr 10
Schedule D1: Natural Core Area Jun 07
Schedule D3: Greenbelt Plan Area Apr 10
Schedule E: Major Road Network Nov 08
Schedule F: 45m ROW for Hwy 407 Nov 08
Schedule G: Major Transit Nov 08
Schedule H: Study site
Fig 3. Watershed Boundaries -May 00
Fig 9. Existing Water and Wastewater Facilities- Nov 08
 	
Chapter 1 – Pu rpose of the Plan
 	
Jurisdiction:
Region-wide
 	
Focus of Policies:
Natural, Cultural, Social and Economic
	• Vision of Peel from the Corporate Strategic Plan: Peel will be a healthy, vibrant and safe community that values diversity and quality of life.
	
	GOALS
	
	• 1.3.6.1 To create healthy and sustainable regional communities for those living and working in Peel…minimized crime…recognition and preservation of the region's natural and cultural heritage (ROPA 20)
	• 1.3.6.2 To recognize respect preserve restore and enhance the importance of ecosystem features, functions and linkages and enhance the environment, well-being of air water land resources an living organisms (ROPA 20)
		integrates environmental, social, economic and cultural imperatives (ROPA 20)
		• Recognizes the need for effective environmental protection and management measures to ensure environmental sustainability
		• Recognizes the importance of protecting and enriching the natural and cultural heritage of Peel Region
		• Provides for the health and safety of those who live and work in Peel
		• Plan 'contains integrated yet adaptive goals and objectives that promote Sustainable Development'
		• Four imperatives of the sustainable framework within the plan:
		  • Environmental Imperative: To protect, enhance and foster self sustaining regional native biodiversity while reducing and measuring the impact of development on the ecosystem using an integrated systems approach. This imperative seeks to:
		  • Ensure water quantity and quality
		  • Reduce Greenhouse Gas emissions and other pollutants
		  • Promote best practices in sustainable development including use of green development standards
		  • Social Imperative: To create conditions conducive to healthy citizens and thriving communities committed to achieving social harmony and inclusion
		  • Economic Imperative: To promote a strong, vibrant and prosperous model that operates within the sustainable theme while encouraging environmental friendly businesses.., effective public transportation…and sustainable infrastructure
		  • Cultural Imperative: promote arts culture and heritage and quality of place that will attract and retain talented people and encourage creativity and entrepreneurship.
		• Create public spaces that are beautiful and accessible…promote civic engagement and social cohesion, placing value on the many diverse ethnic, religious groups that make up the rich fabric of Peel's population
			• Protection of natural heritage features and function
			• Protection and enhancement of water quality
			• Protection and enrichment of cultural heritage resources
			• Provision of recreational and social amenities to promote health and wellness
			• Promotion of sustainable design and management practices for facilities and amenities within the park system
			• Creation of public spaces that are accessible, catering to a diversity of cultures and abilities
			• Promotion of public safety
			
			Policies applicable to Greenland system, natural heritage greenbelt and cultural heritage provide specific direction.

Document: Region of Peel Official Plan – Office Consolidation **Date:** November 2008 **Chapter 2 – The Natural Environment** **Jurisdiction:** Region-wide **Focus of Policies:** Natural Heritage Protection, Climate Change	**GOALS** • 2.1.2 To create and maintain a system of viable, well-functioning environmental features to ensure a healthy, resilient and self-sustaining natural environment within Peel Region. • 2.1.3.3 To identify and regulate developments on lands exposed to natural hazards jointly with the area municipalities, conservation authorities and provincial agencies • 2.1.3.4 To adopt policies and establish programs for restoration of the natural environment jointly with the area municipalities, conservation authorities and provincial agencies • 2.1.3.5 To ensure that there are no negative impacts, as defined in the PPS, to fish habitat as a result of development and site alteration. This is a joint effort with area municipalities, conservation authorities and DFOs.	**2.2 Large Environmental Systems** • **2.2.2 General Policies** 2.2.2.1 …protect the overall integrity of Peel's ecosystems which are part of connected biota and abiotic systems providing local and larger scale natural functions **2.2.3 Air Quality** • 2.2.5.1.2 Work with the area municipalities, conservation authorities and other provincial agencies to protect, maintain and enhance groundwater resources • 2.2.6.1.3 Protect, maintain and enhance the quantity and quality of water resources for the supply of potable water and maintenance of ecosystem integrity in Peel. **2.2.9 Oak Ridges Moraine** • 2.2.9.3.7 a) Natural Core Areas: new permitted uses are generally related to conservation and resource management, low intensity recreation…subject to other provisions of the ORMCP. b) Natural Linkage Areas: new permitted uses include those that are permitted in Core Areas… subject to other provisions of the ORMCP d) Settlement Areas: focus and contain growth (Caledon East Rural Area)	• Supports fundamental objectives related to ecosystem of ecological function of Credit Valley parks • Supports protection of surface and groundwater resources • Promotes cooperation with CVCP to achieve environmental protection objectives • Supports protection of fish and aquatic habitat

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	2.2.3 Air Quality
	• To create healthier and sustainable communities by improving local air quality and reducing greenhouse gas emissions
	
	OBJECTIVES
	
	2.2 Large Environmental Systems
	• 2.2.1.1 To recognize and promote the connections between local ecosystem functions and large environmental systems and to contribute to the protection of these larger non-localized systems
	• 2.2.1.2 To conserve, restore and enhance integrity of Peel's air, water and land resources (ROPA 21A)
	
	2.2.3 Air Quality
	• 2.2.3.2.1 To improve local air quality and reduce GGE
	• 2.2.3.2.2 To promote sustainable development and land use patterns which address public health , transportation systems, energy conservation and environmental concerns
	
	2.3 Greenlands System in Peel
	• 2.3.1 To identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel.
		2.2.10 Greenbelt Plan
		• The Greenbelt Plan also identifies river valley connections outside the Greenbelt, which extend from the Greenbelt to Lake Ontario as external linkages of the Greenbelt's Natural System….The Greenbelt area and its features are to be managed as a connected and integrated system that links to natural heritage features outside of the Protected Countryside including the Region of Peel's Greenlands System.
		
		• External Connections
		2.2.10.4.19 Direct the area municipalities to include in their official plans external connections to policies in accordance with the Greenbelt Plan
		
		• 2.2.10.4.20 Encourage the area municipalities to develop strategies that will guide the provision of publicly accessible recreation facilities, parklands, open space areas and trails that are in keeping with environmental plans and strategies.
		
		• 2.2.10.5.3 Consider , in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan
		
		• 2.2.10.5.4 Direct the local municipalities to include policies for recreational uses consistent with the Greenbelt Plan within their official plans. These policies should include:
		a) restrictions on dwelling units that are not for employees associated with the recreational use; and
		b) requirements for the establishment or expansion of major recreational uses.
		
		• 2.2.10.5.6
		a) planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and in particular the NHS, traversed and/or occupied by such infrastructure
		b) planning, design and construction practices shall minimize wherever possible, the negative impacts and disturbance to the existing landscape including but not limited to impacts caused by light intrusion noise and road salt
		c) where practicable, existing capacity and coordination with different infrastructure service shall be optimized.
		d) new or expanding infrastructure shall avoid key natural heritage and hydrologic features unless the need has been demonstrated.
		e) where infrastructure does cross the NHS, minimize disturbance on features
		
		2.3 Greenlands System in Peel
		• Greenlands System in Peel consists of Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors and supports and expresses the Region's vision for the protection of the natural environment. The Core Areas contain ecological forms and/or functions that provide favourable conditions for uninterrupted natural systems and maximum biodiversity….and are functionally supported, connected or buffered by the Natural Areas and Corridors and Potential Natural Areas and Corridors to form the Greenlands System. The Potential Natural Areas and Corridors may also contain important ecological features, forms and functions and may support the integrity of Greenlands system…and may require further Study and evaluation in order to determine appropriate stewardship, restoration and or protection measures.
		• The Regional Official Plan implements the PPS natural features policies through the Greenland System Core Areas, Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC) policy framework. Core Area represents provincially and regionally significant features and areas and are considered a sub-set of what would be significant. Under the PPS….Where the province has provided criteria for the identification of natural features, the provincial criteria shall apply, unless municipality criteria achieve or exceed the same objective in which case the municipality criteria will apply. (ROPA 21B)
		• The Region and its partners will work towards achieving important connections between the Greenlands System in Peel and similar areas in neighbouring municipality.
		• Elements of the Greenlands System in Peel include:
		  • ANSI: provincially and regionally significant species or landform
		  • ESA: significant ecosystem species or function
		  • Fish and Wildlife Habitat – include wetlands, woodlands, valleylands, watercourses, ESA and ANSI to protect life support function of wildlife and contribute to nature appreciation, wildlife-based tourism and fishing.
		  • Threatened and Endangered Species
		  • Natural Corridors: areas which are retained in a natural state or potential to be restored to such a state and
			• Promotes establishment of connections to other natural heritage features outside of study area
			• Supports the Credit Valley Parks strategy initiative
			• Supports exploration of opportunities to provide passive outdoor recreational amenities including small-scale structures
			• Stipulates that requirements for establishment or expansion of major recreational uses in official plan policies
			• Limits encroachment of infrastructure on the Greenbelt and NHS
			• Stipulates that impacts resulting from light, noise, road salt be minimized through planning design and construction
			• Focuses new infrastructure away from KNHFs and KHFs
			
			• **Greenbelt Plan:** includes lands 'within the Parkway Belt West Plan Area.' The Greenbelt 'also contains important natural resources and supports a wide range of recreational and tourism uses, areas and opportunities.
			
			• Stipulates specific requirements for protection of core areas, natural areas, corridors and potential natural areas and corridors within the Greenlands system
			• Identifies these areas within Credit Valley parks strategy sits and limits development and site alteration in these areas

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		provide a linkage function to link natural features and functions. • Shorelines: bluffs and lands adjacent streamcourses, lakes and rivers that are in contact or may be seasonally inundated. Includes the littoral zone (water's edge to the point where there is a 2% loss of light). Erosion hazards may be associated with steep falling bluffs. • Valley and Stream Corridors – include ravines and often undeveloped due to natural flooding hazards therefore enabling corridors for wildlife movement and protection of natural features and functions of the riverine environments • Woodlands: important for sediment trapping, flow attenuation, enhancing groundwater recharge, providing habitat and species diversity. Valued for economic, aesthetic and social benefits. • **2.3.2 Policies** • 2.3.2.1 Greenlands System in Peel is made up of a) Core Areas b) Natural Areas and Corridors and c) Potential Natural Areas and Corridors • 2.3.2.2 Define the Core Areas as a) Significant wetlands b) Core Woodlands c) ESA d) ANSI e) Significant habitats of threatened and endangered species f) Core Valley and Stream Corridors include the main branches, major tributaries and other tributaries associated with the Credit River • 2.3.2.3 Direct the area municipalities in consultation with the conservation authorities….to include objectives and policies… for the interpretation, protection, enhancement, proper management and Stewardship of Core Areas within the Greenlands System of Peel…consistent with provincial policy …and the Greenbelt Plan where applicable. • 2.3.2.5 Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel except for a) forest, fish and wildlife management b) conservation and flood or erosion control projects c) essential infrastructure d) passive recreation e) minor development and minor site alteration f) existing uses, buildings or structures g) expansions of buildings or structures • 2.3.2.8 Natural Areas and Corridors – defined as a) evaluated non-provincially significant wetlands b) NAC woodlands c) significant wildlife habitat d) fish habitat e) regional ANSI f) provincial ESA l) valley and stream corridors that have not been identified as part of the Core Areas • 2.3.2.9 Potential Natural Areas and Corridors – defined as a) unevaluated wetlands b) cultural woodlands and cultural savannahs within the Urban System c) woodlands greater than 0.5 ha d) regional ANSI e) sensitive groundwater recharge areas f) portions of historic shorelines g) open space portions of the Parkway Belt West Plan Area h) potential ESA's identified a such by the conservation authority i) other natural features and functional areas interpreted..by the conservation authorities.	

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		• 2.3.2.14 Valley and Stream Corridors - …ensure the integrity of the valley and stream corridors are maintained, including valley walls, landforms, habitats and steep slopes • 2.3.2.16 In addition to development and site alteration permitted in Section 2.3.2.5, permit the following in Core valley and stream corridors a) development within approved Two Zone and Special Policy Area flood plains and b) compatible small scale…buildings and structures within the Urban System These exceptions shall not be permitted within significant wetlands, significant habitat of endangered and threatened species and other significant natural features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions and that restoration and enhancement of the Greenlands System and natural hazards are addressed • 2.3.2.18 Cultural Woodlands and Cultural Savannahs within the Urban System that are confirmed to have significant ecological values that contribute to the integrity and function of the Greenlands System are …to be protected • 2.3.2.20 Landforms - …protect significant landforms, landscapes, vistas and ridgelines, as appropriate • 2.3.2.21 Promote planning, design and construction practices, which conserve landform	• Stipulates that integrity of valley and stream corridors and specific features therein be retained • Supports objectives related to: • Landform conservation • Preservation of view and vistas • Protection of cultural woodlands and cultural savannahs that contribute to ecological function • Outlines permitted uses within approved two zone and SPAs
Document: Region of Peel Official Plan – Office Consolidation **Date:** November 2008 **Chapter 3 – Cultural Heritage Resources** **Jurisdiction:** Region-wide **Focus of Policies:** Cultural Heritage Protection and Interpretation	**GOAL** • Goal to protect, manage and utilize the renewable and non-renewable resources of Peel in an efficient manner that conserves and protects environmental features and functions, and the character of rural Peel including its social, cultural heritage, community and economic aspects (ROPA 21B). **OBJECTIVES** **3.5 Recreation** • 3.5.1.1 To support passive recreational opportunities through Regional cooperation and partnerships with agencies having the prime responsibilities for recreation facilities; namely, the area municipalities, conservation authorities, provincial park agencies. • 3.5.1.2 To promote a harmonious relationship between humans and the natural environment • 3.5.1.3 To support the area municipalities in their efforts to promote tourism opportunities. **3.6 Cultural Heritage** • 3.6.1.1 To identify, preserve and promote cultural heritage resources including the material, cultural, archaeological and built heritage of the region, for present and future generations • 3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage • 3.6.1.3 To encourage cooperation among the area municipality, when a matter having inter-municipality cultural heritage sig is involved • 3.6.1.4 To support the heritage policies and programs of the area municipality.	**3.5 Recreation** • Ecologically appropriate areas of the natural environment which would serve the passive recreation and open space needs of the residents of Peel • **3.5.2 Policies** • 3.5.2.1 Acknowledge and support…the role of the area municipalities, conservation authorities and provincial agencies, as the primary agencies responsible for coordinating the provision of recreational facilities and services (including parkland, open space trails and water-based activities). • 3.5.2.2 Consider, in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan • 3.5.2.4 Support the conservation authorities which own and maintain conservation areas on a region-wide basis • 3.5.2.6 Support initiatives to establish trail systems in the Greenbelt…Credit Valley Trail, equestrian trails and other trails in the region (ROPA 24) **3.6 Cultural Heritage** • **3.6.2 Policies** • 3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification and protection of cultural heritage resources in peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal groups and to provide direction for their conservation and preservation, as required (ROPA 24) • 3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans • 3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Citizenship, Culture and Recreation's archaeological assessment and mitigation guidelines, in cooperation with the area municipality. • 3.6.2.4 Require and support cultural heritage resource impact assessments, where appropriate, for infrastructure projects • 3.6.2.5 …proponents of development proposals affecting heritage resources [must] provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources	• Stipulates that passive recreation / open space amenities to serve to needs of the region's residents be "ecologically appropriate" • Supports a coordinated effort of agencies to address recreational facilities and services, including trails • Promotes exploration of opportunities to provide passive outdoor recreation and small-scale related structures • Supports the establishment of a trail system, including Credit Valley trail, and trails to accommodate varied uses • Supports protection of cultural heritage resources • Supports designation of heritage conservation districts which could include portion of Credit Valley parks system • Sets out specific requirements for cultural heritage assessment and preservation

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Document:
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Date: November 2008
 	
Chapter 5 – Regional Structure
 	
Jurisdiction:
Region-wide
 	
Focus of Policies:
Transporation, Transit and Pedestrian/ Cyclist Circulation
	OBJECTIVES
	
	5.3 The Urban System
	• 5.3.1.1 To conserve the environmental and resource attributes of the region
	• 5.3.1.2 To achieve sustainable development within the Urban System (ROPA24)
	• 5.3.1.3 To establish complete urban communities that contain living, working and recreational opportunities which respect the natural environment and the characteristics of existing communities.
	
	5.9 The Transportation System in Peel
	• 5.9.1.2 To develop and promote a sustainable, safe, efficient , effective and integrated multi-modal transportation system (ROPA 22)
	• 5.9.1.5 To optimize , use of the region's transportation infrastructure and services (ROPA 22)
	• 5.9.1.7 …support transportation alternatives that foster improved health and well-being in the Region (ROPA 22)
	• 5.9.10 Active Transportation
	  • 5.9.10.1.2 To work towards the development of a complete, safe and integrated network of bicycle and pedestrian facilities that promotes and enhances quality of life and improved health for Peel residents (ROPA 22)
		5.3 The Urban System
		• includes lands identified and protected as part of the natural environment…
		
		5.9 The Transportation System in Peel
		• 5.9.2.2 …provide transportation systems that: a) are safe sustainable and energy efficient b) encourage the most financially and environmentally appropriate mode for trip-making (ROPA 22)
		
		• 5.9.2.7 In planning for the development …of new or existing…transportation corridors: a) support opportunities for multi-modal use, where feasible b) prioritize…active transportation C) consider the separation of modes within corridors, where appropriate (ROPA 22)
		
		• 5.9.2.21 Where appropriate, examine the feasibility of using hydro corridors, and of preserving and reusing abandoned corridors, as future transportation facilities
		
		• **5.9.10.2 Policies**
		  • 5.9.10.2.1 Work with Metrolinx, and local and adjacent municipalities to integrate pedestrian and bicycle networks into transportation planning to: a) provide safe comfortable travel for pedestrians and bicyclists within communities and new development; and b) provide linkages between intensification areas, adjacent neighbourhoods and transit stations (ROPA 22)
		  • 5.9.10.2.3 Support the use of Regional roads and other Regional land as part of a safe and efficient multi-purpose trail network (ROPA 22)
		  • 5.9.10.2.4 Encourage the area municipalities to promote land uses which foster and support the use of active transportation (ROPA 22)
		  • 5.9.10.2.6 Work with school boards and the private sector to promote the use of active transportation by students and to support the Peel Safe and Active Routes to School program (ROPA 22)
			• Acknowledges importance of lands to be protected as part of natural environment
			• Supports the development and integration of bicycle and pedestrian networks
			• Promotes use to hydro corridors for trail uses

Document: Region of Peel Official Plan – Office Consolidation **Date:** November 2008 **Chapter 6 – Regional Services** **Jurisdiction:** Region-wide **Focus of Policies:** Stormwater Management		• 6.3.2.7 Ensure waste water services protect 'the environmental systems and natural resources of Peel in a manner that is consistent with the objectives' of the plan and Greenbelt Plan.	• Promotes protection of water resources
Document: Region of Peel Official Plan – Office Consolidation **Date:** November 2008 **Chapter 7 –**	**GOAL** • 7.6.2.4 With the goal of promoting sustainable development, creating healthy communities and a culture of conservation, prepare green development standards… that address… protection and enhancement of natural heritage, impacts of climate change, contribution towards	• 7.2.2.3 General Core Areas and need more detail in area municipality official plans and will be further determined on a site by site basis, not requiring amendment to the Peel Official Plan (ROPA 21B) • **7.3.5 Public consultation** • 7.3.5.2.4 Consult with First Nations on land use planning matters in order to create healthy and sustainable regional communities (ROPA 24) Provincial Modification • **7.4 Crime Prevention Through Environmental Design**	• Promotes consultation with First Nations on land use planning matters • Promotes crime prevention through environmental design cited as a means to enhance public safety • Promotes sustainable development • Require municipalities, in consultation with CVCA, to develop measures to address flood risk

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Implementation **Jurisdiction:** Region-wide **Focus of Policies:** Natural Resource Protection and Management, Sustainability, Safety, Public Engagement	health and walkability	• 7.4.2.2 Encourage the area municipalities to achieve improved design and effective use of the built environment for crime reduction • 7.4.2.3 Encourage the area municipalities, as appropriate, to implement the CPTED principles • **7.6 Regional Planning Initiatives** • **Sustainability** • 7.6.2.3 Prepare a climate change strategy to address both mitigation and adaptation including establishment of targets, in consultation with the Conservation Authorities, area municipalities, and stakeholders. Policies and programs to reduce the effects of climate change and minimize adverse impacts • 7.6.2.4 With the goal of promoting sustainable development, creating healthy communities and a culture of conservation, prepare green development standards…that addresses…protection and enhancement of natural heritage, impacts of climate change, and that contribute to health and walkability • **Natural Environment** • 7.6.2.10…review the Region's natural heritage systems policy framework; identify policy gaps; and develop a Regional Greenlands Strategy outlining tools, actions and resources to future natural heritage system planning needs • 7.6.2.11 Direct the area municipalities, in consultation with the conservation authorities, to develop measures and procedures to address risks associates with flood, erosion and slope instability (ROPA 21B) • 7.6.2.12 Support the joint efforts of the conservation authorities…to refine mapping with respect to ESA or SA….(pg222) • 7.6.2.13 Assist the area municipalities, as appropriate, in the preparation of guidelines for environmental impact studies to ensure that areas of Regional interest are suitably addressed • **Public Consultation** • 7.6.2.21 Work jointly with the area municipalities and other relevant agencies to prepare guidelines and/or protocols regarding public consultation on Regional initiatives (ROPA 21B)	
Document: Region of Peel – Regional Official Plan Amendment – Number 21 (ROPA 21) **Date:** October, 2009	**Objective:** • To minimize the impacts of invasive species through the proper management and control of non-native invasive species to promote native species plantings in the Region. • To protect, restore and enhance the natural environment in Peel through Greenlands management, securement and stewardship opportunities in cooperation and partnership with area municipalities, conservation authorities, provincial agencies and conservation organizations.	**Section 7** • Chapter 2, Section 2.3 is amended by adding the following new paragraph after the eighth paragraph: • "The Regional Official Plan implements the Provincial Policy Statement's (PPS) natural features policies through the Greenlands System's Core Areas, Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC) policy framework. Core Areas represent provincially and regionally significant features and areas and are considered a subset of what would be significant under the PPS. NAC and PNAC natural features and areas may also be evaluated and identified to be significant in area municipal official plans and through the local study process required during planning approvals in accordance with Regional, area municipal and provincial policy. Core, NAC and PNAC features and areas may also be identified and subject to policy in provincial plans. Where such features and areas coincide with features and areas identified in a provincial plan, the policies in the provincial plan shall also apply. Where the province has provided criteria for the identification of natural features, the provincial criteria shall apply, unless municipal criteria achieve or exceed the same objective in which case the municipal criteria will apply." **2.5.3.2 Policies** • It is the policy of Regional Council to: • **2.5.3.2.1** Acknowledge and support the role of the area municipalities, conservation authorities, provincial agencies and conservation organizations in carrying out invasive species management. • **2.5.3.2.2** Support and encourage the area municipalities in consultation with the conservation authorities to develop policies and programs that require or promote measures to eliminate and/or manage non-native invasive species and discourage the use of non-native invasive species plantings in new developments adjacent to the Greenlands System. • **2.5.3.2.3** Encourage the use of native species plantings at Regional and municipal facilities and along transportation and utility corridors and, wherever feasible and appropriate, include native species plantings along Regional roads and on properties owned by the Region." **2.6.2 Policies** • It is the policy of Regional Council to: • **2.6.2.1** Support Greenlands securement initiatives in Peel through planning policy, stewardship, monitoring	

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		and land acquisition; • **2.6.2.2** Acknowledge and support the role of the area municipalities, conservation authorities, provincial agencies and conservation organizations in carrying out stewardship programs for natural heritage. • **2.6.2.3** Implement Greenlands securement strategies, programs and actions including stewardship that directly support Regional policy goals and objectives. • **2.6.2.4** Work with the area municipalities, conservation authorities and other agencies to leverage funding from various sources for Greenlands securement. • **2.6.2.5** Support the securement of natural areas through planning policy, stewardship and monitoring before land acquisition is considered. • **2.6.2.6** Encourage environmental education to support land stewardship and to promote the value of natural heritage conservation to residents. • **2.6.2.7** Support the area municipalities and conservation authorities to encourage landowners and applicants for development and site alteration to support the Region's Greenlands securement efforts by enhancing lands adjacent to the Greenlands System in Peel. • **2.6.2.8** Research and consider other incentives for the securement of natural heritage features and areas including tax rebates, incentive payments and cost-shared stewardship programs."	
Document: A Conservation Areas Strategy for the Credit River Watershed **Date:** April, 1994 **Focus:** Strategic direction for Acquisition and Management of CA Lands in CVC Watershed	**Goal:** "To *protect* the Credit River Watershed's significant and representative ecosystems, and offer sustainable natural heritage *appreciation* and *recreational* benefits to its residents and visitors". Hierarchical objectives: • PROTECTION: To protect significant and representative natural heritage features through selective acquisition and resource management. • APPRECIATION: To provide to the public through various means, with opportunities for understanding the watershed's natural heritage, and role of the Authority in its stewardship. • RECREATION: To provide opportunities and facilities for selected outdoor recreation activities requiring high quality, sustainable natural environments.	**2.3.1** With respect to the protection of watershed natural heritage features the following guiding principles shall apply: (a) The Authority will endeavour to create a public open space system that contains a cross-section of significant watershed natural heritage features. The minimum level of significance should be at the regional level, the region being described as the Credit River Watershed. (b) The Conservation Area System will include representative natural heritage features that, while not meeting the regionally significant test, offer quality examples of typical watershed terrain. (c) Conservation Area management practices will be based on ecosystem principles and the concept of sustainability. (d) Protection of conservation areas will extend to all aspects of natural heritage resources, including: • water quality and quantity • soil • vegetative communities and species • wetlands • land forms • wildlife (indigenous, rare and endangered) • fisheries • scenery **2.3.2** With respect to appreciation of the watershed natural heritage features the following guiding principles shall apply: (a) The appreciation objective will be targeted to achieve the following: • Increasing public understanding of the natural processes and natural landscape occuring in the Credit River Watershed. • Increasing visibility of the Authority as a provider and manager of public open space for protection, appreciation and recreation objectives. • Increasing the information base with emphasis on ecosystem analysis including monitoring of ecosystem health. • Promoting public enjoyment of the watershed through sustainable use of conservation areas. (b) The Authority will carefully define its target audiences and develop suitable programs and activities for each. Such audiences will include: • Youth (taking care of the future) • Educators (creating opportunity and access)	• This is CVC's policy framework and guidance for all management planning and lands decision making for our conservation area system. • Primary objectives of Protection must first be met before lower objectives can be considered. • The Credit River Parks Strategy planning for CVC lands in the study area must have special regard for this objective, as it underscores the primary purpose for the Authority's land ownership as defined in the Conservation Authorities Act.

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		• Youth Group Administrators (promote partnerships/alliances) • Environmental Interest Groups (keep them involved) • Environmentally Insensitive User Groups (get them involved) • Elected Representatives (keep them informed) • Ethnic Groups (help them become more aware) • Watershed Residents (help them become more aware) • Watershed Visitors (help them become more aware) • (c) Promotion, education and awareness programs will be continually assessed for their effectiveness in reaching target audiences. (d) The Authority will continue and expand its role within the watershed as a catalyst for residents to understand and promote environmental quality. The Authority recognizes that the Conservation Area System is of vital importance in its efforts to fulfill this role. 2.3.3 With respect to recreational development and use of Conservation Areas the following guiding principles shall apply: (a) The Conservation Area System will attempt to provide recreation opportunities for all ages, genders and abilities. This is a system wide objective and recognizes that from an efficiency perspective individual conservation areas should be targeting their programs to specific groups. Providing equitable access to the conservation areas is inherent in this principle and should include consideration such as geographical distribution. (b) The watershed experiences cold weather for much of the year. As such, conservation area recreation should cover all four seasons and avoid a warm weather emphasis. (c) The key attribute of conservation area recreational programs should be the link with the natural environment. Programs and facilities that can be provided independent of such characteristics should be left for other jurisdictions. (d) Conservation area recreation programs are market driven. As such, recreational activities in conservation areas will change as new trends arise and old pursuits decline in popularity. (e) The selection of recreation programs and the development of support facilities for conservation areas will be, as a minimum, measured against three key principles: • Level of Impact: Fit to the Areas' significant and representative natural heritage • Market Analysis: Demonstrated need for the program • Affordability: Acceptable capital and operating costs	
Document: Growth Plan for the Greater Toronto Golden Horseshoe **Date:** 2006	**4.2.1**	**Natural Systems** 4.2.1.1 Through sub-area assessment, the Minister of Public Infrastructure Renewal and other Ministers of the Crown, in consultation with municipalities and other stakeholders will identify natural systems for the GGH, and where appropriate develop additional policies for their protection. 4.2.1.2 For lands within the Greenbelt Area, all policies regarding natural systems set out in provincial plans, applicable to lands within the Greenbelt Area, continue to apply. 4.2.1.3 Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems. 4.2.1.4 Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly accessible parkland, open space and trails, including shoreline areas, within the GGH that – 4.2.1.4a clearly demarcates where public access is and is not permitted 4.2.1.4b is based on a co-ordinated approach to trail planning and development 4.2.1.4c is based on good land stewardship practices for public and private lands. 4.2.1.5 Municipalities are encouraged to establish an urban open space system within built-up area, which may include rooftop gardens, communal courtyards, and public parks.	

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		4.2.2 Prime Agricultural Areas 4.2.2.2 or lands within the Greenbelt Area, all policies regarding agricultural areas set out in provincial plans, applicable to lands within the Greenbelt Area, continue to apply. 4.2.2.3 Municipalities are encouraged to maintain, improve and provide opportunities for farm-related infrastructure such as drain age and irrigation. **4.2.3 A Culture of Conservation** 4.2.3.1 Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives: 4.2.3.1b Energy conservation, including – 4.2.3.1bi energy conservation for municipally owned facilities 4.2.3.1bii identification of opportunities for alternative energy generation and distribution 4.2.3.1e Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.	
Document: The Greenbelt Plan **Date:** 2005	**Vision:** The Greenbelt is a broad band of permanently protected land which: • Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use; • Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized; and • Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses. **Goals:** • 1.2.2.1 Agricultural Protection - 1.2.2.1d Provision of the appropriate flexibility to allow for agriculture, agriculture related and secondary uses, normal farm practices and an evolving agricultural/rural economy • 1.2.2.2 Agricultural Protection - 1.2.2.2a Protection, maintenance and enhancement of natural heritage, hydrologic and landform features and functions, including protection of habitat for flora and fauna and particularly species at risk; - 1.2.2.2b Protection and restoration of natural and open space connections between the Oak Ridges Moraine, the Niagara Escarpment, Lake Ontario, Lake Simcoe and the major river valley lands, while also maintaining connections to the broader natural systems of southern Ontario beyond the Golden Horseshoe such as the Great Lakes Coast, the Carolinian Zone, the Lake Erie Basin, the Kawartha Highlands and the Algonquin to Adirondacks Corridor; - 1.2.2.2c Protection, improvement or restoration of the quality and quantity of ground and surface water and the	**2.3 Lands within the Parkway Belt West Plan Area** The requirements of the Parkway Belt West Plan, deemed to be a development plan under the Ontario Planning and Development Act , 1994 continue to apply to lands within the Parkway Belt West Plan Area and the Protected Countryside policies do not apply with the exception of sections 3.2 and 3.3. **3.2.5 External Connections** To support the connections between the Greenbelt's Natural System and the local, regional and broader scale natural heritage systems of southern Ontario, such as the Lake Ontario shoreline, including its remaining coastal wetlands , the Great Lakes Coast, Lake Simcoe, the Kawartha Highlands, the Carolinian Zone and the Algonquin to Adirondack Corridor, the federal government, municipalities, conservation authorities, other agencies and stakeholders should: 1. Consider how activities and land use change both within and abutting the Greenbelt relate to the areas of external connections identified in this Plan; 2. Promote and undertake appropriate planning and design to ensure that external connections are maintained and/or enhanced; and 3. Undertake watershed based planning, which integrates supporting ecological systems with those systems contained in this Plan. The river valleys that run through existing or approved urban areas and connect the Greenbelt to inland lakes and the Great Lakes are a key component of the long-term health of the Natural System. In recognition of the function of the urban river valleys, municipalities and conservation authorities should: 1. Continue with stewardship, remediation and appropriate park and trail initiatives which maintain and, to the extent possible, enhance the ecological features and functions found within these valley systems; 2. In considering land conversions or redevelopments in or abutting an urban river valley, strive for planning approaches that: a) Establish or increase the extent or width of vegetation protection zones in natural self-sustaining vegetation, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank); b) Increase or improve fish habitat in streams and in the adjacent riparian lands; c) Include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both wildlife habitat and movement corridors; and d) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems; and 3. Integrate watershed planning and management approaches for lands both within and beyond the Greenbelt. In addition to the urban river valleys, portions of the former Lake Iroquois shoreline, particularly within Durham Region, traverse existing or approved urban areas. Municipalities should consider planning, design and construction practices that maintain or where possible enhance the size, diversity and connectivity of key natural heritage features and key hydrologic features and functions of those portions of the Lake Iroquois shoreline within their approved urban boundaries.	

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	hydrological integrity of watersheds; and - 1.2.2.2d Provision of long-term guidance for the management of natural heritage and water resources when contemplating such matters as development, infrastructure, open space planning and management, aggregate rehabilitation and private or public stewardship programs. • 11.2.2.3 Culture, Recreation and Tourism - 1.2.2.3a Support for the conservation and promotion of cultural heritage resources; - 1.2.2.3b Provision of a wide range of publicly accessible built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based/shoreline uses that support hiking, angling and other recreational activities; and - 1.2.2.3c Enabling continued opportunities for sustainable tourism development.		
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 3 Promote Collaboration**	**Chapter 3 Promote Collaboration** **Guiding Principles** • Ensure all stakeholders are afforded opportunities in the land use planning process encouraging education and partnerships	3.1.1 Mississauga encourages all individuals and groups to take an active interest in the planning of the city. 3.1.3 Mississauga will take into consideration people with disabilities in the consultation with the public. 3.1.4 Mississauga will develop a public participation program as part of any Official Plan review. Public participation programs will be designed to increase public awareness, encourage active public involvement in the planning process, and, where appropriate, facilitate consultation and joint planning. 3.1.5 Planning policies and reports will be made available to encourage continuing public awareness and input into the process and to assist in preparing briefs, submissions and responses to planning activities.	• Promotes public participation in planning initiatives
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10	**Chapter 4 Vision** **Section 4.4: Guiding Principles** Key guiding principles for land use: 1. Mississauga will promote development decisions that support the sustainability of our natural heritage system and enhance the quality of life for our present and future generations. 2. Mississauga will protect, enhance and where possible restore distinct natural heritage features and functions, particularly those associated with…the city's river and valley corridor system. 3. Mississauga will preserve the character, cultural heritage and livability of our communities. 5. Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts. 7. Mississauga will support the creation of…complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness. 8. Mississauga will be a city that promotes the		• The Official Plan adopts a new approach [which] includes the protection and enhancement of stable areas including the city's natural and cultural heritage resources and residential neighbourhoods.

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	participation and collaboration of all sectors—residents, employees, entrepreneurs, government, business, education and nonprofit—to achieve this vision..		
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 6 – Value the Environment**	**Chapter 6 – Value the Environment** **Guiding Principles** • Protecting, enhancing and expanding …robust natural heritage, connecting natural systems, making use of sustainable, green infrastructure, and maintaining and enhancing natural cover and preserving and protecting trees. • Mississauga will value the environment by: - promoting public and private community stewardship of the environment for present and future generations; - protecting, enhancing and restoring Mississauga's natural areas system and its functions; - protection of life and property; and - promoting a culture of conservation and sustainable healthy lifestyles that minimize the impact on the environment through pollution prevention, public health and safety.	6.1.1 Mississauga will: a) protect, enhance and restore the Natural Areas System; b) protect life and property from natural and human-made hazards; c) promote pollution prevention and reduction of natural resource consumption; and d) ensure land use compatibility. 6.1.2 Mississauga will promote an ecosystem approach to planning. 6.1.3 Mississauga will protect the quality and integrity of its air, land, water and biota for current and future generations. 6.1.4 Mississauga will promote pollution prevention in order to help protect the quality of the air, land and water. 6.1.5 Mississauga will promote education, awareness, community involvement and commitment to community stewardship for the protection and enhancement of the environment. 6.1.6 Mississauga will work with other jurisdictions and levels of government and encourage and support partnerships among the City, industries, businesses and the community to improve air quality, protect and enhance the natural environment, reduce energy use and manage waste. 6.1.7 Mississauga will work with other jurisdictions and levels of government industries, businesses and the community to address climate change mitigation and adaptation. **6.2 Living Green** 6.2.1 Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to the impacts of climate change. 6.2.2 Mississauga will build communities that are environmentally sustainable and encourage sustainable ways of living. 6.2.6 Mississauga will encourage naturalized landscaped areas adjacent to natural areas using native, non-invasive species. 6.2.12 Mississauga will encourage tree planting on public and private lands allowing for an increase in the Urban Forest canopy. 6.3 Green System 6.3.1 Natural Areas System The Natural Areas System consists of the following: - Natural Areas; - Linkages; - Special Management Areas; and - Residential Woodlands. 6.3.2 Natural Hazard Lands 6.3.2.1 Valleylands 6.3.2.1.1 Development and site alteration will not be permitted within erosion hazards associated with valleyland and watercourse features. In addition, development and site alteration must provide an appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority. 6.3.2.1.2 Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.	• Recognizes that Mississauga is partially within the Carolinian Forest Ecoregion, Canada's most biologically diverse ecological region. This region contains Canada's most rare and endangered plants and animals, and is the most threatened ecological region in Ontario. • Recognizes that health of the natural environment is critical to human and economic vitality and the overall well-being of society • Climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable city • Recognizes that living green involves implementing measures that are sensitive to, and complement, the natural environment. • Recognizes that the Green System in Mississauga, consisting of the **Natural A reas System**, **Natural Ha zard La nds** and **Parks an d O pen Sp aces** contribute to a valuable natural environment in the city. • Acknowledges the importance of the Green System in Mississauga as comprised of: • **Natural Areas:** sustain biodiversity by providing habitat…clean the air and water. The connectivity of the Natural Areas System is important for maintaining native vegetation communities and providing corridors for urban wildlife. Preserving and enhancing these lands in their natural state is essential to the overall health and functioning of the natural environment. • As such, Mississauga will promote and be proactive in the management of its **Natural Areas System**. • **Natural Ha zard La nds** are generally associated with valley and watercourse corridors (see schedule 3)

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		6.3.2.1.3 Development on lands containing a watercourse system will be subject to the recommendations of the applicable erosion rehabilitation study where one has been established for that watershed. Where no such recommendations or study are in place, it shall be demonstrated by the proponents of development that the watercourse is stable, either with or without the installation of erosion protection works, to the satisfaction of the City. 6.3.2.2 Flood Plain 6.3.2.2.2 Development and site alteration is generally prohibited on lands subject to flooding. 6.3.2.2.3 Where historic development has occurred in the flood plain, minor works may be permitted subject to detailed studies to the satisfaction of the City and appropriate conservation authority. 6.3.2.2.4 The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures…will be determined by the city and…conservation authority 6.3.2.2.5 Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City. 6.3.2.2.6 In recognition of municipal trans-boundary watercourses such as the Credit River and Etobicoke Creek, which are identified in the Provincial Greenbelt Plan as external connections, as well as other watercourses, emphasis will be placed on partnerships among municipalities and conservation authorities to improve the ecosystem health of the watercourse corridors. Stewardship of these systems should improve their ability to function as a greenway given their scale and relationship to Lake Ontario. 6.3.2.3 Soil Conservation 6.3.2.3.1 …site alteration will ensure there are no risks to life, safety, health, property and ecosystem health associated with erosion. 6.3.2.3.2 Development and site alteration will incorporate appropriate buffers adjacent to watercourses, Natural Areas and parks to protect against soil erosion and sediment impacts. 6.3.2.3.3 Topsoil will be protected by regulating and controlling construction, design and maintenance activities or any activity resulting in site alteration. 6.3.2.3.4 Maintaining vegetation to protect against erosion and degradation of topsoil will be required unless authorized by the City. 6.3.2.3.5 Development and site alteration must comply with the City's Erosion and Sediment Control By-law to the satisfaction of the City and appropriate conservation authority, where applicable. 6.3.2.3.6 An Erosion and Sediment Control Study may be required for development and site alteration, where appropriate. **6.3.3 Parks and open Spaces** Parks and open Spaces include: Public Open Spaces - City parks and trails; - public golf courses; - public cemeteries; - stormwater management facilities; - conservation; - recreation; and - urban agriculture. Private Open Space - private parks; - private golf courses; - private cemeteries; - conservation; and	• **Watercourse Corridors** , including the physical hazards associated with these areas, are critical to the Natural Areas System due to the ecological functions they provide….and the preservation and enhancement of fish habitat as an indicator of a healthy environment and for leisure activity and tourism. • **Natural Ha zard La nds** and **Natural A reas** are generally designated Greenbelt to protect life and property …these areas provide passive recreational opportunities. • **Parks an d Open Sp ace** within the Green System (Schedule 4) have primary uses such as recreational, educational, cultural and utility services…contain a significant amount of open space such as landscaped areas, lawns, sports fields, etc….have the potential to be managed in a manner that supports and enhances the Natural Areas System. • Mississauga will give priority to actions that protect, enhance, restore and improve the Green System and the natural environment for the benefit of existing and future generations. • Sustainably managing land means directing growth to protect and enhance the natural environment, maximize public benefit and contribute to the Economy…development is integrated into the community, while impacts to the Green System, the Urban Forest, ecological processes and biological diversity are avoided…protecting, enhancing and, where possible, restoring the Natural Areas System. • Promotes access to parks and supports regular physical activity, which improves health, opportunities for social interaction. • Recognizes that open space lands must be maintained in a manner that accommodates their primary function. These lands can make a significant contribution to a healthy environment by employing environmentally sensitive management techniques and practices (ie. allowing portions of their lands to naturalize, limiting the use of fertilizers and pesticides by utilizing integrated pest management practices, planting native trees and shrubs, and maximizing land area with pervious surfaces,) • Recognizes that public parkland is a vital component in the life of residents and contributes to the environmental, social and economic health of the city. • Recognizes that City parks contribute to environmental sustainability and strengthen communities by making them

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		- urban agriculture. Parkway Belt West lands Educational Facilities - open space associated with educational facilities e.g. school yards; Utilities - major utility and service corridors; and - other open space lands in public ownership e.g. water reservoirs, pumping stations. 6.3.3.1 Mississauga will value and wisely manage its parkland and open spaces. 6.3.3.2 Mississauga will own, lease, operate, maintain and administer public parkland and facilities to meet the recreational, cultural, educational and social needs of residents. 6.3.3.3 Public parkland will be designed to allow access for a variety of complementary activities through interconnections of pathways, a multi-use recreational trail and the public parkland network; and to provide a safe and accessible environment through development of clear sight-lines, openness and visible entrances where possible. 6.3.3.4 Public parkland will contain unstructured or landscaped areas for sedentary uses, where possible. 6.3.3.5 Parks should generally be accessible for residents within 800 m of their dwelling and be located as centrally as possible within a residential area. 6.3.3.8 The provision of recreational facilities within destination parks and community parks will be responsive to identifiable needs and in general conformity with the guidelines contained in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan. 6.3.3.9 Where possible, destination type parks should provide a higher level of accessibility to persons with disabilities. 6.3.3.10 In addition to the parkland identified on Schedules 4: Parks and Open Spaces and 10: Land Use Designations, additional public parkland may be acquired through the processing of development applications or through purchase. 6.3.3.12 Mississauga will negotiate with the appropriate authorities for the use of rights-of-way to accommodate public open space uses. 6.3.3.13 Public parkland may incorporate components of the Natural Areas System to provide opportunities for enjoyment, appreciation and protection of nature. 6.3.3.14 Natural areas acquired by Mississauga will be designated in accordance with the policies of this Plan. Recreational activities will be restricted to protect the ecological viability of these areas. 6.3.3.15 Where Public Open Space contains or abuts the Natural Areas System, the policies for the Natural Areas System will apply. 6.3.3.20 Mississauga will encourage open space landowners to employ stormwater management best management practices and planting of native non-invasive species. 6.3.3.21 Cemeteries will be permitted in Public Open Space and Private Open Space designations and will be subject to the following: a) as cemeteries constitute an open space use, consideration will be given to public cemeteries being used for passive open space purposes. However, cemeteries that are privately owned are not intended to be open to the public; c) cemeteries will recognize, reflect and integrate all heritage resources within and/or adjacent to cemetery property.	more attractive places to live, work and play • Promotes expansion of open space and protection of sensitive areas and woodlands • Discourages SWM facilities in parks and open spaces • Promotes incorporation and treed areas into open space network • Acknowledges role of cemeteries as functional components of open space network

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		6.4 Urban forest 6.4.1 Mississauga will protect and enhance the Urban Forest. 6.4.2 The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and to improve wildlife habitat will be encouraged. 6.4.4 The Urban Forest will be protected and enhanced by: a) developing and implementing a strategic planting program, specific to distinct geographic areas within the city; b) developing and implementing a strategic proactive maintenance program pertaining to trees on public land; e) increasing tree canopy coverage and diversity, by planting trees appropriate to the location; f) regulating the injury and destruction of trees on public and private property; g) promoting the management and enhancement of the Urban Forest on Public and Private lands; h) providing public education and stewardship; i) providing strategic partnerships with regulatory agencies to address invasive alien species and diseases; j) compliance with by-laws pertaining to tree preservation and protection.	• Promotes preservation of trees and woodlots • Stipulates requirements for protection of urban forest
		6.5 Water **6.5.2 Stormwater and Drainage** 6.5.2.1 Mississauga will use a water balance approach in the management of stormwater by encouraging and supporting measures and activities which reduce stormwater runoff, improve water quality and promote infiltration using stormwater best management practices. 6.5.2.2…measures may be specified by the City based on known concerns related to storm sewer capacity, pollution prevention, flood risk and erosion and protection of the city's Natural Areas System, including its ecological function. Stormwater best management practices must be approved by the city, appropriate conservation authority and Provincial Government, where applicable.	• Promotes water balance approach and infiltration as key SWM initiatives • Requires naturalization of SWM that are proximate to Natural Areas system
		6.5.2.3 The location and design of surface drainage and stormwater management facilities will respect the Natural Areas System and will include naturalization to the satisfaction of the City and the appropriate conservation authority. 6.5.2.4 Surface drainage and stormwater management facilities will be installed for the safety of residents and to protect infrastructure and property. 6.5.2.5 The design of storm drainage and stormwater management facilities will consider interim and ultimate development conditions. 6.5.2.6 The design of stormwater management facilities and surface drainage facilities must conform to City standards, policies and guidelines. A buffer may be required as determined by the City. 6.5.2.7 Protective measures should be developed and implemented… 6.5.2.8 The design of storm drainage and stormwater management facilities will enhance the natural and visual landscape and ecological functions and provide recreational opportunities, if appropriate	• Promotes aesthetic integration of SWM facilities with the landscape
		6.6 Air Quality 6.6.1 To improve air quality, Mississauga will: a) promote the use of alternative modes of transportation such as transit, cycling and walking; e) protect, enhance, restore and expand the Natural Areas System. **6.9.4 Rail Noise, Safety and Vibration** • In addition, the encouragement of active modes of transportation will require consideration of cyclist and pedestrian safety in conjunction with railway operations	• Supports initiatives to enhance cycling and walking

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Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 7 Complete Communities**	**Chapter 7 Complete Communities** **Guiding Principle** • Preserving natural heritage and cultural resources to retain a connection to the past.	7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will: c. encourage environments that foster incidental and recreational activity; d. encourage land use planning practices conducive to good public health. 7.1.7 In cooperation with the appropriate public and private agencies and other levels of government, Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. 7.1.8 Mississauga will recognize the significance of the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts…of historical…or archaeological significance. 7.1.9 Public art and culture will be encouraged as a means of enhancing the identity and unique character of the city and its various communities. **7.4 Heritage Planning** 7.4.1 Cultural Heritage Resources These include, but are not limited to: - structures such as buildings, groups of buildings, monuments, bridges, fences and gates; - sites associated with an historic event; - environments such as landscapes, streetscapes, flora and fauna within a defined area, parks, heritage trails and historic corridors; - artifacts and assemblages from an archaeological site or a museum; and - traditions reflecting the social, cultural, or ethnic heritage of the community. 7.4.1.1 The heritage policies are based on two principles: a) heritage planning will be an integral part of the planning process; and b) cultural heritage resources of significant value will be identified, protected, and preserved. 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources. 7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource. 7.4.1.4 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of cultural heritage resources. 7.4.1.5 Mississauga will encourage private and public support and financial resources for the preservation and rehabilitation of cultural heritage resources. 7.4.1.6 Mississauga will foster public awareness of, and commitment to, the protection and enhancement of cultural heritage resources. 7.4.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources. 7.4.1.9 Local area plans may suggest ways to protect cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource. 7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Statement prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. 7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool	• Supports recreational activities as components of a complete community • Promotes protection of cultural heritage, landscapes, structure and site of historical or archaeological importance • Promotes integration of public art • Stipulates requirements for protection, preservation and rehabilitation of cultural heritage resources

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		Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada. 7.4.1.13 Cultural heritage resources must be maintained in-situ and in a manner that prevents deterioration and protects the heritage qualities of the resource. 7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources. 7.4.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance. **7.4.2 Cultural Heritage Properties** 7.4.2.1 Programs for the selective acquisition of cultural heritage properties by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs. 7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Statement. 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property. **7.4.3 Heritage Conservation Districts** 7.4.3.3 Applications for development within a Heritage Conservation District will be required to include a Heritage Impact Statement and Heritage Permit, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction. **7.4.4 Archaeological Resources** 7.4.4.1 Mississauga will cooperate with the Provincial Government to designate archaeological sites in accordance with the Ontario Heritage Act. 7.4.4.2 Removal of artifacts from an archaeological site will be prohibited except in accordance with the requirements of the Ontario Heritage Act, the Provincial Government and the City. 7.4.4.3 Any archaeological or other artifacts of heritage significance discovered on properties during the development of privately owned land will be deeded gratuitously to the appropriate authority. **7.4.5 Archaeological Protection Areas** 7.4.5.1 As a condition of development, the City in consultation with the Provincial Government, may require that an archaeological assessment be undertaken. Should any significant archaeological remains be discovered, an appropriate mitigation strategy will be developed. Any salvage excavation of archaeological remains will be conducted to the satisfaction of the City and the Provincial Government. 7.4.5.2 Programs for the survey and excavation of archaeological protection areas will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs. 7.4.5.3 Any report on surveys or excavations in Mississauga must be filed with the City at the time the report is filed with the Provincial Government. 7.4.5.4 Mississauga reserves the right to refuse a completed archaeological report if it is not satisfactory to the City. 7.4.5.5 To protect against the inappropriate removal of artifacts, Mississauga may keep the existence and location of archaeological protection sites confidential. 7.4.5.6 Mississauga will investigate establishing and maintaining an inventory of archaeological sites and reporting to	• Recognizes Credit River Valley as a heritage corridor of pre-historic and historical significance • Promotes selective acquisition of cultural heritage properties • Sets out requirements for Heritage Conservation Districts • Sets out requirements to protect archaeological sites

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		the Provincial Government all known sites. 7.4.5.7 Mississauga will consider the use of public open space for conserving archaeological protection sites. 7.4.5.8 Sites of archaeological value and interest of major significance to the history and identity of the City, worthy of preservation and possible City acquisition, are categorized as archaeological protection areas. 7.4.5.9 Archaeological protection areas should be designated archaeological sites by the Provincial Government in accordance with the Ontario Heritage Act. 7.4.5.10 Mississauga, in cooperation with the Provincial Government, will endeavor to preserve archaeological sites of major significance by prohibiting uses or development on archaeological protection areas that would have a deleterious effect on the archaeological site. 7.4.5.11 Sites of lesser archaeological value and interest but still representing an important contribution to the history and identity of the City, worthy of documentation and study, may be subject to an archaeological assessment and mitigation. 7.4.5.12 Mississauga will endeavour to protect the archaeological heritage of the City by identifying archaeological sites and encouraging documentation. **7.6.2 Lake Ontario Waterfront** 7.6.2.1 To ensure that the waterfront continues to remain a viable natural asset for present and future generations Mississauga will: a) continue to pursue the acquisition of physical and visual public access to the waterfront having regard for the function of the natural areas system and the risks posed by potential natural hazards; and b) permit and promote a range of uses that recognize the waterfront as a focus for recreation, tourism and economic development activities while having regard for the natural hazards and natural environment associated with these areas.	• Supports integration of archaeological sites in public open space • Sets out requirements for designation and protection of archaeological sites
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 8 C reate a Multi Modal City**	**Chapter 8 Create a Multi Modal City Guiding Principle** • Implementing a viable and safe active transportation network for cyclists and pedestrians of all abilities;	**8.1 Introduction** 8.1.1 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 transit and active transportation. 8.1.2 Mississauga will plan and manage the transportation system to provide for the safety of all users. 8.1.3 Mississauga will strive to create a transportation system that reduces dependence on non-renewable resources. 8.1.6 Mississauga will ensure that the transportation system will provide connectivity among transportation modes for the efficient movement of people and goods. 8.1.14 Mississauga will work with other municipalities, levels of government and agencies to create a well-connected, efficient, multi-modal transportation system. 8.1.15 The policies of Mississauga Official Plan apply to all transportation infrastructure under the jurisdiction of the City. Other levels of government and agencies should support the policies of this Plan through their transportation infrastructure investment decisions. **8.2.4 Active Transportation** 8.2.4.2 Mississauga will protect and may acquire the lands required for the cycling facilities shown on Schedule 7 through the development approval process and capital works program. 8.2.4.6 Sidewalks or multi-use trails in the vicinity of all transit stops will be provided. **8.3.3 Cycling and Pedestrian Design**	• Encourages creation of a multi-model transportation system to support sustainable transportation that includes walking and cycling • Supports expanded bicycle facilities and existing roadways

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		8.3.3.1 The incorporation of cycling facilities will be considered in the construction of new roads and the rehabilitation and reconstruction of existing roadways, through the following measures: a) re-striping roadways for bicycle lanes; b) introducing multi-use trails or bicycle paths on boulevards; c) using wider shared curb lanes for bicycles; and d) widening roadways to accommodate bicycle lanes. **8.4 Parking** 8.4.2 Mississauga will encourage the shared use of parking and allow off-site parking, where appropriate. 8.4.9 In appropriate locations, Mississauga will take an active role in providing off-street parking. The City may partner with private developers to deliver municipal parking facilities that will be used as a shared public resource, through the use of payment in-lieu of off-street parking and/or site-specific joint ventures. Investment in public parking facilities should be directed to projects that achieve the following objectives: a) provide strategically located public parking structures that can serve a variety of uses; b. serve development within a proposed higher order transit corridor; d) allow for the consolidation of pre-existing surface lots to encourage intensification; e) make efficient use of publicly owned land; g) allow for integration of community infrastructure; h) provide for convenient pedestrian linkages to, from and through the parking structure to connect with surrounding development; and	• Recognizes requirements for parking and sets out options to enhance parking efficiency
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 9 Build a Desirable Urban Form**	**Chapter 9 Build a Desirable Urban** **Guiding Principles** • Promote a strong civic identity and city of experiences that celebrate the…rich history and cultural diversity. Mississauga will promote green development building standards and technologies. • Ensure that the urban form of the city (e.g. buildings, streets, streetscapes landscapes, public spaces such as parks and squares, infrastructure) contributes positively to everyday living in Mississauga; • Using placemaking initiatives to support active living and improved public health, comfort and social interaction in the city	**9.2.3 Green System** 9.2.3.1 Development will be sensitive to the site and ensure that Natural Areas Systems are protected, enhanced and restored. 9.2.3.2 . All development will utilize sustainable design practices. 9.2.3.3 Mississauga will coordinate the design, function and location of parks with adjacent land uses. 9.2.3.4 Open space areas will be high quality, usable and physically and visually linked to streets, parks and pedestrian routes. **9.2.4 Cultural Heritage Resources** 9.2.4.1 Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resources and makes them focal points for the community. 9.2.4.2 Development and open spaces adjacent to significant cultural heritage resources will: a) contribute to the conservation of the heritage attributes of the resource and the heritage character of the area; b) emphasize the visual prominence of cultural heritage resources; and c) provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources. **9.3.4 Public Art** 8.3.4.2 Mississauga will encourage public art on public and private lands. 8.3.4.3 Public art will be incorporated into the public realm particularly in appropriate locations to serve as landmarks and as gateway features. 8.3.4.4 Public art will be incorporated into public works, whenever feasible. 8.3.4.7 Public art should have a prominent presence throughout the city: a) be encouraged as an integral component of public works, land development and open space planning; b) include pieces that serve as orienting devices for moving about and wayfinding or as focal points in public open spaces; c) contribute to the animation of public spaces	• City Pattern includes green system and cultural heritage resources, policies for the city pattern will implement the city structure as shown on Schedule2: Urban System: City Structure and Schedule 3: Urban System: Corridors while protecting the Green System (Schedule 1: Urban System: The Green System) and heritage resources. Credit Valley Parks form a key component in the Green System. • Sets out objectives for open space areas • Supports integration of cultural heritage resources within the landscape • Promotes integration of public art on gateways and visual features within the landscape

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		d) correspond to the visual prominence of the site **9.3.5 Open Spaces and Amenity Areas** 9.3.5.1 Mississauga will promote public open space design that is fully integrated with the urban design 9.3.5.3 Natural features, parks and open spaces will contribute to a desirable urban form by: a) assisting with the conservation and connectivity of the Natural Areas System, identified in Schedule 3; b) connecting to the city's system of trails and walkways; c) connecting to other Natural Areas, Parks, and Open Spaces, including streets, schools, cemeteries and civic spaces; d) ensuring that all new parks and Open Spaces address the street, providing clear visibility, access and safety; 9.3.5.4 Open spaces will be designed as places where people can socialize, recreate and appreciate the environment. **9.4.1. Transit and Active Transportation** 9.4.1.1 …foster the improvement of connections and accessibility for transit users and promote active transportation modes. 9.4.1.3 Development will support active transportation by: f) providing pedestrian safety and comfort; 9.4.1.4 …provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts. **9.4.3 Accessibility** 9.4.3.1 Mississauga is committed to the creation of an accessible city. The design of the physical and built environment should have regard for universal accessible design principles. 9.4.3.2 All development will be required to have regard for the Mississauga Accessibility Design Handbook. **9.5.6 Safety** Following CPTED principles, the public and private environment will be maintained at a level that enhances the public perception of safety …and site layout and will be designed to enhance personal safety. **9.5.7 Signage** 8.5.7.1 Signage should: a) orient people as they move through the city; c) promote and enhance an area's character; d) identify significant sites, community uses, destinations and landmarks; e) recognize cultural heritage resources; and f) follow universal design principles.	• Promotes connectivity amongst component areas within the open space system • Support social, recreational and environmental objectives • Promotes cycling as an active transportation initiative • Recognizes importance of public safety • Recommends accessibility requirements for built environment • Sets out guidelines for signage as a tool for wayfinding, communication and interpretation
	•		•
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10		**11.2.3 Greenbelt** 11.2.3.2 Lands designated Greenbelt permit the following uses: a) conservation; c) facilities that by their nature must locate near water or traverse watercourses (i.e. bridges, storm sewer outlets and stormwater management facilities); d) flood and/or erosion works; e) passive recreational activities; f) parkland; g) piped services and related facilities for water, wastewater and stormwater; and h) accessory uses.	• Stipulates limitations on land uses and activities within the designated Greenbelt area including river corridors • Stipulates requirements for approval

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Chapter 11 General Land Use Designations		11.2.3.3 Lands may be zoned Greenbelt within any land use designation. 11.2.3.4 Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies. 11.2.3.5 Passive recreational activities will be permitted where they are compatible with the viability of the natural area, while respecting appropriate buffers from watercourses and valley slopes. 11.2.3.6 Active recreational facilities will not be permitted. 11.2.3.7 …piped services and related facilities used for water, wastewater and stormwater may only be permitted in Greenbelt if other options are not feasible provided that an Environmental Assessment has been completed in conformity with the Environmental Assessment Act or a satisfactory Environmental Impact Study…. **11.2.4 Open Space** 11.2.4.1 The Open Space network consists of two designations: a) Public Open Space; and b) Private Open Space. 11.2.4.2 Lands designated Public Open Space permit the following uses: a) agriculture demonstration site; d) conservation; e) nursery gardening; f) recreational facility; g) stormwater retention and stormwater quality pond; and h) accessory uses. 11.2.4.5 Stormwater retention and stormwater quality ponds are generally not appropriate uses for public parkland, however, in some instances overland flow pond stormwater facilities may be accommodated in public parkland. **11.2.13 Parkway Belt West** 11.2.13.1 Lands designated Parkway Belt West will be governed by the provisions of the Parkway Belt West Plan. In case of any discrepancy between the Parkway Belt West Plan and Mississauga Official Plan, the provisions of the Parkway Belt West Plan will prevail.	• Stipulates limitations on passive and active recreational facilities within the Greenbelt • Discourages location of SWM facilities and infrastructure within the Greenbelt • Sets out limitations on uses within public open space
Document: City of Mississauga Official Plan (in effect) **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 15 Corporate Centres**		**4.22 Meadowvale Business Park** **4.22.3 Urban Design Policies** 4.22.3.1 To achieve a high standard of building design, landscape and streetscape, the following design policies will be used to evaluate the design aspects of development proposals: a) existing natural features, particularly significant forested areas, the Mullet Creek valley and tributaries of the Credit River will be recognized as opportunities for urban design and will be incorporated with development in a manner which will not impair their visual or ecological integrity;	• Sets out requirements for integration with Credit River Valley
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10		**16.17 Meadowvale Village** **16.17.1 Urban Design Policies** 16.17.1.4 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 in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces. 16.17.1.16 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a streetscape which is loosely enclosed by buildings or tree	• Promotes connectivity of open spaces with the valley

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Chapter 16 Neighbourhoods		planting, followed by a streetscape which is enclosed by a canopy of trees which marks the entrance to the village. 16.17.1.20 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park. 16.17.1.27 Streetscape…should have regard for the following: a) vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced; **16.18 Mineola Neighbourhood Character Area** **16.18.1 Urban Design Policies** 16.18.1.1 h. existing trees, large groupings or areas of vegetation and landscape features such as retaining walls, fences, hedgerows, etc. should be preserved and enhanced, along with the maintenance of topographic features and drainage systems; **16.18.3 Environmental Areas** 16.18.3.1 Notwithstanding the Natural Areas System policies of this Plan concerning Residential Woodlands, sites characterized by native understory which is in generally good condition will be subject to an Environmental Impact Study (EIS).	• Promotes pedestrian connectivity
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 18 Sp ecial Purpose Areas**		**18.3 University of Toronto** **18.3.2 Land Use** 18.3.2.1 Expansion of the UTM campus by the acquisition of adjacent properties will be permitted without an amendment to this Plan. 18.3.2.4 As part of any significant future development, the need for additional or alternative access will be reviewed.	• Limits expansion of UTM campus
Document: City of Mississauga Official Plan **Date:** September 2011 **Supporting Documents:** Schedules 1,3-8, 10 **Chapter 19 Implementation**	**19.18**	**Greenbelt** 19.18.1 As a condition of development approval, Natural Hazard Lands may be placed in public ownership for their long-term protection. 19.18.2 Greenbelt is determined on a site by site basis and is defined by natural hazards associated with watercourse corridors and Lake Ontario, and the limits of identified natural areas. The limits of the Greenbelt are determined in consultation with the City and appropriate conservation authority and through studies, where required, completed by the proponent to the satisfaction of the City and the appropriate conservation authority. 19.18.3 Surface drainage and stormwater management facilities and associated hazards will be designated Greenbelt. Where possible, surface drainage and stormwater management facilities should be designated in a manner that restores natural habitat links or buffers natural areas. The location of these facilities will not be detrimental to the natural area system. 19.18.4 Greenbelt lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution or credited against any cash in lieu for park or other public recreational purposes or be included in the calculation of density for building coverage. 19.18.7 The Greenbelt designation applies to both public and privately owned lands. Where Greenbelt land is privately owned, this Plan does not imply that it is free and open to the general public or that it will be acquired by the City or any other public agency. Consideration will be given, however, to public acquisition of these areas. 19.18.8 Reconstruction, minor additions, and maintenance of legal non-conforming facilities, buildings, and structures	• requires protection of Natural Hazard Lands • designates surface drainage features and SWM facilities as greenbelt • requires delineation of natural hazard area setbacks to permit development adjacent Greenbelt lands • sets out limitations on reconstruction, minor addition structures, etc

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		may be permitted in Greenbelt. **19.19 Public Open Space and Recreational Facilities** 19.19.4 Mississauga will provide recreational facilities as specified in the Future Direction for Recreation and Parks, subject to any of the following: a) limitations in the area and/or configuration of established parks that inhibits construction of such facilities, and which cannot be expanded through land acquisition due to surrounding development; b) limited opportunity to acquire new parkland in established areas; c) restrictions on parkland development dictated by the location of the park, environmental constraints, parking availability, access, or other reasons; d) specialized, identified recreational needs for parkland in certain areas of the city; e) the timing and pace of development which may affect the City's ability to acquire parkland through the development process; and f) financial circumstances and the establishment of priorities through the City's capital budget process. 19.19.5 The facility objectives contained in the Future Direction for Recreation and Parks and Natural Areas Master Plan, may change as market demand and other studies determine that the public's recreational needs have changed. Failure to achieve facilities at the levels contained in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan, will not constitute lack of conformity with this Plan. 19.19.7 Mississauga will participate with representatives of the school boards to coordinate the planning, acquisition, and administration of sites and facilities that will be shared by park and school activities. 19.19.8 Mississauga will cooperate with other levels of government or the private sector to establish one or more parks having regional significance and containing major sports and recreational facilities suitable for competition and public use, including major spectator and competitive sports facilities. 19.19.9 Where lands are designated Private Open Space, it is not intended that they be free and open to the general public nor that they will be necessarily acquired by the City or any other public agency. Consideration will be given, however, to public acquisition of these lands through the development approval process or through the City's land securement program. 19.19.10 Mississauga will encourage the Conservation Authorities to acquire lands for conservation and recreation purposes beyond that required for flood control purposes. 19.19.11 Mississauga will encourage the Conservation Authorities to formulate acquisition and development strategies for conservation areas within the city to ensure that lands acquired will form integral components of the municipal public open space system. 19.19.12 Where lands owned by Conservation Authorities have value for recreation and conservation, and are not required for flood control purposes, the City will seek the co-operation of the Conservation authorities to lease or convey such lands to the City for park purposes. 19.19.14 Mississauga may request that the Provincial Government lease or convey to the City for public open space purposes any lands contained within the Parkway Belt West that are residual to the essential functions of the Parkway Belt West Plan or within areas designated for Public Open Space, within this Plan.	• sets out requirements provision of recreational facilities • acknowledges limitations imposed by environmental constraints • sets out recommendations for acquisition and promotes securement of lands for conservation, recreation and flood control purposes • provides integration of acquired lands into a cohesive public open space system
Document: Future Directions: Master Plan for Parks and Natural Areas **Date:** December 2009		**6.1 Role of Parks and Open Space in City Building** **6.1.1 Parks as Key Elements of Placemaking** • Ensure the creation of complete communities (rec. 1) • For parkland, this will entail the establishment of well designed, attractive, safe and comfortable public and private spaces that encourage people of all ages to engage in social and civic interaction through both casual and programmed activities (rec. 1) **6.1.2 Protecting and Enhancing Ecological Systems** • Continue to embody the principles of ecosystem planning in the land-use planning process, whereby natural areas and systems are appropriately protected and integrated into the built environment and enhanced to ensure overall health of the natural environment (rec 2) • Within the system of parks and natural areas, continue to strive for a "green", livable and sustainable City, with the provision of parks and open spaces that are readily accessed by residents, and designed to	

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		accommodate a range of active and passive recreation uses in harmony with the natural environment (rec 3) **6.2 Quality of Planning and Design** • Excellence and innovation in design and construction technologies should be key objectives for all new park planning and development (rec 5) **6.2 Provision and Development of Parkland** **6.3.1 Parkland Classifications** • Hierarchy of City-owned open space lands (rec 7) • Destination park, Community Park and Greenbelt (rec 7) **6.3.3 Parkland to Meet Growth Needs** • Including linear greenspace to support trails and greening strategies (rec 9) **6.3.6 Parklan d Acquisition Strategy** • identify strategic land acquisitions, and adopt evaluation criteria and a ranking system which includes priorities for acquisition of lands that: • protect and enhance Natural Areas; • support completion of the trails system; • support sustainable community design (rec 16) • Acquisitions that support / bolster the natural areas system, should be a parkland acquisition priority for the City. Key objectives are to support, maintain and increase biodiversity priority sites to be significant natural areas that are interconnected to the broader natural system (rec 51) **6.3.7 Parklands Requirements to Support Outdoor Recreation Facilities** • Call for the provision of sports fields to address the current backing and the 5-year forecasted need, by improving or adding facilities in existing parks (rec 17) **6.3.9 Park Development / Redevelopment** • Establish a prioritized list of redeployment of underutilized sports fields, life cycle replacement of facilities; changing community demographics; and, identified needs (rec 21) • In the design of all new parks, and the rejuvenation of older parks, consider use by all-ages and abilities, design for safety (rec 22) • (CPTED) provision of facilities and amenities that support social interaction and unstructured recreation and leisure activities (rec 22) • Engage the public in all parks development and redevelopment projects (rec 23) • Develop and implement a comprehensive and consistent system of signs for parks, trails, and natural areas comprised of signs (rec 24) **6.4 Trails and Pathways** **Park Pathway Study** ▪ The 2001 Mississauga Multi-use Recreational Trail Study guide strategic planning and implementation of a multi-use trail system. A Park Pathway study is required to reflect accomplishments in the ensuing years, and to confirm / validate outstanding gaps in the system. The study should integrate multi-use paved trails with all trail types that the City has within its inventory. The study should confirm the trail inventory, direct trail development, provide design standards, design for accessibility in appropriate locations, safety and lighting of tails, and sustainability measures, establish maintenance standards (rec 25) ▪ for new trails development in natural areas, or improvements that will initiate or intensify use of existing trails (e.g. expansion or paving), undertake site specific evaluation process using information contained in the Natural Areas Survey and field assessment to evaluate vegetation, habitat, and conditions to determine compatibility (rec 26) **All Season Trails** ▪ The City should consider how to optimize physical accessibility and use of the trail/pathway system with consideration of: all-season activities, accessible design, lighting of trails (rec 27) **6.5 Supporting Social and Community Trends** **6.5.1 Programs and Activities**	

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		• Parks-based programming opportunities should be used to inform parks development / redevelopment, Future Directions Recreation Master Plan, Youth Strategy, Older Adult Plan, and the Arts and Culture Master Plan (rec 28) **6.5.2 Developing the Education Function** • Demonstrated in its park programming conservation, sustainability, community gardens, environmental protection, restoration and stewardship, and heritage preservation (rec 30) **6.5.3 Community Gardens and other Food Growing Initiatives** • Support opportunities for managed community gardens in partnership with community0based organizations (rec 32) • Parks and open space system, vacant or underutilized municipality owned land considered as potential sites (rec 33) • Consider a potential site or sites to accommodate City-serving large scale allotment gardens (rec 34) **6.5.4 Sp ecial Event Spaces** • Specific parks and types of parks within the City-side system that can support events of different sizes and types should be identified (rec 35) **6.5.5 Off-Leash Facilities** • Support off-leash opportunities within parks in collaboration with affiliated community-based organizations, and in accordance with established policies (rec 38) **6.5.6 Memorial Tree and Bench Program** • Planned locations for memorial benches and trees in suitable parks, memorial tree groves, walls or paving areas (rec 39) **6.5.7 Supporting Culture, Heritage and Tourism** • Tourism studies should address the feasibility for specific sites to serve as tourist destinations, undertake market assessment and economic feasibility studies (rec 40) **6.5.8 Partnerships** • Support and cultivate partnership with a number of community organizations for the delivery of specialized programs and facilities to meet community interests (rec 41) **6.6 Cemet eries** • Maintenance and management of cemeteries can be conducted in sustainable and “eco-friendly” ways (rec 44) • Cemeteries maintain their heritage attributes, usable greenspaces (rec 45) **7.4 Management and Maintenance** • Implement environmentally friendly practices such as: reduced mowing, de-icing agents, such as compost and wood chips recycled from yard waste, use of drought tolerant and native trees (rec 48) • Communications strategy that outlines goals for preservation, enhancement and education of the values of environmental stewardship (rec 49) **7.5 Strategic Directions and Key Recommendations for Natural Areas** **7.5.1 Identification and Protection of the Natural Areas System** • Undertake a comprehensive Natural Heritage System study to expand on the work undertaken through the Natural Ares Survey (rec 50) • Work with appropriate agencies and stakeholders to develop and environmental response network and protocol effectively manage existing species, pest infestations, and potential biological and other environmental threats (rec 52) **7.5.2 Restoration and Enhancement** • Preparation of Woodlot Management Plan and / or Conservation Plans for natural areas. The Conservation	

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		Plans should address access, encroachment, defining appropriate uses / activities (rec 53) • Identify opportunities for and locations within existing and future parks, natural areas and private lands for naturalization/restoration could then be dealt with on a rotational basis (rec 54) • Work with CVC and other appropriate agencies and stakeholders to develop and implement a City-wide strategy for control of invasive plant species (rec 55) • Encourage the Conservation Authorities to undertake surveys of rare and significant fauna and flora species (rec 56) **7.5.3 Stewardship, Public Outreach and Education** • Continue efforts to designate the Credit River as a Canadian Heritage River System (rec 57) • Continue efforts toward public education in the conservation and management of natural areas to discourage careless and improper use • Outreach programs should involve children and youth (rec 58) • Foster an integrated approach to natural heritage management and implementation of strategies (rec 59)	
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 2 – General Provisions		**Table 2.1.17.1 - Minimum Setback to Greenbelt Zones - Non-Residential** 1.0 Minimum setback of all buildings and structures in a non-residential zone to all lands zoned G1 or G2 Base Zone, or G1 Exception Zones the greater of 5.0 m or the required yard/setback 2.0 Minimum setback of parking areas in a non-residential zone to all lands zoned G1 or G2 Base Zone the greater of 5.0 m or the required yard/setback	
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 3 – Parking		**Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses** 52.0 Other Non-Residential Uses Not Specified Above – 5.4 spaces per 100m² GFA - non-residential	
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 9 – OPEN SPACE ZONES (last update June 30, 2010)		**9.1 General Provisions for Oven Space Zones** 9.1.1 Accessory Uses in OS1 and 0S2 Zones 9.1.1.1 Parking areas may be constructed of a permeable type of material 9.1.1.2 Accessory uses in 051 and 0S2 zones shall include, but not be limited to, washroom/changeroom facility, picnic facility, maintenance/storage building or structure or an office for a permitted use, and shall be permitted accessory to an active or passive recreational use. 9.1.2 Accessory Uses in an 0S3 Zone - An office and a maintenance/storage building or structure for a cemetery shall be permitted accessory to a cemetery **Table 9.2.1 – OS1 to OS3 Permitted Uses and Zone Regulations:** • OS1 – Open Space Community (Active/Passive Recreation, SWM) • OS2 – Open Space City Park (Active/Passive Recreation, SWM) • OS3 – Open Space Cemetery (Cemetery) **9.2 OS1 to OS3 ZONES (OPEN SPACE)**	

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		9.2.1 OS1 to OS3 Permitted Uses and Zone Regulations All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 9.1 of this By-law, and the uses and regulations specified within the applicable zone column contained in Table 9.2.1 - OS1 to 0S3 Permitted Uses and Zone Regulations. 9.2.3.7 OS2-7 Additional Permitted Uses 9.2.3.7.1 (1) Garden Park (2) Office (3) Commercial School (4) Banquet Hall/Convention Centre/Conference Centre (5) Training and Development Centre (6) Gift Shop (7) Restaurant (8) Conservatory (9) Greenhouse including accessory sales Regulations 9.2.3.7.2 Maximum gross floor area - non-residential of all buildings and structures 6000m² 9.2.3.7.3 Minimum setback to the Highway 403 right-of-way 7.5m 9.2.3.7.4 Minimum setback to a lot line abutting a railway right-of-way 7.5m 9.2.3.7.5 Minimum setback to Burnhamthorpe Road West 9.5m 9.2.3.7.6 “Garden Park” means a facility for the display and demonstration of gardens	• Riverwood
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 10 – GREENBELT ZONES (last update Dec 31, 2011)	**10.1**	**General Provisions for Greenbelt Zones** 10.1.1 Accessory Uses in G1 and G2 Zones 10.1.1.1 Trails are permitted accessory to natural heritage features and areas conservation 10.1.1.2 A passive recreational use is permitted accessory to a storm water management facility 10.1.1.3 A fence is permitted accessory to a natural protection area and natural heritage features and areas conservation to prevent encroachment of abutting land uses and to establish property boundaries 10.1 .1.4 Parking areas are permitted accessory to natural heritage features and areas conservation and shall be constructed Summary - Table 10.2.1 – G1 and G2 Permitted Uses: • Rood Control; • Stormwater Management; • Erosion Management; • Natural Protection Area; and, • Natural Heritage Features and Areas Conservation **10.2 G1 and G2 ZONES (GREENBELT)** 10.2.2.2 G1-2 Zone 10.2.2.2.2 Parking shall be located on lands zoned G1-2, identified on Schedule G1-2 (Parking for lands zoned C3-6)	

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		10.2.2.4 G1-4 Zone 10.2.2.4.2 Maximum gross floor area - non-residential of all buildings and structures 100 m² 10.2.2.4.3 “Garden Park” means a facility for the display and demonstration of gardens 10.2.2.5 G1-5 Zone 10.2.2.5.2 Parking shall be located on lands zoned G1-5, identified on Schedule G1-5 of this Exception (Parking for lands zoned E2-38) 10.2.2.9 G1-9 Zone 10.2.2.9.1 Only structures used for flood control and erosion management shall be permitted 10.2.2.10.1 Only structures used for flood control and erosion management and a tennis court shall be permitted 10.2.2.14 G1-14 Zone Additional Permitted Use 10.2.2.14.1 (1) Temporary Tent and/or Stage Regulation 10.2.2.14.2 A temporary tent and/or stage shall comply with the provisions contained in Article 2.1.9.7 of this By-law except that the provisions of Line 3.0 in Table 2.1.9.7 shall not apply	
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 11 – PARKWAY BELT ZONES (last update Dec 31, 2011)		**11.1 General Provisions for Parkway Belt Zones** 11.1.1 Additional Regulations for an Agricultural Use in a PB2 Zone All buildings and structures used for agricultural purposes shall comply with the regulations specified in Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone - Regulations, and Table 11.1.1 - Additional Regulations for an Agricultural Use in a PB2 Zone. 11.1.3 Driveways and Parking Areas • Driveways and parking areas in PB1 and PB2 zones may be constructed of a permeable type of material **Summary - Table 11.2.1 - PB1 and PB2 Permitted Uses and Zone Regulations** • 2.1 Passive Recreational Uses • 2.2 Conservation Use	
Document: City of Mississauga Zoning By-Law – As Amended **Date:** up to September 2012. **Supporting Documents:** Part 12 – UTILITY ZONE (U) (last update Mar 31, 2012) Part 12 – DEVELOPMENT ZONE (D) (last update Mar 31, 2012)		**12.1 U ZONE (UTILITY)** 12.1.1.1 Accessory Uses in an U Zone • In an U zone, a passive recreational use shall be permitted accessory to a permitted use **Summary - Table 12.3.2 - D Zone Permitted Uses and Zone Regulations** • Permitted Use -A building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure • Zone Regulation - The erection of new buildings or structures and the enlargement or replacement of existing buildings and structures shall not be permitted	

Appendix F

Natural Heritage Sensitivity Analysis Methodology and Criteria

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Natural Heritage Sensitivity Analysis Methodology and Criteria

Sensitivity Criteria and Analysis

Following the preparation and analysis of background data, sensitivity criteria and a ranking system were developed to analyze the sensitivity of natural areas within the CRPS study boundary. The following criteria were used to assess and determine sensitivity:

1. *Does the area provide habitat for Federal and/or Provincial "Species at Risk" (endangered, threatened or special concern) and/or provincially rare (S1-S3) species?*
   - Federal SAR are listed under COSEWIC
   - Provincial SAR are listed under COSSARO
   - Provincially rare S1-S3 species are listed by NHIC

2. *Does the area provide habitat for ≥40 locally rare flora or fauna species?*
   - Locally rare flora species with Mississauga Ranks 0-1
   - CVC Bird Species of Conservation Concern (Tiers 1-3); only species known to nest in the Credit River watershed were reported (some records of species that were almost certainly migrants, such as Hermit Thrush, were excluded).
   - The cutoff of 40 was determined based on an analysis of patch diversity in the City of Toronto, where a break in statistical data showed that areas supporting ≥40 locally rare flora or fauna species had higher ecological value. This criterion has been used to designate ESAs in the City of Toronto.

3. *Does the area provide habitat for area sensitive bird species?*
   Only species known to nest in the Credit River watershed were included.

4. *Does the area provide habitat for ground nesting birds?*
   Only species known to nest in the Credit River watershed were included (some records of species that were almost certainly migrants, such as Hermit Thrush, were excluded).

5. *Does the area support forest interior habitat?*
   GIS was used to determine forest interior habitat, which is considered >100 m from the forest edge (Environment Canada 2004).

6. *Does the area support any special features?*
   Special features, such as vernal pools, prairie remnants, and old growth forest, were identified using NAS fact sheets (NSE 2008).

7. *Does the area support a high FQI? ≥40*
   In the NAS, FQI are categorized as high >40, medium = 30-39.99, low <30 (NSE 2008).

8. *Does the area support a low proportion (i.e., ≤40%) of non-native species?*
   The provincial flora is approximately 27% non-native (Kaiser 1983). The threshold of 40%, however, was determined based on graphing the percentage of non-native species against each natural area within the NAS. A natural break in the graph was observed at approximately 40%, so a value below this was chosen to represent the percentage that could be considered exceptional. Most natural areas included in the NAS system have >40% composition of non-native species.

9. *Does the area support a wetland ≥0.5ha?*
   Generally, wetland complexes with a combined size of less than 2.0ha are not evaluated; however, in some cases wetland areas less than 0.5ha may be included if they provide important habitat for wildlife or are important for other reasons (OWES 1993). A 0.5ha threshold was used given the scarcity of wetland habitats within the City of Mississauga.

Each natural area was assessed using the abovementioned criteria. If a criterion was met, a point was awarded for each individual area assessed. Areas with the highest total score (up to a maximum of 9) were considered more sensitive than areas with a lower total score (Table 1.1). The following thresholds were used to assess the overall sensitivity of each area:

- 0-2 = Supporting Sensitivity (6 areas);
- 3-5 = High Sensitivity (4 areas); and,
- 6-9 = Very High Sensitivity (8 areas).

The distribution of scores was assessed to determine where natural breaks occurred by graphing sensitivity scores against each natural area within the NAS. This effort was coupled with professional judgment and the Study Area Natural Features Map (Figure 1.9) to determine where sensitivity thresholds should occur.

Appendix G

Natural Heritage Feature Summaries

Sensitivity Analysis Findings

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Natural heritage feature summaries for each NAS site organized in terms of relevance to the sensitivity analysis, with additional information provided below.

MV12			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	Provincially rare species (S1-S3)	muhly grass	
2	Locally rare plant species	hawthorn (*C. pringlei*)	
2	CVC birds of conservation concern	eastern kingbird	hairy woodpecker
		gray catbird	indigo bunting
		great crested flycatcher	white-breasted nuthatch
3	Area-sensitive birds - forest	hairy woodpecker	white-breasted nuthatch
7	Native FQI	36.26	
8	% Non-native plant species	28	
Additional Information			
	# Vegetation communities	2	
	Total # plants	125	
	Total # fauna	12	
	# birds	8	
	# mammals	4	
	Management issues	garbage & dumping	invasive species
		ad hoc trails	erosion
		mountain biking	uncontrolled access

CRR1 (including Meadowvale CA)			
Sensitivity Criteria			
2	Locally rare plant species	woodland satin grass	tall bur-marigold
		ninebark	rough goldenrod
		water smartweed	
2	CVC birds of conservation concern	northern harrier	eastern wood-pewee
		hairy woodpecker	gray catbird
		least flycatcher	great crested flycatcher
		alder flycatcher	indigo bunting
		American woodcock	killdeer
		Baltimore oriole	northern flicker
		belted kingfisher	northern rough-winged swallow
		cedar waxwing	osprey
		chimney swift	rose-breasted grosbeak
		cliff swallow	spotted sandpiper
		dark-eyed junco	tree swallow
		eastern kingbird	turkey vulture
		eastern phoebe	willow flycatcher
		eastern towhee	wood duck
3	Area-sensitive birds - forest	hairy woodpecker	least flycatcher

CRR1 (including Meadowvale CA)			
3	Area-sensitive birds - open	northern harrier	savannah sparrow
4	Ground-nesting birds - forest	American woodcock	
4	Ground-nesting birds - open	northern harrier	savannah sparrow
		eastern towhee	swamp sparrow
5	Forest interior habitat	yes	
7	Native FQI	51.77	
8	% Non-native plant species	36.7	
9	Wetland habitat (ha)	8.3	
Additional Information			
	# Vegetation communities	10	
	Total # plants	297	
	Total # fauna	71	
	# birds	53	
	# mammals	10	
	# amphibians	5	
	# reptiles	3	
	Management issues	*ad hoc* trails	erosion
		garbage & dumping	hazard trees
		uncontrolled access	trail maintenance
		invasive species	hazardous vegetation

MV18			
Sensitivity Criteria			
2	CVC birds of conservation concern	American redstart	eastern wood-pewee
		Baltimore oriole	northern flicker
		belted kingfisher	pileated woodpecker
3	Area-sensitive birds - forest	American redstart	pileated woodpecker
8	% Non-native plant species	5.3	
Additional Information			
	# Vegetation communities	2	
	Total # plants	19	
	Total # fauna	7	
	# birds	7	
	# mammals	0	
	# amphibians	0	
	Management issues	erosion	invasive species
		garbage & dumping	storm water management
		ad hoc trails	uncontrolled access

MV2			
Sensitivity Criteria			
1	SAR - endangered	butternut	redside dace
1	SAR - threatened	bobolink	
2	Locally rare plant species	sedge (*C. hirtifolia*)	swamp loosestrife
		sedge (*C. woodii*)	ninebark
		spring beauty	linear-leaved willowherb
2	CVC birds of conservation concern	bobolink	field sparrow
		eastern meadowlark	gray catbird
		black-and-white warbler	great blue heron
		black-throated green warbler	great crested flycatcher
		cooper's hawk	great horned owl
		hermit thrush	green heron
		least flycatcher	herring gull
		ovenbird	horned lark
		pileated woodpecker	indigo bunting
		red-breasted nuthatch	killdeer
		red-shouldered hawk	northern flicker
		white-breasted nuthatch	northern mockingbird
		American kestrel	northern rough-winged swallow
		American woodcock	spotted sandpiper
		Baltimore oriole	tree swallow
		bank swallow	turkey vulture
		belted kingfisher	vesper sparrow
		Carolina wren	white-throated sparrow
		cedar waxwing	willow flycatcher
		eastern kingbird	wood duck
		eastern phoebe	wood thrush
		eastern wood-pewee	yellow-rumped warbler
3	Area-sensitive birds - forest	black-and-white warbler	pileated woodpecker
		black-throated green warbler	red-breasted nuthatch
		cooper's hawk	red-shouldered hawk
		least flycatcher	white-breasted nuthatch
		ovenbird	
3	Area-sensitive birds - open	bobolink	savannah sparrow
		eastern meadowlark	
4	Ground-nesting birds - forest	black-and-white warbler	American woodcock
		ovenbird	
4	Ground-nesting birds - open	bobolink	horned lark
		eastern meadowlark	vesper sparrow
		field sparrow	savannah sparrow
5	Forest interior habitat	yes	
7	Native FQI	52.0	
8	% Non-native plant species	35.2	
Additional Information			
	# Vegetation communities	5	
	Total # plants	264	

MV2			
	Total # fauna	90	
	# birds	70	
	# mammals	15	
	# amphibians	5	
	Management issues	uncontrolled access	invasive species

CRR2 (including Credit Meadows CA)			
Sensitivity Criteria			
1	SAR - threatened	bobolink	
2	Locally rare plant species	horse-balm	
2	CVC birds of conservation concern	bobolink	great blue heron
		eastern meadowlark	great crested flycatcher
		American redstart	great egret
		cooper's hawk	green heron
		least flycatcher	indigo bunting
		Baltimore oriole	killdeer
		belted kingfisher	northern flicker
		cedar waxwing	northern mockingbird
		cliff swallow	rose-breasted grosbeak
		eastern kingbird	spotted sandpiper
		eastern phoebe	tree swallow
		eastern wood-pewee	willow flycatcher
		field sparrow	wood duck
		gray catbird	
3	Area-sensitive birds - forest	American redstart	least flycatcher
		cooper's hawk	
3	Area-sensitive birds - open	bobolink	savannah sparrow
		eastern meadowlark	
4	Ground-nesting birds - open	bobolink	great egret
		eastern meadowlark	killdeer
		field sparrow	savannah sparrow
5	Forest interior habitat	yes	
7	Native FQI	33.9	
8	% Non-native plant species	31.2	
9	Wetland habitat (ha)	1.5	
Additional Information			
	# Vegetation communities	9	
	Total # plants	112	
	Total # fauna	65	
	# birds	45	
	# mammals	9	
	# amphibians	7	
	# reptiles	4	
	Management issues	*ad hoc* trails	garbage & dumping
		soil compaction	hazard trees
		erosion	trail maintenance
		invasive species	hazardous vegetation

CRR3			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - special concern	milksnake	
2	CVC birds of conservation concern	Canada warbler	great crested flycatcher
		northern goshawk	green heron
		Baltimore oriole	mourning warbler
		cedar waxwing	northern flicker
		eastern kingbird	northern rough-winged swallow
		eastern phoebe	tree swallow
		eastern wood-pewee	turkey vulture
		field sparrow	willow flycatcher
		gray catbird	
3	Area-sensitive birds - forest	Canada warbler	northern goshawk
4	Ground-nesting birds - forest	mourning warbler	Canada warbler
4	Ground-nesting birds - open	field sparrow	
5	Forest interior habitat	yes	
7	Native FQI	27.44	
8	% Non-native plant species	34.1	
Additional Information			
	# Vegetation communities	4	
	Total # plants	91	
	Total # fauna	50	
	# birds	37	
	# mammals	5	
	# amphibians	4	
	# reptiles	5	
	Management issues	*ad hoc* trails	erosion
		garbage & dumping	invasive species

CRR4 (including Streetsville Memorial Park)			
Sensitivity Criteria			
1	SAR - special concern	milksnake	
2	Locally rare plant species	twinleaf	ninebark
		wild blue phlox	hairy aster
2	CVC birds of conservation concern	hairy woodpecker	indigo bunting
		Baltimore oriole	killdeer
		belted kingfisher	northern flicker
		black-crowned night-heron	ring-billed gull
		eastern kingbird	spotted sandpiper
		herring gull	tree swallow
3	Area-sensitive birds - forest	hairy woodpecker	
7	Native FQI	24.08	
8	% Non-native plant species	43.6	
Additional Information			
	# Vegetation communities	4	

CRR4 (including Streetsville Memorial Park)			
	Total # plants	94	
	Total # fauna	42	
	# birds	31	
	# mammals	4	
	# amphibians	2	
	# reptiles	5	
	Management issues	erosion	invasive species
		ad hoc trails	

CRR5			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - special concern	milksnake	
2	Locally rare plant species	hairy aster	
2	CVC birds of conservation concern	common merganser	gray catbird
		brown creeper	indigo bunting
		Baltimore oriole	killdeer
		cedar waxwing	northern flicker
		chimney swift	ring-billed gull
		cliff swallow	spotted sandpiper
		eastern kingbird	
3	Area-sensitive birds - forest	brown creeper	
3	Area-sensitive birds - open	common merganser	
5	Forest interior habitat	yes	
7	Native FQI	22.17	
8	% Non-native plant species	42.7	
Additional Information			
	# Vegetation communities	2	
	Total # plants	82	
	Total # fauna	38	
	# birds	33	
	# mammals	3	
	# amphibians	2	
	# reptiles	4	
	Management issues	erosion	*ad hoc* trails
		remnant dam	garbage & dumping

CRR11			
Sensitivity Criteria			
1	SAR - endangered	butternut	
2	Locally rare plant species	hay sedge (*C. siccata*)	Virginia mountain-mint
2	CVC birds of conservation concern	Baltimore oriole	great crested flycatcher
		eastern kingbird	northern flicker
		field sparrow	rose-breasted grosbeak
		gray catbird	spotted sandpiper
		great blue heron	tree swallow

CRR11			
4	Ground-nesting birds - open	field sparrow	
5	Forest interior habitat	yes	
6	Special features	old growth	vernal pool
		prairie indicators	
7	Native FQI	40.02	
8	% Non-native plant species	30.6	
Additional Information			
	# Vegetation communities	4	
	Total # plants	157	
	Total # fauna	33	
	# birds	25	
	# mammals	3	
	# amphibians	4	
	# reptiles	1	
	Management issues	mountain biking	erosion
		ad hoc trails	invasive species

CRR10 (including Riverwood)			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - threatened	red-headed woodpecker	bobolink
1	Provincially rare species (S1-S3)	sedge (*C. amphibola*)	
2	Locally rare plant species	crested wood fern	sedge (*C. stricta*)
		hairy wild-rye	sweet white violet
		long-awned wood grass	stiff marsh bedstraw
		sedge (*C. buxbaumii*)	marsh speedwell
		sedge (*C. leptonervia*)	rough goldenrod
		sedge (*C. lucorum*)	black chokeberry
		sedge (*C. lurida*)	hawthorn (*C. corusca*)
2	CVC birds of conservation concern	bobolink	eastern phoebe
		American redstart	eastern screech-owl
		black-and-white warbler	eastern wood-pewee
		blackburnian warbler	golden-winged warbler
		black-throated blue warbler	gray catbird
		black-throated green warbler	great blue heron
		blue-gray gnatcatcher	great crested flycatcher
		hairy woodpecker	great horned owl
		hermit thrush	green heron
		least flycatcher	herring gull
		magnolia warbler	indigo bunting
		ovenbird	killdeer
		pileated woodpecker	mourning warbler
		pine warbler	Nashville warbler
		red-breasted nuthatch	northern flicker
		scarlet tanager	northern rough-winged swallow
		veery	northern waterthrush

CRR10 (including Riverwood)			
		white-breasted nuthatch	purple finch
		winter wren	red-headed woodpecker
		alder flycatcher	ring-billed gull
		American woodcock	rose-breasted grosbeak
		Baltimore oriole	ruby-crowned kinglet
		black-billed cuckoo	ruby-throated hummingbird
		brown thrasher	spotted sandpiper
		Carolina wren	tree swallow
		cedar waxwing	Virginia rail
		chestnut-sided warbler	white-throated sparrow
		chimney swift	willow flycatcher
		cliff swallow	wood thrush
		eastern kingbird	yellow-rumped warbler
3	Area-sensitive birds - forest	American redstart	ovenbird
		black-and-white warbler	pileated woodpecker
		blackburnian warbler	pine warbler
		black-throated blue warbler	red-breasted nuthatch
		black-throated green warbler	scarlet tanager
		blue-gray gnatcatcher	veery
		hairy woodpecker	white-breasted nuthatch
		least flycatcher	winter wren
		magnolia warbler	
3	Area-sensitive birds - open	bobolink	savannah sparrow
4	Ground-nesting birds - forest	black-and-white warbler	American woodcock
		ovenbird	mourning warbler
		veery	northern waterthrush
4	Ground-nesting birds - open	bobolink	Virginia rail
		golden-winged warbler	savannah sparrow
5	Forest interior habitat	yes	
6	Special features	vernal pool	old growth forest
7	Native FQI	67.89	
8	% Non-native plant species	34.9	
9	Wetland habitat (ha)	0.5	
Additional Information			
	# Vegetation communities	9	
	Total # plants	373	
	Total # fauna	108	
	# birds	88	
	# mammals	10	
	# amphibians	7	
	# reptiles	3	
	Management issues	mountain biking	erosion
		ad hoc trails	invasive species
		compaction	

EM21			
Sensitivity Criteria			
2	CVC birds of conservation concern	gray catbird	
6	Special features	old growth forest	
7	Native FQI	22.18	
8	% Non-native plant species	19.6	
Additional Information			
	# Vegetation communities	1	
	Total # plants	51	
	Total # fauna	3	
	# birds	2	
	# mammals	1	
	Management issues	*ad hoc* trails	cutting & clearing
		compaction	invasive species

CRR6 (including Erindale Park)			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - threatened	Jefferson salamander	
1	Provincially rare species (S1-S3)	cooper's milk-vetch	
2	Locally rare plant species	hay-scented fern	cooper's milk-vetch
		crested wood fern	tick-trefoil
		rock polypody	bush clover
		horned pondweed	Seneca-snakeroot
		grass-leaved arrowhead	pinweed
		nodding wood grass	leatherwood
		hairy wild-rye	green water-milfoil
		mountain-rice	golden alexanders
		sedge (*C. tuckermanii*)	black huckleberry
		soft rush	poke milkweed
		wild cucumber-root	smooth ground-cherry
		nodding ladies' tresses	speedwell
		climbing false buckwheat	squawroot
		spicebush	bur cucumber
		squirrel-corn	harebell
		rock-cress	amethyst aster
		hawthorn (*C. corusca*)	thin-leaved sunflower
		hawthorn (*C. pringlei*)	white goldenrod
		hawthorn (*C. scabrida*)	rough-leaved goldenrod
2	CVC birds of conservation concern	American redstart	dark-eyed junco
		blackburnian warbler	eastern kingbird
		black-throated green warbler	eastern phoebe
		blue-gray gnatcatcher	eastern wood-pewee
		Canada warbler	gray catbird
		hairy woodpecker	great black-backed gull
		least flycatcher	great blue heron
		magnolia warbler	great crested flycatcher

CRR6 (including Erindale Park)			
		pileated woodpecker	herring gull
		pine warbler	indigo bunting
		red-breasted nuthatch	killdeer
		white-breasted nuthatch	northern flicker
		winter wren	northern rough-winged swallow
		American kestrel	ring-billed gull
		American woodcock	rose-breasted grosbeak
		Baltimore oriole	spotted sandpiper
		black-billed cuckoo	Swainson's thrush
		brown thrasher	tree swallow
		Carolina wren	white-throated sparrow
		cedar waxwing	willow flycatcher
		chestnut-sided warbler	wood duck
		chimney swift	yellow-billed cuckoo
		cliff swallow	yellow-rumped warbler
		common nighthawk	
3	Area-sensitive birds - forest	American redstart	magnolia warbler
		blackburnian warbler	pileated woodpecker
		black-throated green warbler	pine warbler
		blue-gray gnatcatcher	red-breasted nuthatch
		Canada warbler	white-breasted nuthatch
		hairy woodpecker	winter wren
		least flycatcher	
4	Ground-nesting birds - forest	Canada warbler	American woodcock
4	Ground-nesting birds - open	common nighthawk	
5	Forest interior habitat	yes	
6	Special features	vernal pool	old growth forest
7	Native FQI	61.31	
8	% Non-native plant species	33.8	
Additional Information			
	# Vegetation communities	4	
	Total # plants	272	
	Total # fauna	92	
	# birds	67	
	# mammals	7	
	# amphibians	11	
	# reptiles	7	
	Management issues	mountain biking	uncontrolled access
		compaction	hazardous slopes
		erosion	hazard trees
		invasive species	cutting & clearing
		ad hoc trails	garbage & dumping

CRR7			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - special concern	milksnake	
1	Provincially rare species (S1-S3)	yellow false foxglove	
2	Locally rare plant species	sedge (*C. cephaloidea*)	pearly everlasting
		sedge (*C. laevivaginata*)	cut-leaved anemone
		sedge (*C. leptonervia*)	wild wormwood
		smooth sumac	Pennsylvania bittercress
		low bindweed	cuckoo flower
		leatherwood	carpenter's square figwort
		autumn willow	smooth hairy goldenrod
		Canada wild onion	American speedwell
2	CVC birds of conservation concern	brown creeper	eastern phoebe
		hairy woodpecker	eastern screech-owl
		pine warbler	eastern wood-pewee
		red-breasted nuthatch	gray catbird
		sharp-shinned hawk	great blue heron
		white-breasted nuthatch	great crested flycatcher
		winter wren	indigo bunting
		American woodcock	killdeer
		Baltimore oriole	mourning warbler
		belted kingfisher	northern flicker
		blue-winged teal	northern rough-winged swallow
		cedar waxwing	ring-billed gull
		chimney swift	spotted sandpiper
		cliff swallow	wood thrush
		eastern kingbird	yellow-rumped warbler
3	Area-sensitive birds - forest	brown creeper	sharp-shinned hawk
		hairy woodpecker	white-breasted nuthatch
		pine warbler	winter wren
		red-breasted nuthatch	
4	Ground-nesting birds - forest	American woodcock	mourning warbler
4	Ground-nesting birds - open	blue-winged teal	swamp sparrow
5	Forest interior habitat	yes	
6	Special features	old growth forest	
7	Native FQI	62.12	
8	% Non-native plant species	35.9	
Additional Information			
	# Vegetation communities	5	
	Total # plants	301	
	Total # fauna	70	
	# birds	53	
	# mammals	9	
	# amphibians	6	
	# reptiles	4	
	Management issues	*ad hoc* trails	garbage & dumping
		invasive species	

CRR8			
Sensitivity Criteria			
1	SAR - endangered	butternut	
1	SAR - special concern	northern map turtle	
1	Provincially rare species (S1-S3)	slender wood sedge	prairie goldenrod
2	Locally rare plant species	smooth rock-cress	vetchling peavine
		wild wormwood	narrowleaf pinweed
		fringed brome grass	star duckweed
		wild chess	round-head bush-clover
		water arum	prairie goldenrod
		Pennsylvania bittercress	hairy honeysuckle
		sedge (*C. bromoides*)	wire-stem muhly
		sedge (*C. foenea*)	foxglove beardtongue
		sedge (*C. gracilescens*)	Seneca snakeroot
		sedge (*C. siccata*)	whorled milkwort
		umbrella sedge	early saxifrage
		slender cyperus	little bluestem
		yellow lady slipper	hard-stemmed bulrush
		wild rye	yellow indian-grass
		slender wild-rye	Ontario aster
		robin's-plantain	wood germander
		frostweed	common alexanders
2	CVC birds of conservation concern	common goldeneye	eastern kingbird
		common merganser	eastern wood-pewee
		northern pintail	gadwall
		blue-gray gnatcatcher	gray catbird
		hairy woodpecker	great blue heron
		pileated woodpecker	great crested flycatcher
		pine warbler	great egret
		red-breasted nuthatch	indigo bunting
		white-breasted nuthatch	killdeer
		Baltimore oriole	northern flicker
		bank swallow	northern rough-winged swallow
		belted kingfisher	red-bellied woodpecker
		black-billed cuckoo	ring-billed gull
		bufflehead	rose-breasted grosbeak
		Carolina wren	spotted sandpiper
		cedar waxwing	tree swallow
		chimney swift	turkey vulture
		common tern	wood duck
		dark-eyed junco	wood thrush
3	Area-sensitive birds - forest	blue-gray gnatcatcher	pine warbler
		hairy woodpecker	red-breasted nuthatch
		pileated woodpecker	white-breasted nuthatch
3	Area-sensitive birds - open	common merganser	
4	Ground-nesting birds - open	gadwall	swamp sparrow
5	Forest interior habitat	yes	
6	Special features	prairie remnant	old growth forest

7	Native FQI	64.59	
8	% Non-native plant species	31.3	
9	Wetland habitat (ha)	7.0	
Additional Information			
	# Vegetation communities	4	
	Total # plants	297	
	Total # fauna	82	
	# birds	64	
	# mammals	10	
	# amphibians	3	
	# reptiles	5	
	Management issues	invasive species	erosion
		giant hogweed	*ad hoc* trails

CRR9			
Sensitivity Criteria			
1	SAR - special concern	milksnake	northern map turtle
1	Provincially rare species (S1-S3)	black-crowned night-heron	
2	Locally rare plant species	flat-stemmed pondweed	harebell
		hard-stemmed bulrush	water smartweed
		clearweed	
2	CVC birds of conservation concern	American bittern	eastern kingbird
		common goldeneye	gadwall
		northern pintail	gray catbird
		least flycatcher	great blue heron
		Baltimore oriole	great crested flycatcher
		belted kingfisher	great egret
		black-billed cuckoo	northern flicker
		black-crowned night-heron	ring-billed gull
		bufflehead	rose-breasted grosbeak
		Carolina wren	spotted sandpiper
		chimney swift	Virginia rail
		common tern	wood duck
		dark-eyed junco	
3	Area-sensitive birds - forest	least flycatcher	
3	Area-sensitive birds - open	American bittern	
4	Ground-nesting birds - open	American bittern	Virginia rail
		gadwall	
7	Native FQI	20.86	
8	% Non-native plant species	34.7	
9	Wetland habitat (ha)	23.3	
Additional Information			
	# Vegetation communities	3	
	Total # plants	49	
	Total # fauna	51	
	# birds	40	
	# mammals	1	
	# amphibians	7	

CRR9			
	# reptiles	8	
	Management issues	encroachment	invasive species
		erosion	

MI4			
Sensitivity Criteria			
2	CVC birds of conservation concern	eastern wood-pewee	magnolia warbler
		great crested flycatcher	ovenbird
3	Area-sensitive birds - forest	magnolia warbler	ovenbird
4	Ground-nesting birds - forest	ovenbird	
8	% Non-native plant species	48.6	
9	Wetland habitat (ha)	0.4	
Additional Information			
	Total # plants	37	
	Total # fauna	13	
	Management issues	garbage & dumping	invasive species
		ad hoc trails	

PC2			
Sensitivity Criteria			
2	Locally rare plant species	butterfly milkweed	wild blue phlox
7	Native FQI	18.74	
8	% Non-native plant species	53.8	
Additional Information			
	# Vegetation communities	1	
	Total # plants	93	
	Total # fauna	12	
	# birds	11	
	# amphibians	1	
	Management issues	invasive species	channelization

JC Saddington (no associated NAS site)		
Sensitivity Criteria		
2	CVC birds of conservation concern	double-breasted cormorant
8	% Non-native plant species	47.3
Additional Information		
	# Vegetation communities	3
	Total # plants	55
	Total # fauna	41
	# birds	39
	# mammals	2
	Management issues	invasive species

APPENDIX XX: SENSITIVITY ANALYSIS FINDINGS

Appendix xx. Sensitivity analysis criteria and ranking system results. Areas with scores from 6-9 are highly sensitive, 3-5 are sensitive and 0-2 are supporting.

	MV12	CRR1	MV18	MV2	CRR2	CRR3	CRR4	CRR5	CRR11	CRR10	EM21	CRR6	CRR7	CRR8	CRR9	MI4	PC2	JCS
1. Does the area provide habitat for END, THR, SC or S1-S3 species?	1	0	0	1	1	1	1	1	1	1	0	1	1	1	1	0	0	0
2. Does the area provide habitat for >40 locally rare flora or fauna species?	0	0	0	1	0	0	0	0	0	1	0	1	1	1	0	0	0	0
3. Does the area provide habitat for area-sensitive birds?	1	1	1	1	1	1	1	1	0	1	0	1	1	1	1	1	0	0
4. Does the area provide habitat for ground-nesting birds?	0	1	0	1	1	1	0	0	1	1	0	1	1	1	1	1	0	0
5. Does the area support interior forest habitat?	0	1	0	1	1	1	0	1	1	1	0	1	1	1	0	0	0	0
6. Does the area support any special features?	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0
7. Does the area support an FQI >40?	0	1	0	1	0	0	0	0	1	1	0	1	1	1	0	0	0	0
8. Does the area support <40% non-native species?	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	0	0
9. Does the area support a wetland >0.5ha?	0	1	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0
TOTAL SCORE:	**3**	**6**	**2**	**7**	**6**	**5**	**2**	**3**	**6**	**8**	**2**	**8**	**8**	**9**	**5**	**2**	**0**	**0**

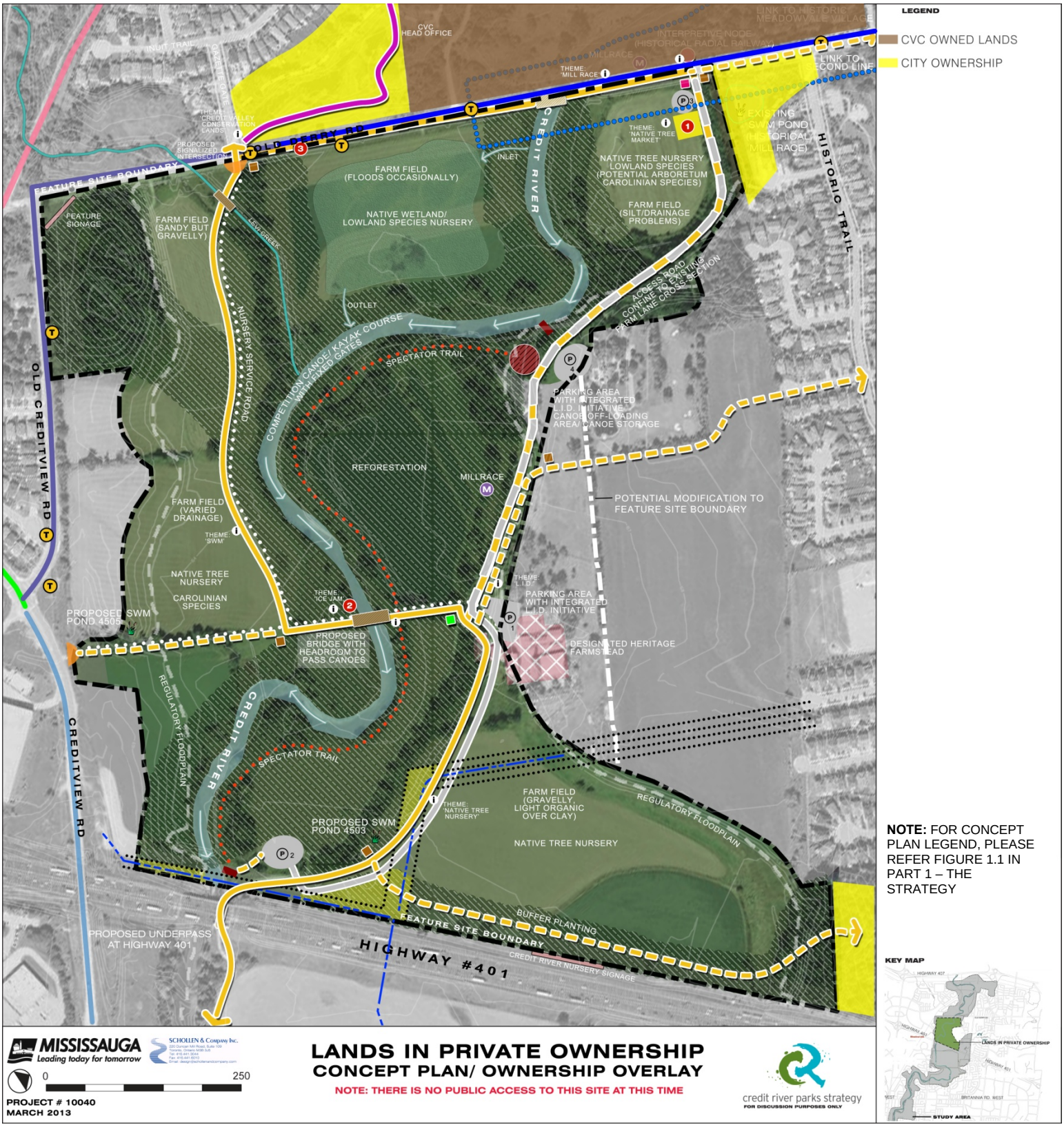
Appendix H

Feature Site Preferred Concept Plan, Ownership and Ecological Sensitivity Overlay Plans

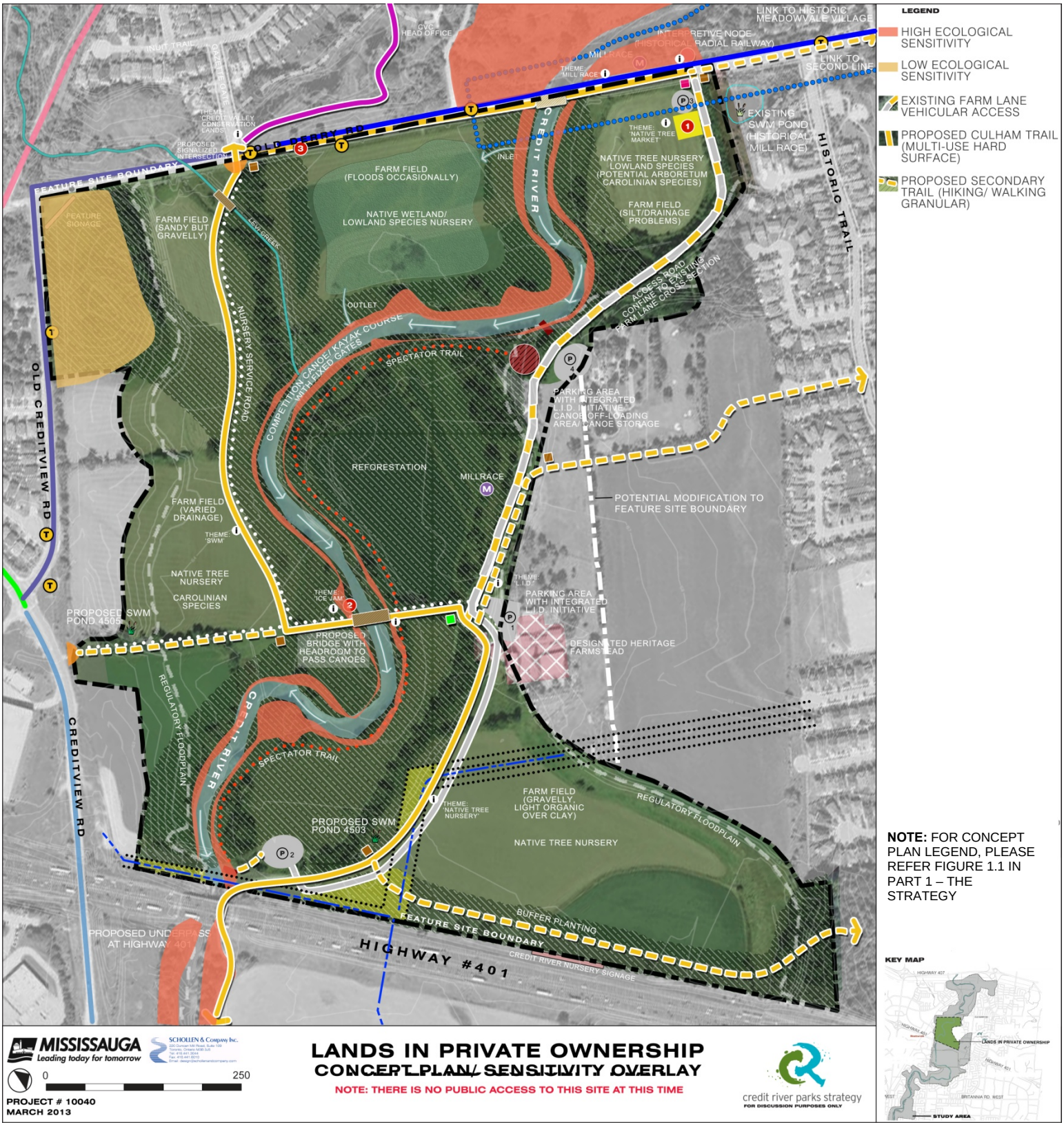
credit river parks strategy

Feature Site Preferred Concept Plan – Overlays

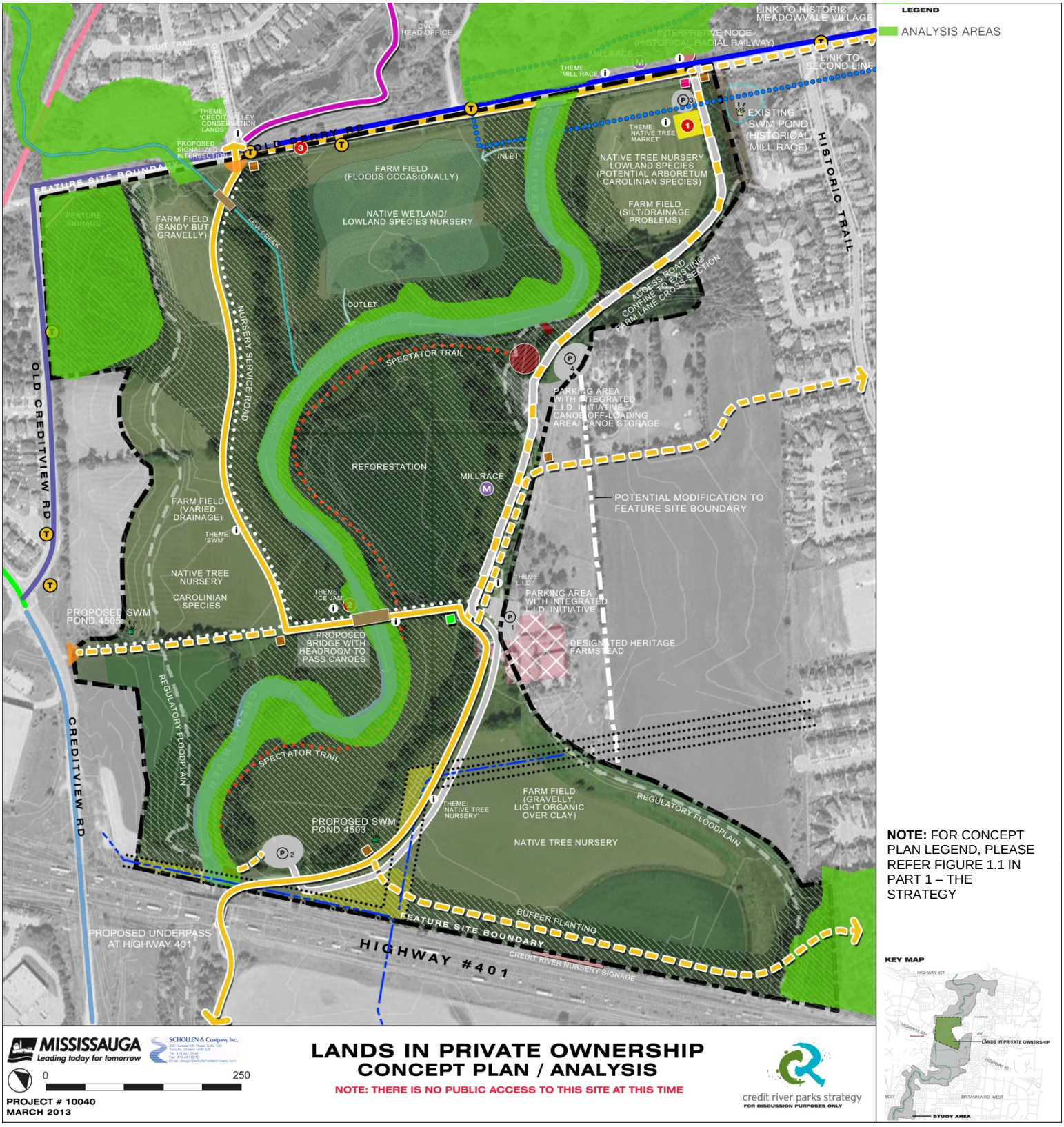
The following plans present the preferred concept plan components (as identified and described in Part 1 – The Strategy) overlain with ownership land parceling, sensitivity zone mapping as identified and described in Part 2 – The Background, and Analysis Areas which effectively form the basis of the sensitivity analysis and are comprised of habitats that exhibit either high ecological sensitivity or low ecological sensitivity.



Ownership Plan – Lands in Private Ownership – Sanford Farm Lands

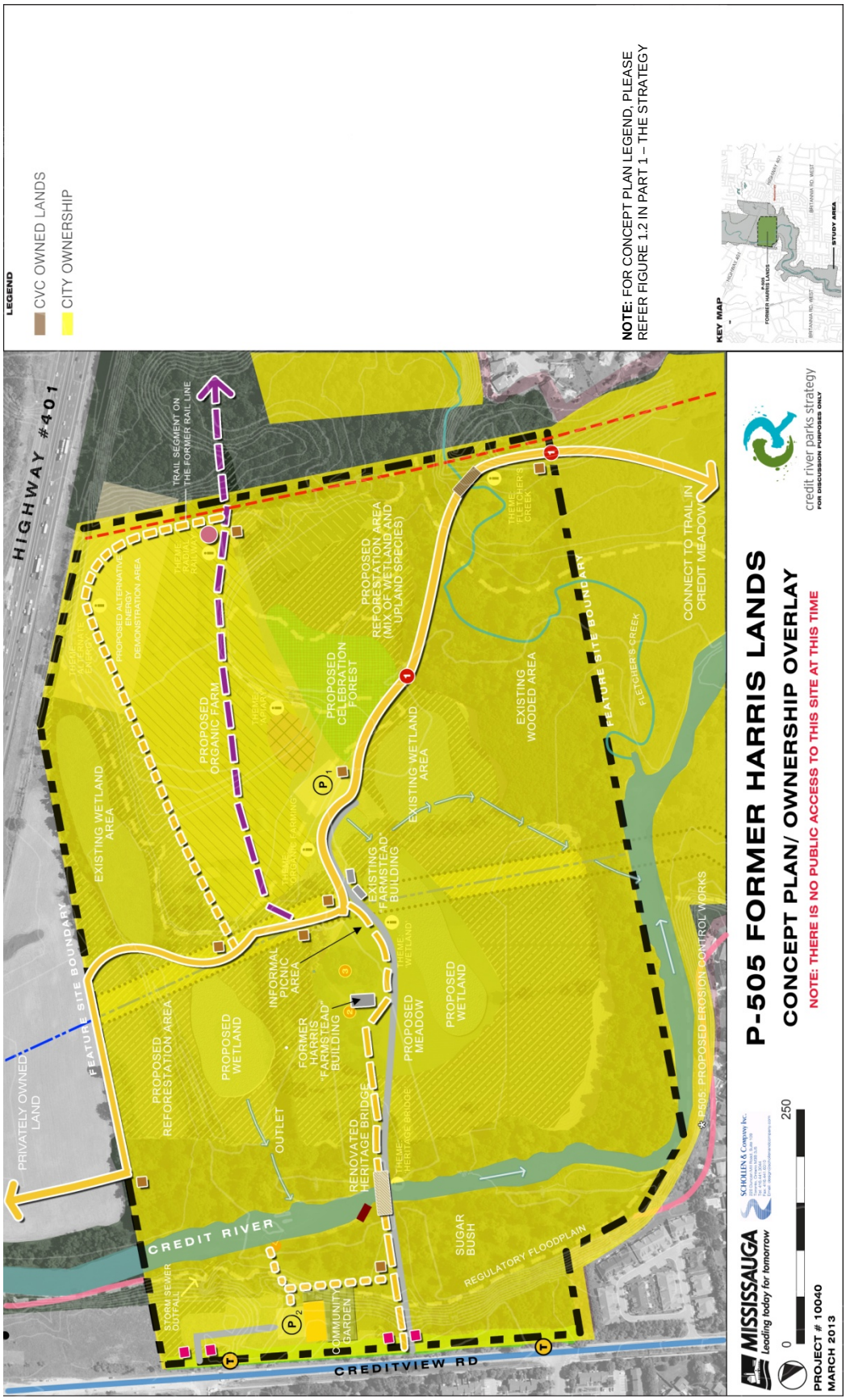


Sensitivity Plan – Lands in Private Ownership – Sanford Farm Lands

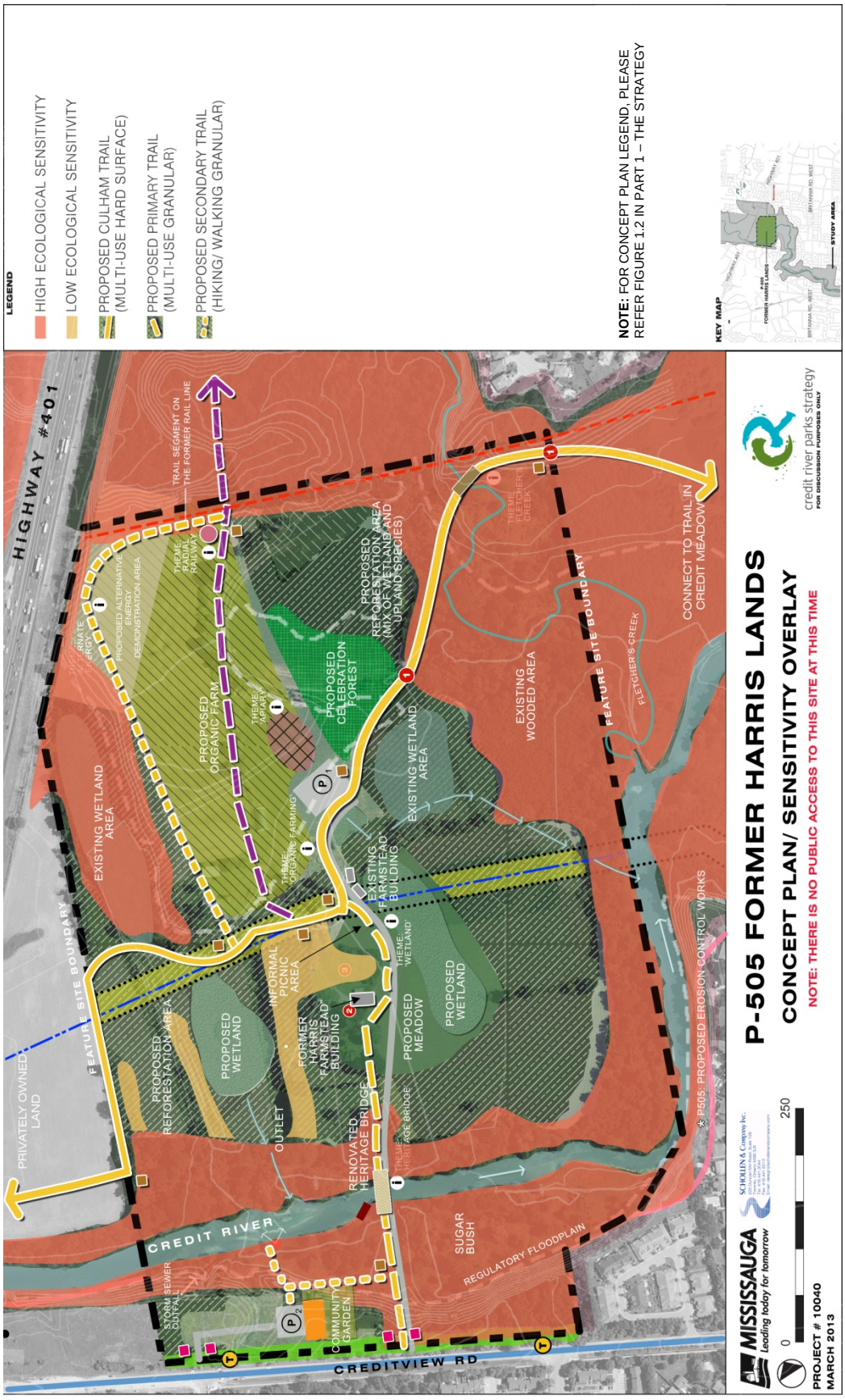


NOTE: FOR CONCEPT PLAN LEGEND, PLEASE REFER FIGURE 1.1 IN PART 1 – THE STRATEGY

Analysis Plan – Lands in Private Ownership – Sanford Farm Lands



Ownership Plan –P-505 – Former Harris Lands



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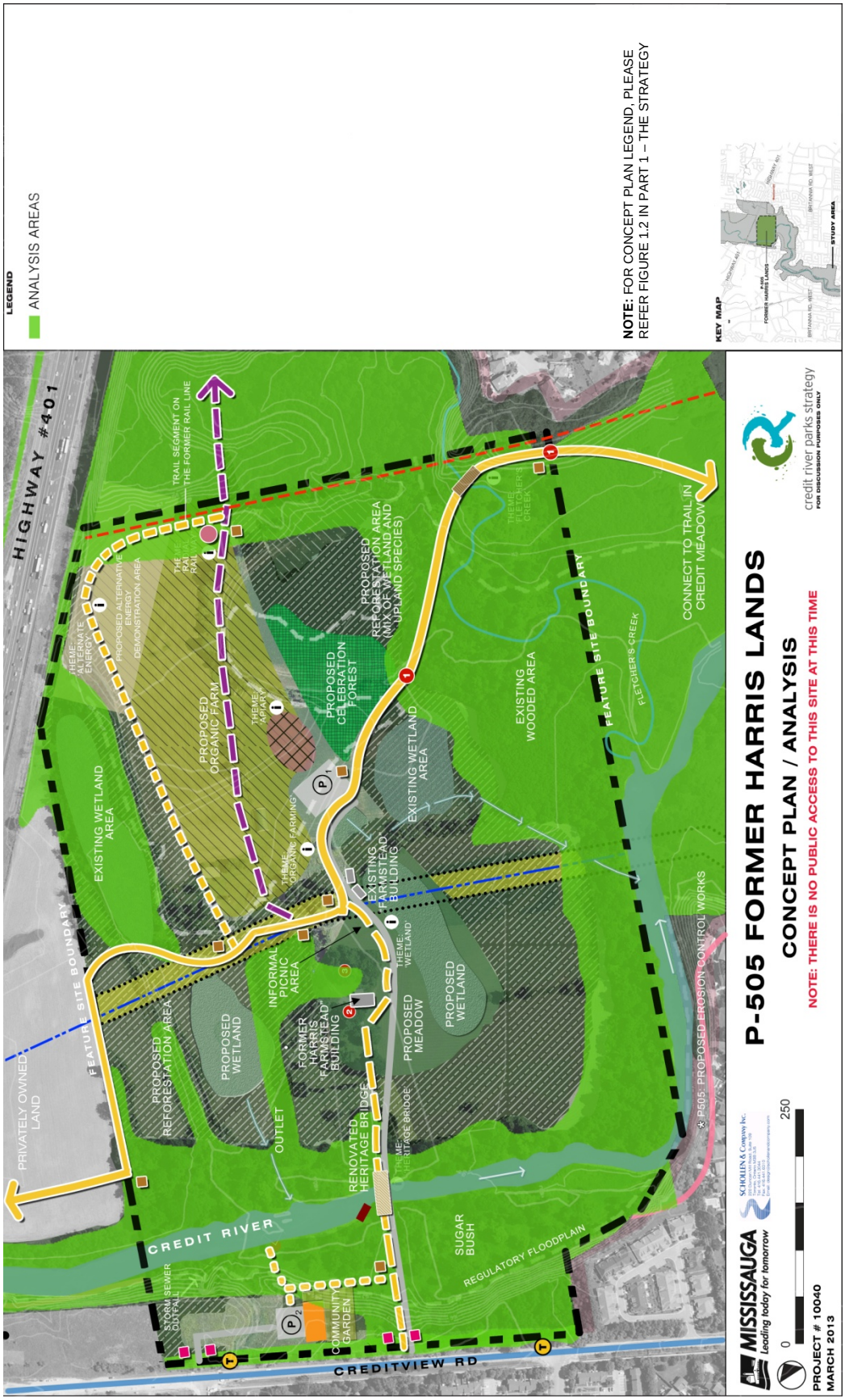
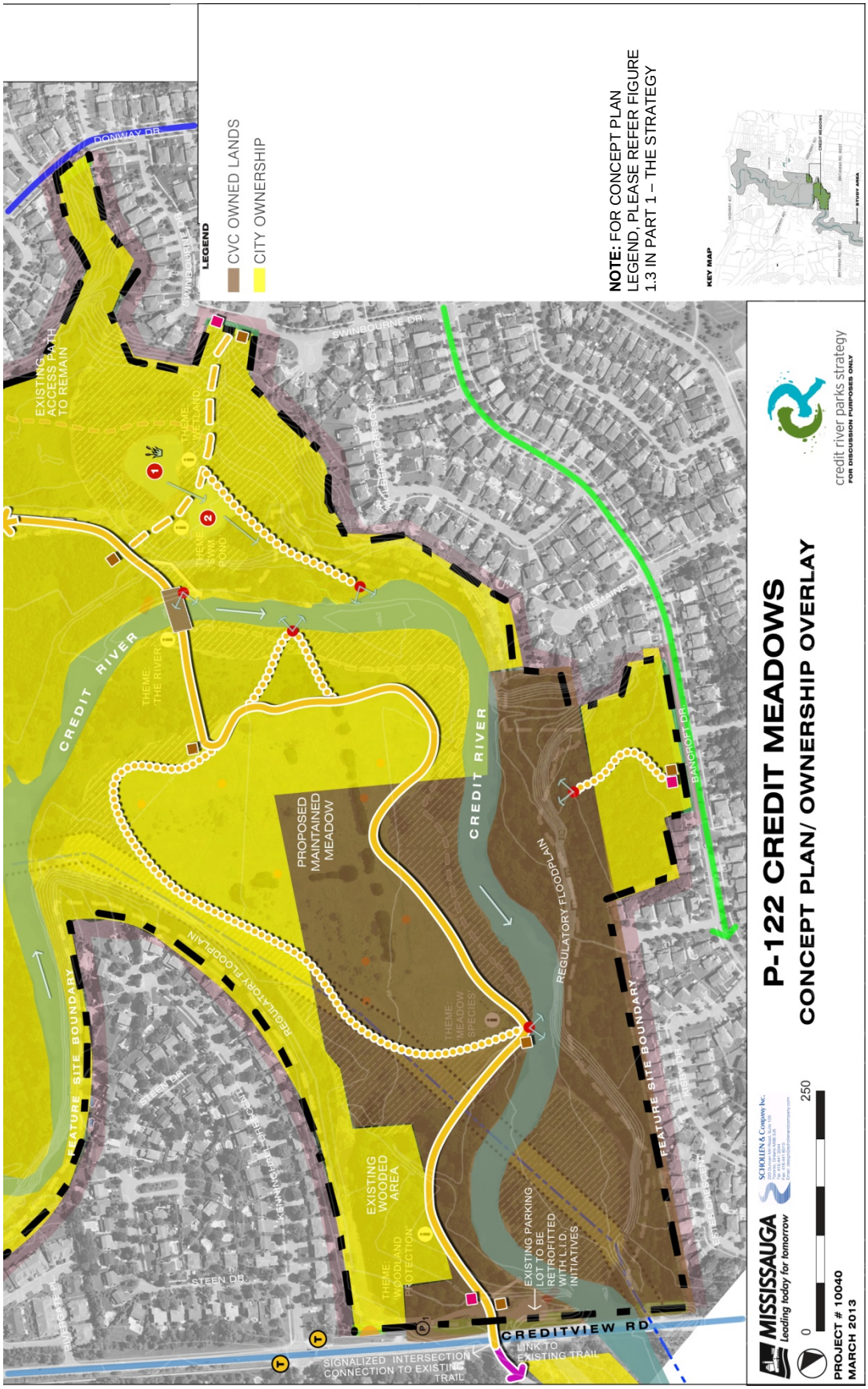
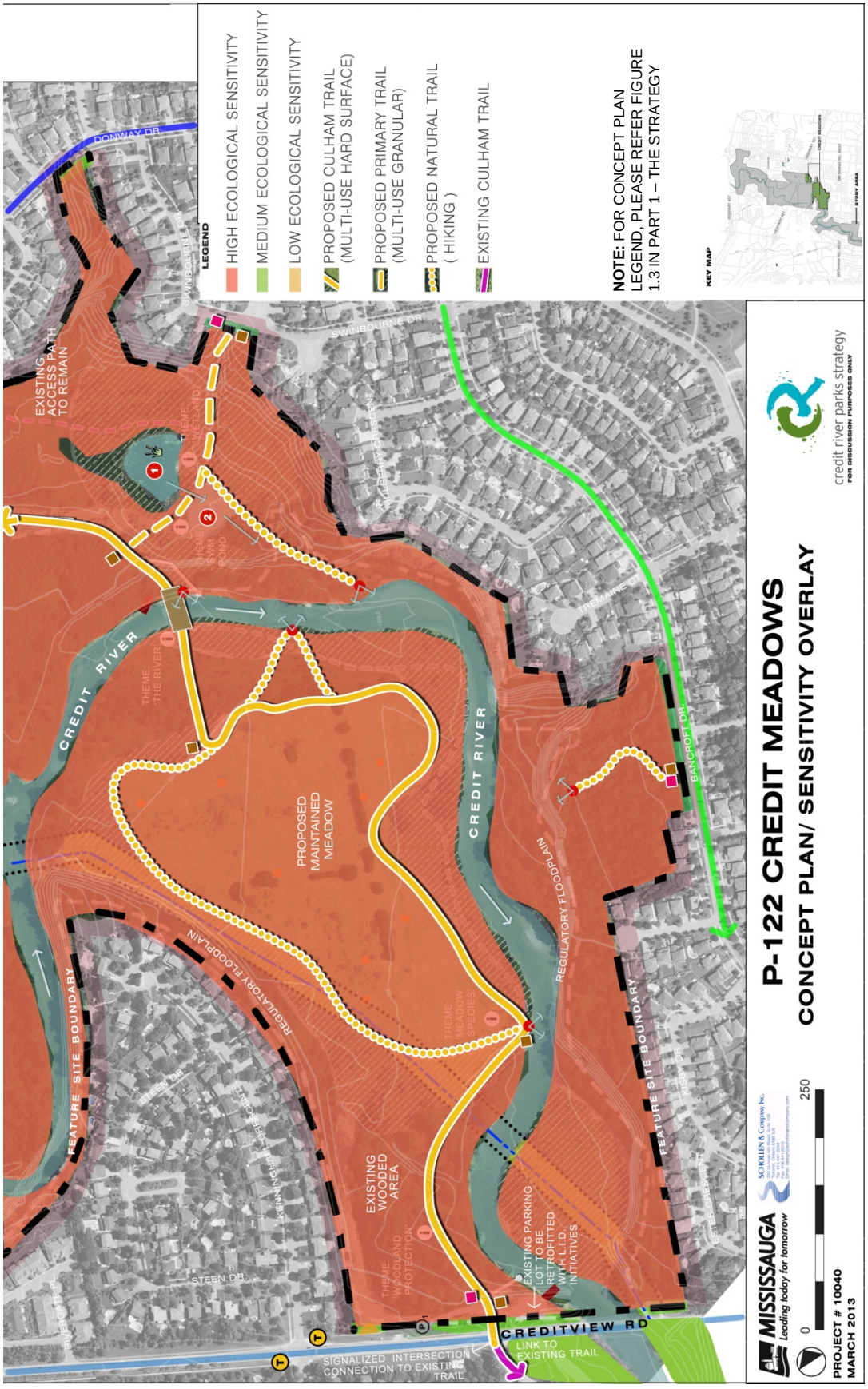


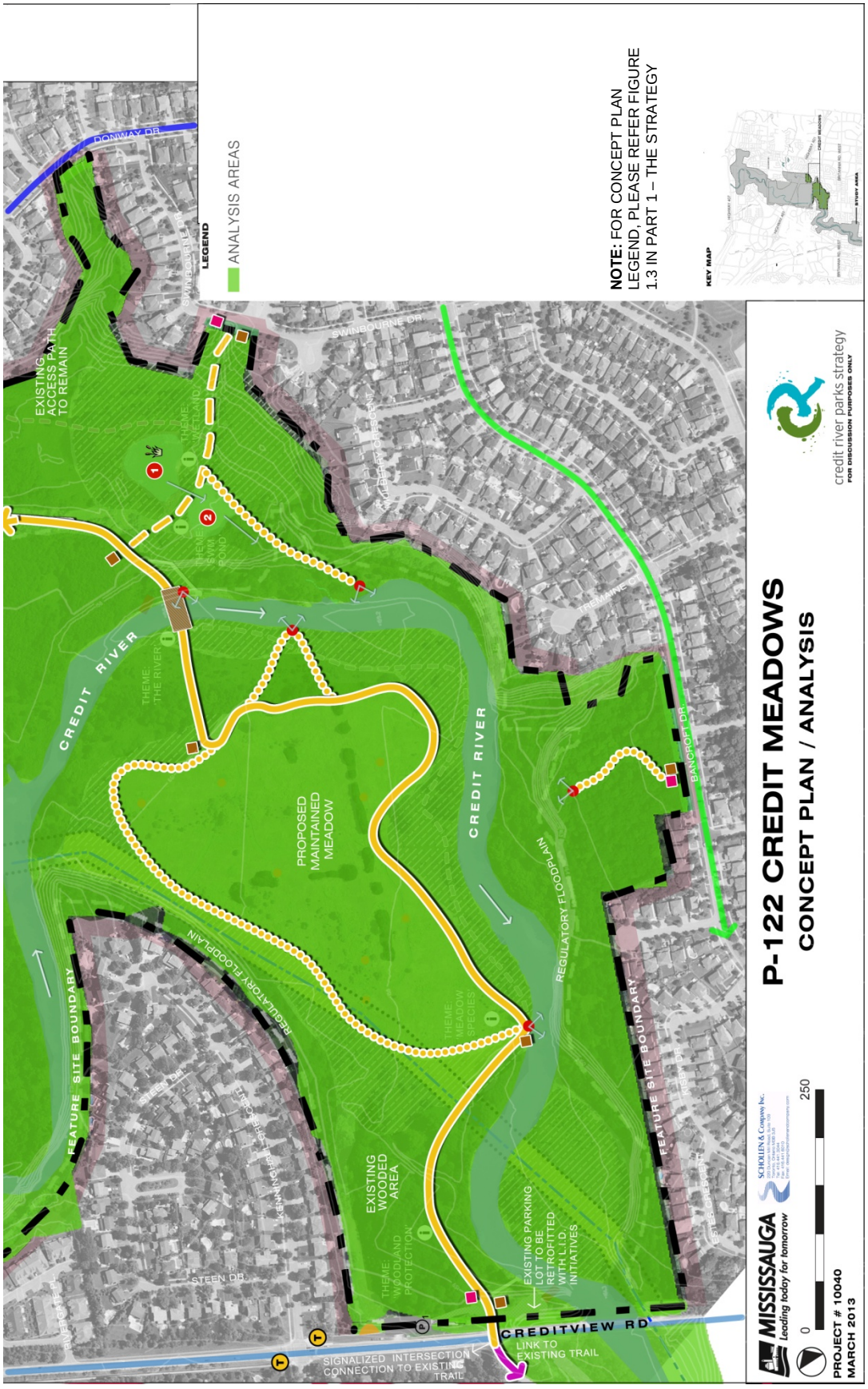
Analysis Plan –P-505 – Former Harris Lands



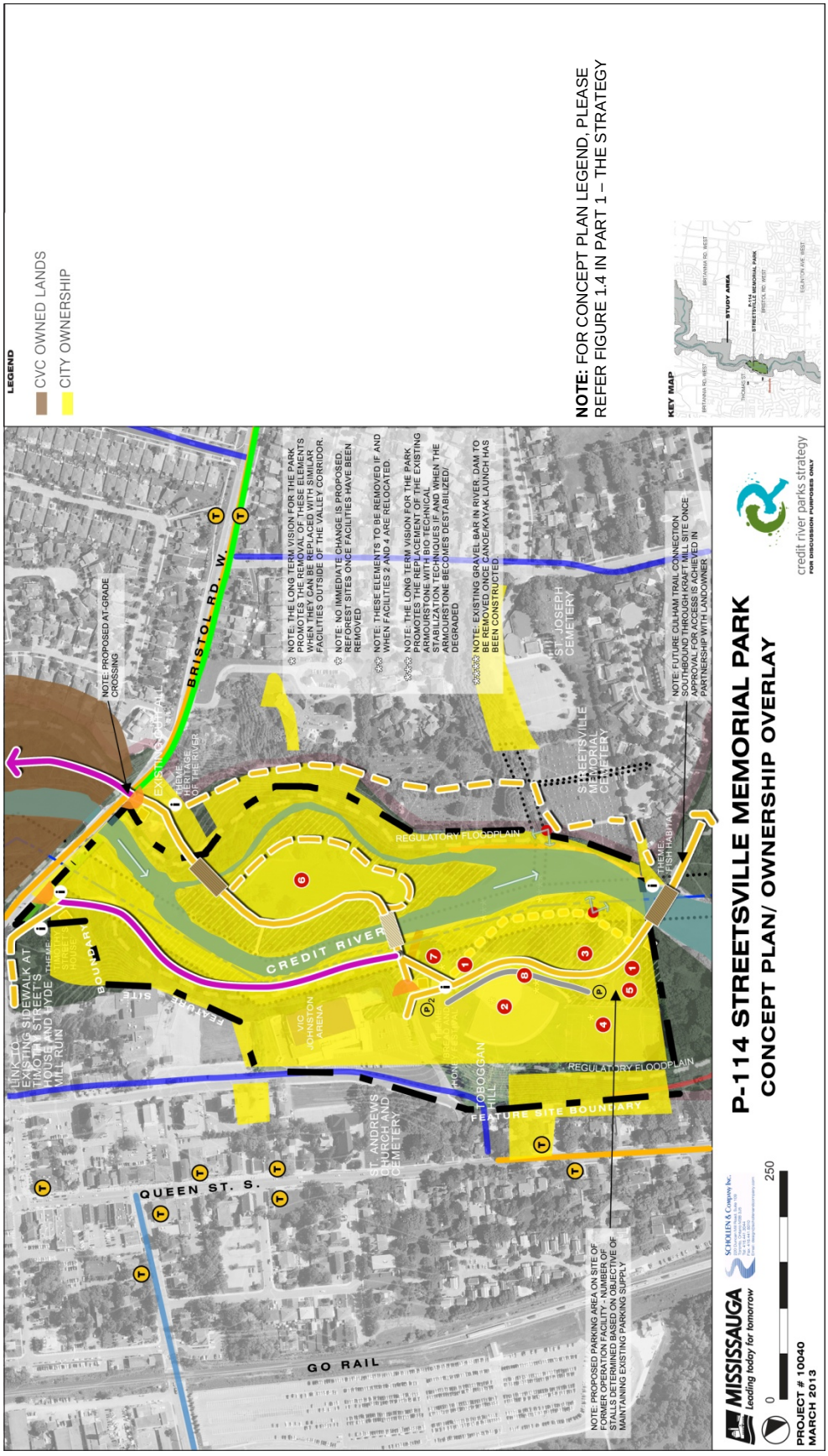
Ownership Plan – P-122 – Credit Meadows



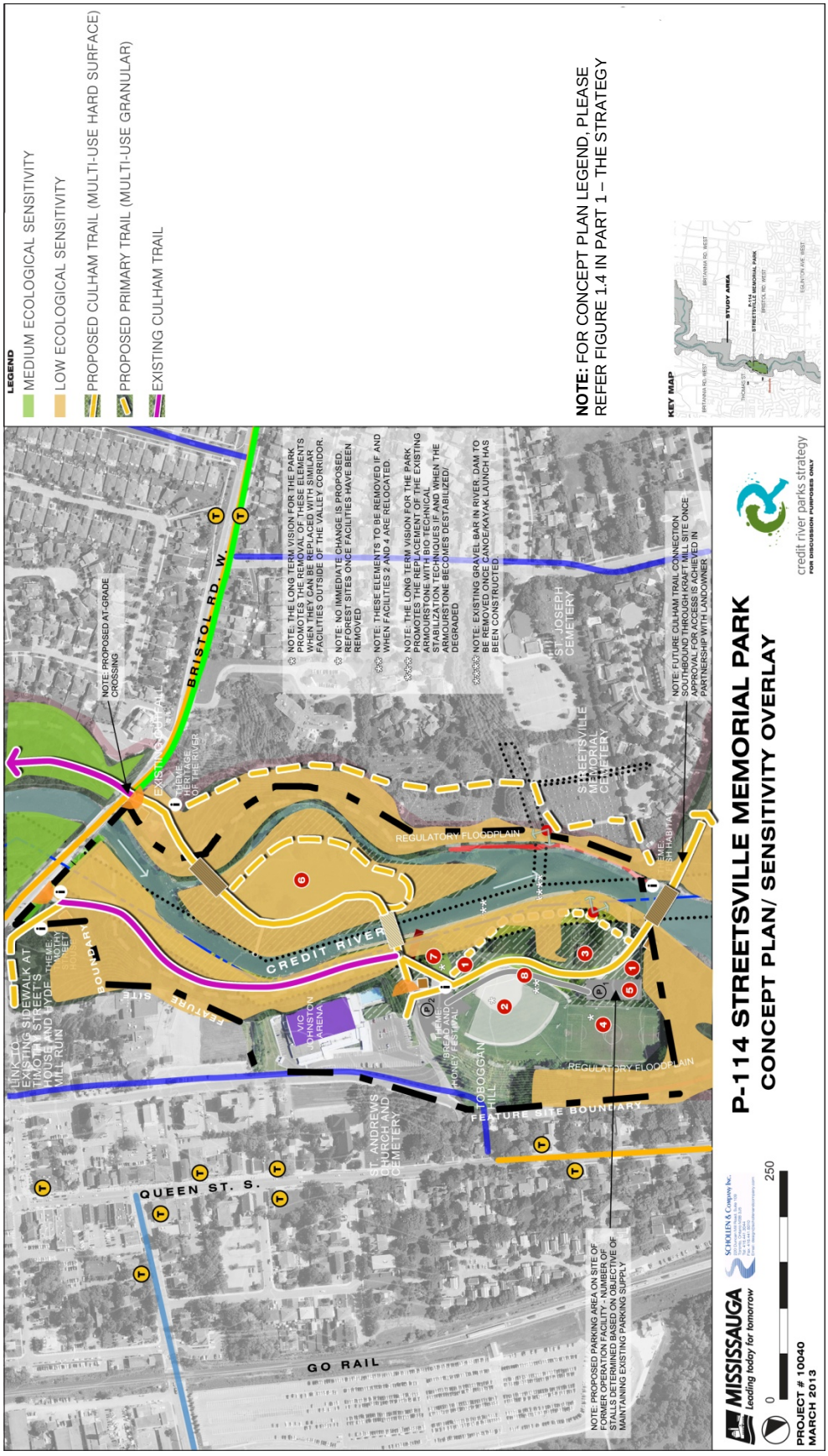
Sensitivity Plan – P-122 – Credit Meadows



Analysis Plan – P-122 – Credit Meadows

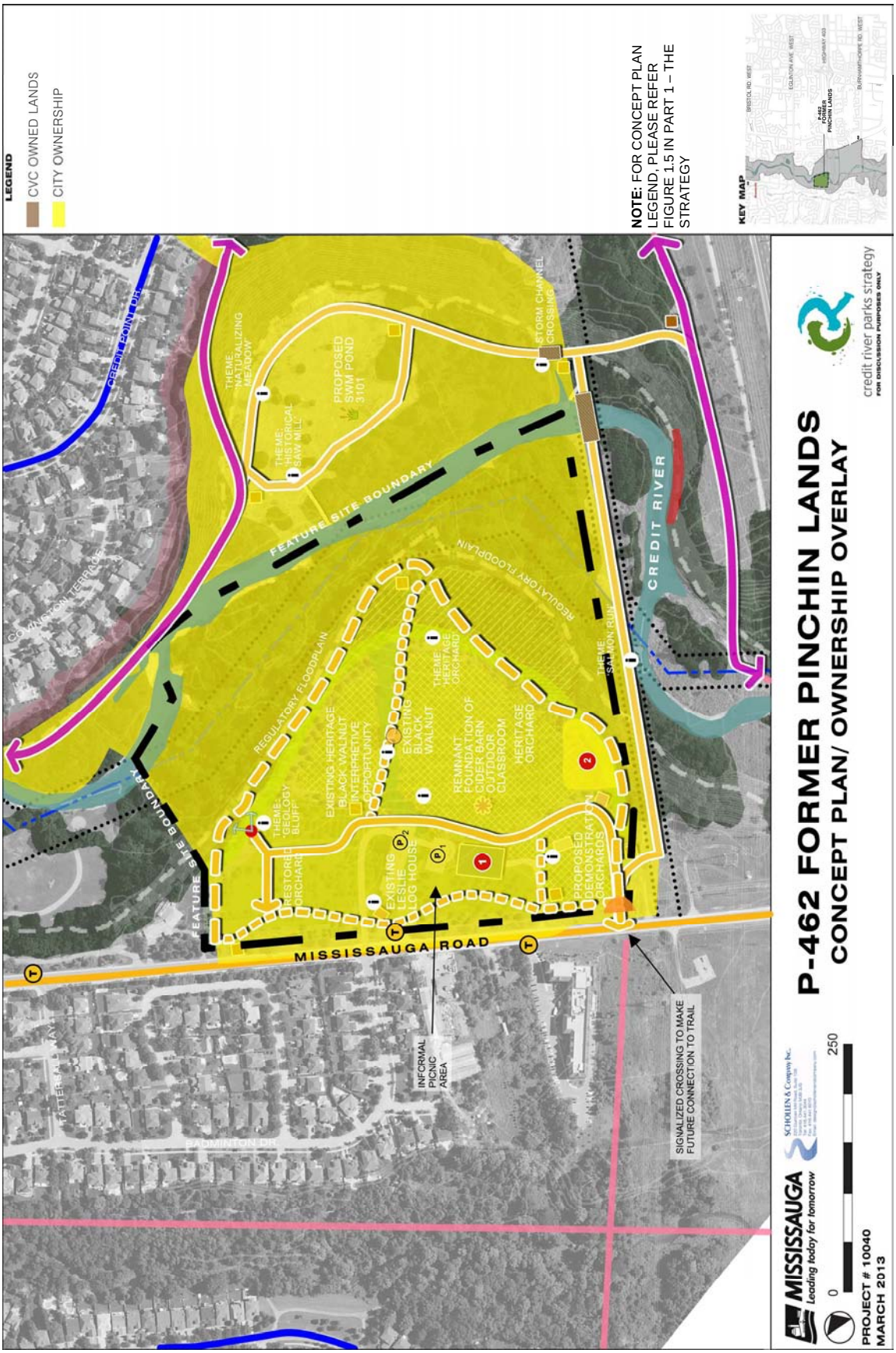


Ownership Plan –P-114 – Streetsville Memorial Park

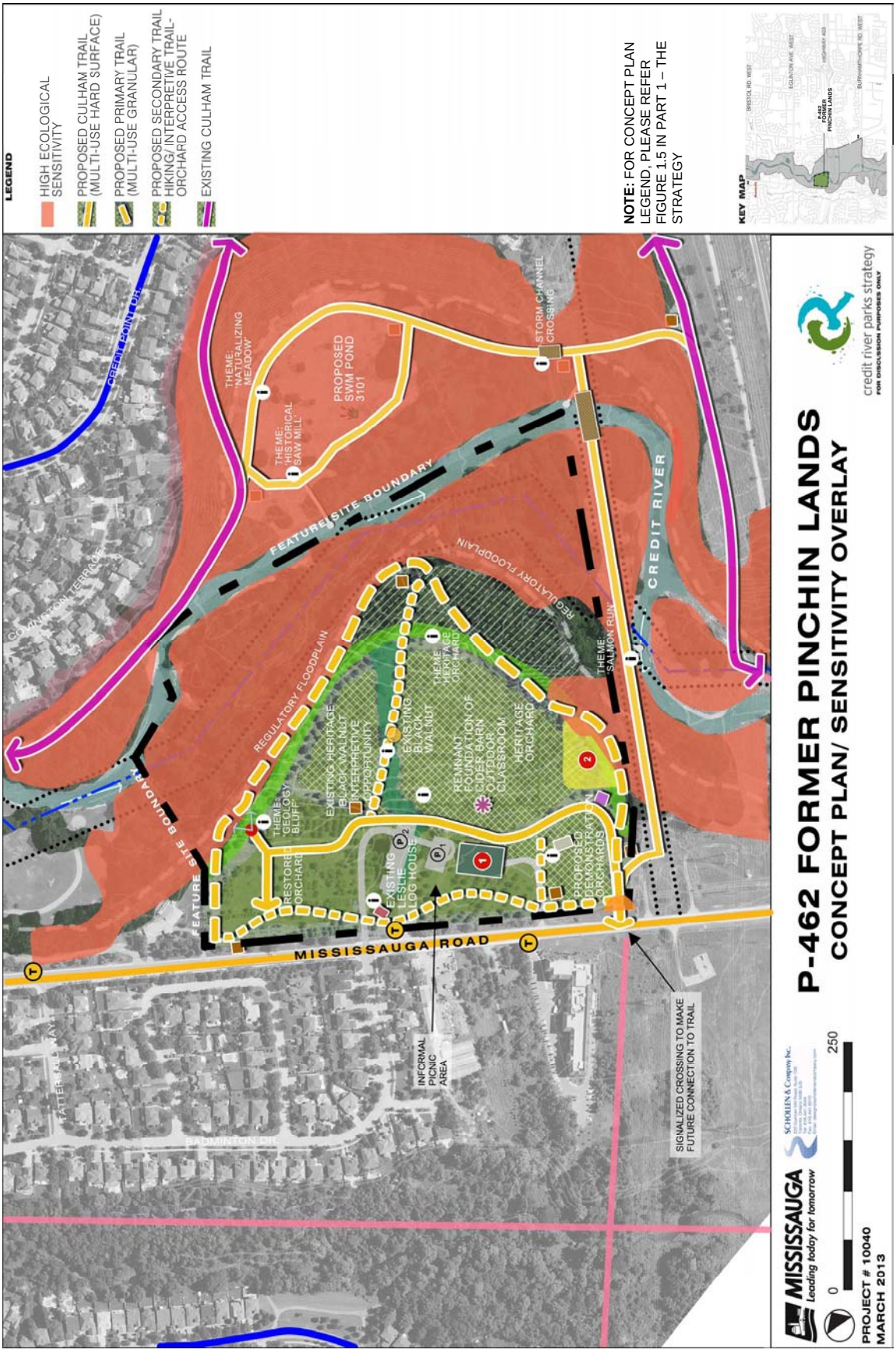


Sensitivity Plan –P-114 – Streetsville Memorial Park

Analysis Plan –P-114 – Streetsville Memorial Park



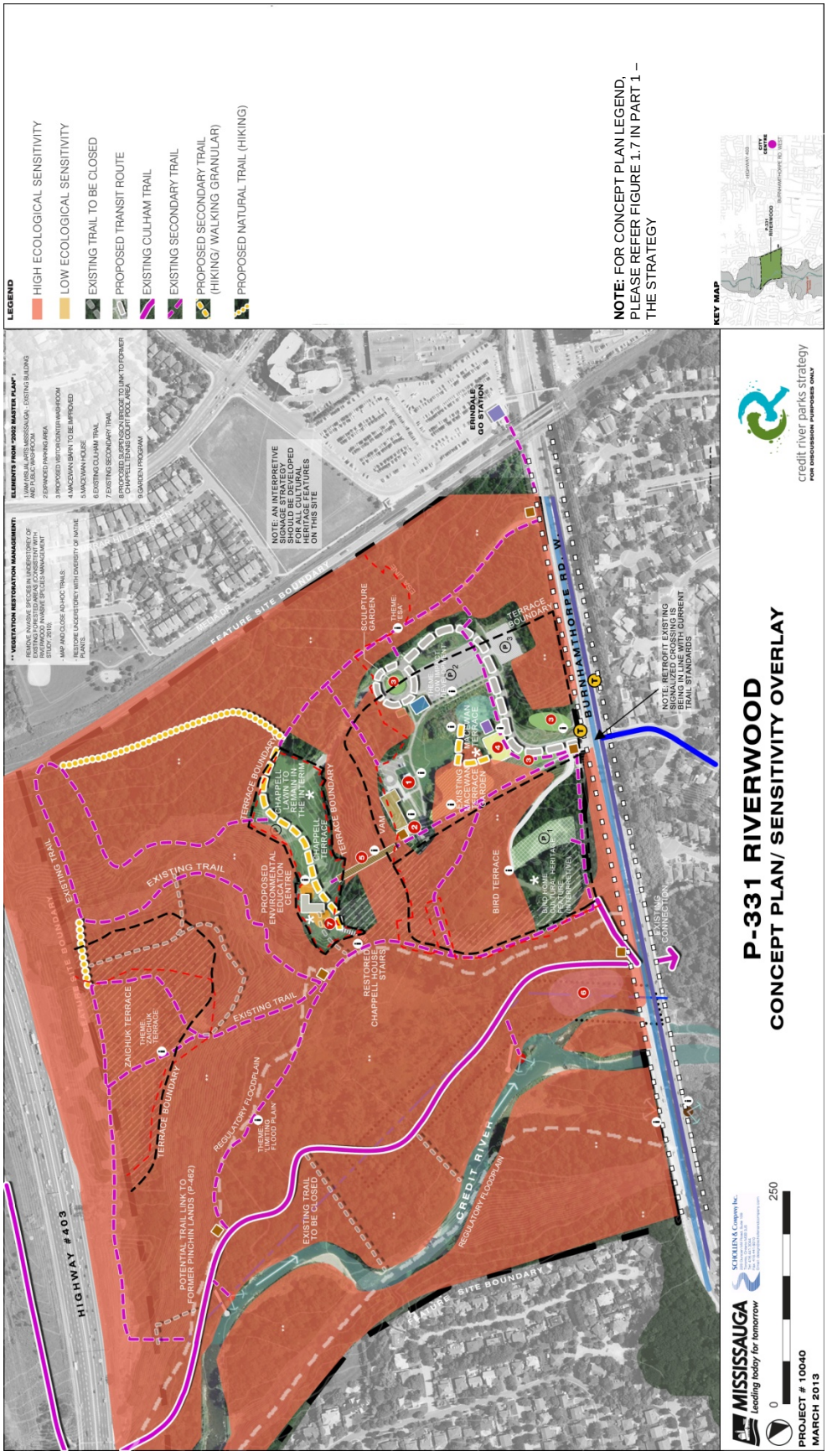
Ownership Plan –P-462 – Former Pinchin Lands



Sensitivity Plan –P-462 – Former Pinchin Lands

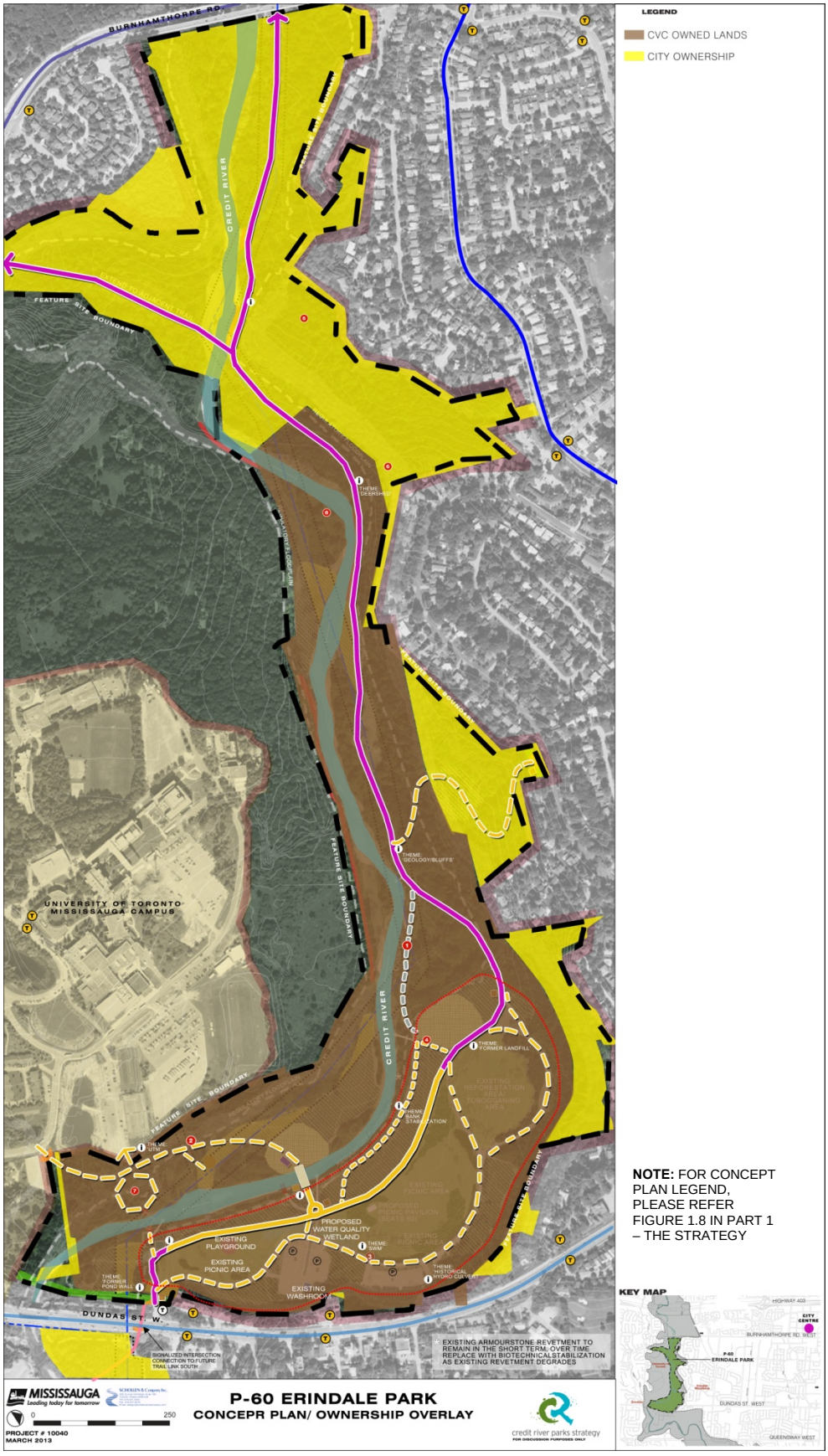
Analysis Plan –P-462 – Former Pinchin Lands

Ownership Plan –P-331 – Riverwood

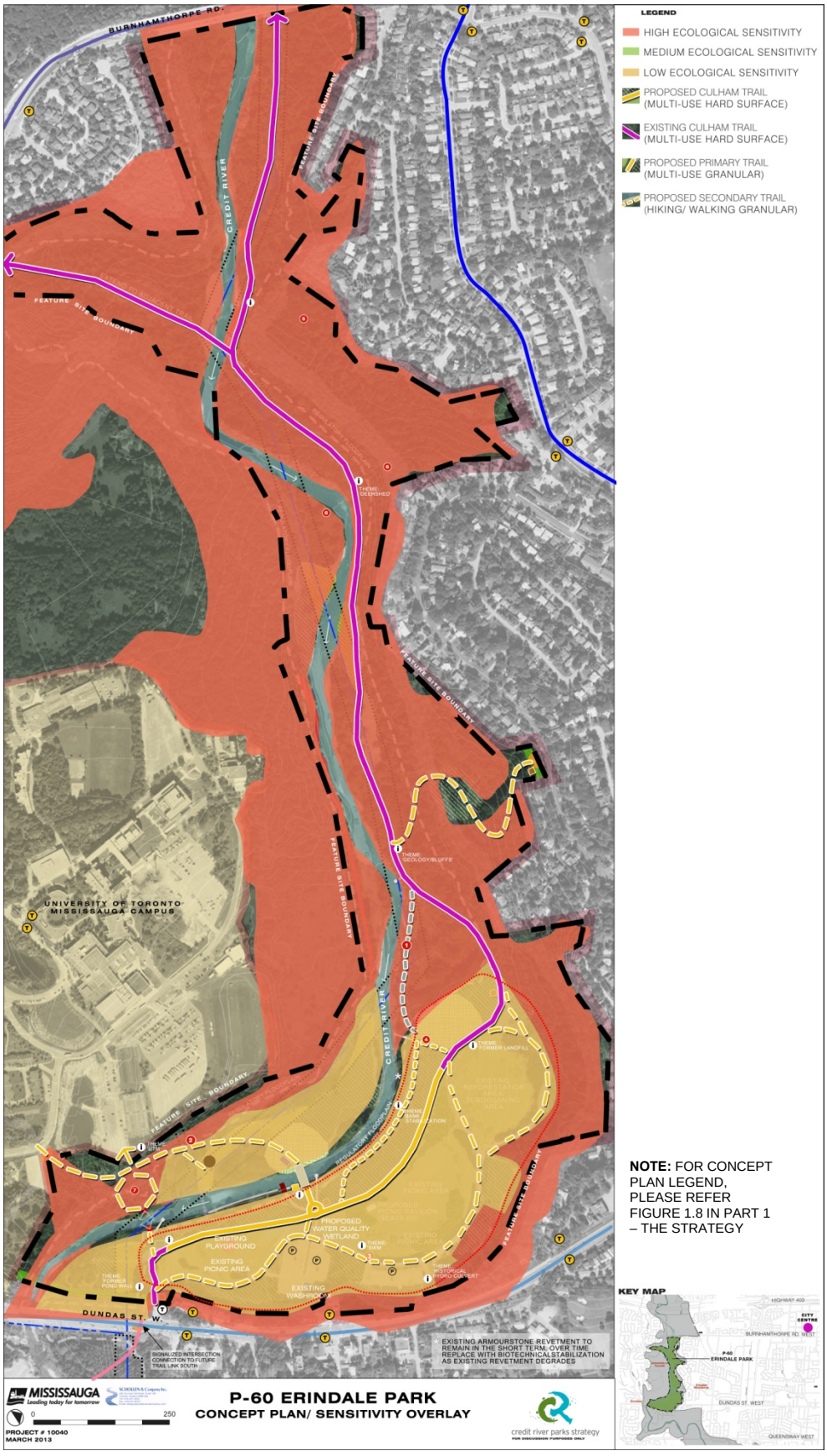


Sensitivity Plan –P-331 – Riverwood

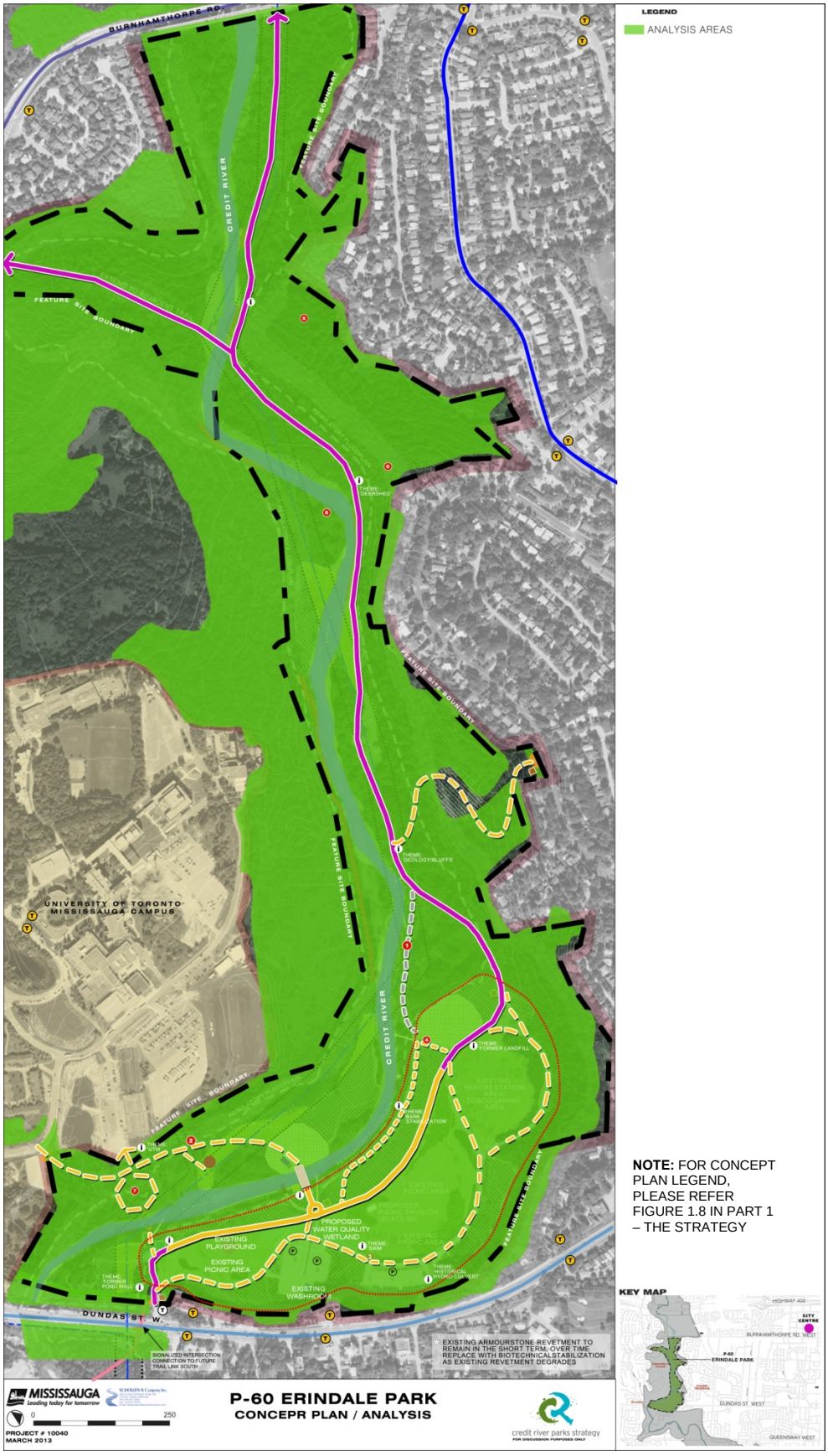
Analysis Plan –P-331 – Riverwood



Ownership Plan –P-60 – Erindale Park



Sensitivity Plan –P-60 – Erindale Park



Analysis Plan –P-60 – Erindale Park

Appendix I

Cultural Heritage

credit river parks strategy

Cultural Heritage

I-1. Documented Archaeological Sites Within the Study Area

The inventory of archaeological sites was restricted to those that lie within the study area as defined for the project or those that appear to lie on its boundaries (refer Part 2 of the report, Figures 1.12A and B).

The inventory was based upon data supplied to the City of Mississauga from the Ministry of Tourism and Culture's Ontario Archaeological Sites Database (OASD) as of September 2010, supplemented, where possible, by current archaeological data on file with Archaeological Services Inc. (ASI). This inventory includes brief descriptions of sites documented by ASI during Stage 1-3 archaeological assessments carried out for the City of Mississauga at the park designated P-462 (former Pinchin lands). The descriptions of the sites proceed from south to north.

Fort Toronto Site (AjGv-13)/James Taylor Site (AjGv-71)

In 1972, Victor Konrad submitted a site record form to the OASD for the Fort Toronto site (AjGv-13), located on the west bank of the Credit River, on the "present marina site." The site record form identifies the site as a historic Mississauga "village." The basis on which the site was registered is unclear.

It is possible that Konrad had received a report of artefacts having been discovered at the site at some point in the past, although there is no statement to this effect on the site record form. Konrad also cites the 1877 *Historical Atlas of Peel County* as a supporting reference, although there is no explicit statement in that volume concerning the *specific* location of the Mississauga settlement at the mouth of the Credit. It is possible that he was simply assuming the existence of such a settlement given that French and British traders met with the Mississauga at the mouth of the river in the eighteenth century and that that the French military engineer, Chaussegros de Lery, suggested that a trading post be established at the mouth of the Credit in 1749 (Gibson 2002:177). He may also have been basing his assumption on Anna Jameson's published account of her time in Upper Canada in 1837-1838, wherein she noted that the Mississauga lands at the mouth of the Credit contained a "burial place of their fathers, which is a high mound on the west bank of the river, and close upon the lake." This is the only historical reference to this burial place of which we are aware. It is not clear whether it disappeared entirely due to the encroachment of the lake, or as the result of subsequent modifications to the landscape by Euro-Canadians. Nor is it certain, based upon the brief mention of it made by Mrs. Jameson, how distant it may have been from the Credit itself.

Additional confusion with Konrad's site registration arises from the fact that Fort Toronto was the name of one of the short-lived French posts established at the mouth of the Humber River in the first half of the eighteenth century.

It is also possible that the registration of the site was intended to capture the nineteenth century Mississauga store and warehouse built just prior to the development of the Village of Port Credit, as this feature appears on numerous historical maps of the area, as the "Indian Store."

A Stage 2 assessment of the marina lands on the west bank of the river was undertaken in the fall of 2010. The objectives of this work were to establish whether any remains of the "Indian Store" or other buildings related to the 1830s-1850s Port Credit harbour had survived. The probable remains of the rear wall of a store or

warehouse built by James W. Taylor, sometime between 1835 and 1843, were found, along with a section of a wooden box drain. These have been registered in the OASD as the James Taylor site (AjGv-71).

Hare Site (AjGv-1)

The Hare site (AjGv-1) was documented on the east side of the river by Peter Ramsden in 1969 and was registered by Konrad in 1972. The site is a camp that has yielded evidence of occupation during the Middle Archaic and Middle Woodland periods.

Scott-O'Brien Site (AjGv-32)

The Scott-O'Brien site was situated on a series of small level terraces immediately overlooking the west bank of the Credit River and adjacent to a small relict feeder creek that would have provided a convenient landing for watercraft. It was fully excavated in 1991. While the earliest and latest occupations of the site respectively date to the Middle Archaic (circa 3,000 B.C.) and post-contact Iroquoian periods, the site did not appear to have been used on an intensive or consistent basis prior to 800 B.C., nor from A.D. 800 onward. It would appear that people were attracted to the site because of the rich variety of food resources that would have been available from the Credit River and its associated floodplain, especially during the spring fishery. Repeated use of the site involved settlement over an area of approximately 0.5 hectare.

Rewa Site (AjGv-57)

The Rewa site (AjGv-57) is a burial site that was discovered during small-scale residential construction in 2003. The remains were found approximately three metres from the top of the southwest bank of the Lower Credit River. Three individual burials were found: an adult male aged 40-50 years, a child aged 2 years ± 8 months, and a newborn. Two concentrations of artifacts were associated with the adult burial. The artifacts included a sheet of silver, worked shell, shell beads, worked deer antler, bear teeth, a bear tooth pendant, chert flakes and a human ulna separate from the adult burial. Based on the mortuary assemblage, the caries-free condition of the adult's teeth and the close proximity to the Scott-O'Brien site (AjGv-32), the Rewa site (AjGv-57) likely dates to the Middle Woodland period (400 BC-AD 800) and perhaps represents a unique internment event associated with settlement at the nearby Scott-O'Brien site. Trace element analysis of the silver determined that it originated in the Coboconk area.

Stillmeadow Site (AjGv-4)

The Stillmeadow site was registered by Konrad as a precontact camp of undetermined date and cultural affiliation. It was presumably documented on the basis of an artifact collection, or report of a collection derived from an orchard which was subsequently developed as a residential subdivision.

Hogsback Site (AjGv-3)

The Hogsback site was apparently investigated by the Royal Ontario Museum in the 1940s and reportedly consisted of at least four human burials. Reportedly beads were found accompanying the burials as grave goods, although it is not clear whether these are native copper or European glass beads, therefore the date of the site remains undetermined.

Maracle Site (AjGv-27)

The Maracle site lies on the grounds of the Mississauga Golf and Country Club and is estimated to extend over an area of approximately 0.3 hectare. Limited

investigations have revealed evidence of late Middle Woodland-early Late Woodland and Late Woodland Iroquoian occupations. The site may represent a special purpose resource procurement settlement similar to Scott-O'Brien.

Mississauga Indian Village (AjGv-14/AjGv-70)

In 1826, the Mississauga established a village on the east side of the Credit River approximately 3.5 kilometres upstream from Lake Ontario. The Credit River settlement developed largely under the leadership of the Methodist missionary Peter Jones, who was the son of the Anglo-American surveyor Augustus Jones and Tuhbenahneequay, a Mississauga woman from the Credit community. By 1826, most of the community had converted to Christianity and taken up farming and the mission settlement, in outward appearances at least, resembled contemporary Euro-Canadian rural settlement centres, consisting of 20 log cabins set close together in a straight line (Smith 2002:114). By the mid-to late 1830s, the Credit River settlement, with a population of some 200 people, boasted a hospital, a mechanics' shop, eight barns, two sawmills, 40 houses and, 900 acres were in pasture, under crops of wheat, oats, peas, corn, potatoes and other vegetables. Ultimately, however, the Mississauga community on the Credit did not survive. Euro-Canadian settlement continued to expand in the area through the 1830s and 1840s and continued to undermine the Mississauga's ability to pursue the way of life that they desired and the government denied them the security of tenure at the Credit Mission. In consequence, the majority of the Mississauga Credit River community had relocated to a new community on Six Nations reserve lands near Hagersville, by 1847. The 1859 *Tremaine's Map of the County of Peel* identifies the former site of the Credit Mission as the "Old Indian Village" and depicts 10 structures still standing, 12 years after the move.

This settlement has been registered as an archaeological site—the Mississauga Indian Village site (AjGv-14)—and is located within the grounds of the Mississaugua Golf Club. Although no formal research was carried out to determine the precise location or extent of the settlement, the registering archaeologist assumed that it had been destroyed by the development of the golf course, but this may not entirely be the case. In fact, recent landscaping activities may have uncovered archaeological deposits associated with the chapel. These remains were briefly investigated, but were not excavated. They have been registered as AjGv-70 and completion of the landscaping work involved preserving the remains in situ.

River Flat Site (AjGv-15)

The River Flat site is registered as a Middle Archaic camp that was located on the river flats. It was apparently destroyed by earthmoving activities carried out by the Mississauga Golf and Country Club and the conservation authority in the 1970s.

Chappell Terrace Site (AjGw-222)

The Late Woodland Iroquoian Chappell Terrace site was discovered during the course of a Stage 2 archaeological assessment of the Mississauga Public Gardens (now Riverwood Park, P-331) in 1991 and was subsequently completely excavated. Although the integrity of the Chappell Terrace site proved to be severely compromised as a result of the extensive twentieth century landscaping that had taken place on the property, the excavations resulted in the recovery of a sizeable artifact assemblage.

Source: S+C Inc.

This material, dominated by faunal remains, but also including substantial ceramic and lithic samples, suggests that the site represents the remains of a seasonal base camp, the most visible focus of which was the procurement and processing of deer, likely in the fall. The site was occupied circa A.D. 1400-1450, probably by one or two nuclear families, probably over more than one hunting season. It remains to be determined where that parent community of these people was located. The site lies in an isolated position on the lower reaches of the Credit River. This apparent isolation, however, is more likely to be a consequence of extensive and rapid development within Mississauga to the south of Highway #403 prior to the implementation of planning policies concerning archaeological site conservation, combined with a lack of large scale research surveys in the general region, rather than a true reflection of the actual distribution of Iroquoian populations.

Staggall Site (AjGw-214)

The Staggall site (AjGw-214) is a small Euro-Canadian farmstead site located on the east side of the Credit in the hydro corridor on the north side of Highway #403.

McConnell (AjGw-23)

The McConnell site is registered as an Aboriginal camp of undetermined date or affiliation. The site was found east of the Credit River at the end of McConnell Road in the hydro corridor north of Highway #403.

Sites AjGw-433-436

Stage 1-2 assessment of park P-462 (former Pinchin lands) in 2005 resulted in the discoveries of five artifact clusters, four of which it was recommended that Stage 3 test excavations be carried out. The testing was completed in 2006, resulting in the registration of four separate sites: three associated with the Euro-Canadian occupation of the property (AjGw-433-435) and one associated with precontact Aboriginal activity (AjGw-436). Salvage excavations were recommended at AjGw-434 on the basis of the possibility that the archaeological remains may correspond to early to mid-nineteenth-century structural features and associated artifact deposits.

AjGw-358

Site AjGw-358 is a mid-nineteenth-century farmstead located on the east side of the Credit River north of Eglinton Avenue that was subject to test and salvage excavation in 2003.

Timothy Street Mill Site (AjGw-67)

Potential remains of the Timothy Street Mill (AjGw-67) were discovered through remote sensing on the floodplain of the river on the east side of the intersection of Main and Mill streets in Streetsville, in the vicinity of Streetsvile Memorial Park. The site is apparently buried beneath deep deposits of fill, but may comprise foundations and infilled cellars and possibly part of a turbine. The site was established by Timothy Street in 1821, originally as a grist mill, although a lumber and saw mill followed soon after, as were tannery and distillery operations. The mill complex was operated by a series of owners between the mid-nineteenth century and the early twentieth century.

Monners Site (AjGw-6)

The Monners site (AjGw-6) was located on the east bank of the Credit south of Britannia Road. It was recorded as a camp of undetermined precontact date. It is presumed to have been destroyed.

Rowencroft (AjGw-1)
The Rowencroft site (AjGw-1) was registered by Peter Ramsden in 1969 as a Euro-Canadian occupation on the east side of the Credit between Meadowvale Road and Highway #401. It was located near a small tributary creek. The site was destroyed by urban development.

AjGw-163
Site AjGw-163 was discovered during archaeological survey carried out in advance of construction of Highway #407. Located on the west side of the river on a knoll in an area of rolling terrain drained by a series of tributary streams, the site represented an early to mid-nineteenth-century farmstead.

AjGw-169
Site AjGw-169 is represented by the isolated recovery of a single Late Woodland ceramic vessel body sherd. The find occurred in on a plateau or terrace overlooking the Credit River just north of Derry Road.

Lightfoot Site (AjGw-5)
The Lightfoot site (AjGw-5) is registered as a Late Woodland Iroquoian camp located on a bluff on the west side of the Credit River between Meadowvale and Churchillville. The date of the site is not known.

Wilson Site (AjGw-36)
The Wilson site (AjGw-36) is located on a ridge on the west side of the Credit River south of Steeles Avenue. It was recorded in 1980 as a series of artifact scatters associated with Archaic through nineteenth-century occupations or activities.

I-2. Built Heritage Elements

Heritage Mississauga provided the consultant team with significant input to characterize many of the known remnant mill sites, homesteads, orchards, barns, laneways and hedgerows that are remnants of the historical land uses within the study area. Figure 1.14 in Part 2 of the report provides a historical map from the 1877 Peel Atlas overlain with the study boundary and current alignment of the Credit River. The map has been annotated to show the known approximate locations of mill sites (dotted in red). This map which was used as an economic record in 1877 also identifies all historic properties, churches, schools and the populated non-agricultural business centres of Meadowvale, Streetsville and Port Credit. Today some of these villages are protected as Heritage Conservation Districts.

Historical Mill Sites
There were a number of different mills located along the Credit River in Mississauga's (then known as Toronto Township) history, including several larger milling complexes in the settlement of Streetsville i.e. mill ruins at the foot of Ontario Street. Throughout the period of settlement and the establishment of Upper Canada, water power drove the economy. Mills constructed along the rivers provided lumber for construction, textiles for clothing and flour. As a consequence, these historic mill sites represent a significant opportunities for interpretation and to heighten public awareness of the early economy of Mississauga. Historical Toronto Township had a broad cross section of mills – woollen mills, sawmills, flour mills, carding mills, tanneries, turning mills, a shingle mill, and even a somewhat rare oatmeal mill that ran a specialized process. Arguably Mississauga's most significant milling complexes were the Meadowvale Mills (now only in ruins), Alpha Mills (north of Streetsville, no modern evidence), Ontario Mills (visible ruins), Street's Mills (foot of

Mill Street in Streetsville - some earthen works visible), Reid Milling (now Kraft Milling) and the Toronto Woollen Mills (now home to ADM Milling). The former mill sites are illustrated on Figure 1.14 in Part 2 of the report. The Credit River Parks Strategy recommends that all former mill sites be interpreted in order to educate visitors about how these resources contributed to the early economy of Toronto Township as it was once known.

Historical Buildings

The study area encompasses a plethora of surviving buildings that are either "Listed" on the City of Mississauga's Heritage Register or Designated under the Terms of the Ontario Heritage Act. The sites are too numerous to actually indicate on a map, however, Figure 1.13 in Part 2 of the report provides an illustration of the historical properties within the study that contain heritage buildings and/or landscapes. These mapped locations were provided to the study team digitally. All significant properties that are relevant to this study (within the study area or on the periphery) are indicated on this map and include but are not limited to the following:

- Meadowvale Village Heritage Conservation District - all buildings within its bounds are designated;
- Simpson House (Designated) – one of the last operating agricultural farms in Mississauga;
- Many designated buildings in Streetsville abut the Credit River, including the Timothy Street House, while many more are listed;
- Many listed/ designated buildings in the Erindale area abut the Credit River including Barberton, the Leslie Log House (now moved to Mississauga Rd north of Hwy 403), Crozier-McNicholl Inn, Riverwood and Lislehurst, amongst many, many others; and
- Multi-era buildings and landscapes of Riverwood spanning circa 1806-present

Historical Dam Sites

By the mid 1800s, approximately 87 dams had been built along the Credit River, mainly to support milling operations and other industries (Turnball 1963, CVC 2002). These mills were an essential driver of the early economy and laid the foundations for the establishment of Upper Canada and ultimately, the City of Mississauga. At present, only the Reid Dam in Streetsville remains within the study area. Other structures such as the Streetsville Mill Dam, Hyde Mills, Erindale Hydro Dam, and a low-head dam upstream Barbertown Road no longer exist, however, remnants and effects of the historic structures still remain.

Source: Anonymous

Abandoned Railway

Ruins and remnants of the Toronto Suburban Radial Railway are still visible today along the Credit River near Old Derry Road. Bridge abutments remain and a portion of the existing trail network north of Old Derry Road follows the old railway right-of-way and could be incorporated into an interpretive strategy.

Appendix J

Hydrologic Features and Erosion Restoration Sites

credit river parks strategy

Hydrological Features Erosion Restoration Sites

Erosion restoration sites identified through the Credit River Adaptive Management Study – Credit Valley Conservation.

OVERALL PRIORITY	LOCATION	ACTION	MEASURE
1	River Road	• Stabilization of sediment wedge • protection of bank adjacent to River Rd.	• Bank toe protection adjacent to River Rd. • Reshaping and vegetating eroding bank of sediment wedge
2	Upstream of Eglinton Ave	• Stabilize toe of valley wall • Guide future meander migration	• Rock toe protection with vegetated bench • Instream flow deflection
3	Adjacent to Old Carriage Rd in Mississauga Golf and Country Club	• Stabilize toe of valley wall • Guide future meander migration • Move channel away from toe of slope	• Rock toe protection with vegetated bench • Potential for flow deflection
4	Adjacent to Jarvis Street, downstream of Dundas Street West	• Stabilize toe of valley wall • Guide future meander migration • Move channel away from toe of slope	• Rock toe protection with bioengineering above the slope toe • Potential for flow deflection
5	Downstream of the QEW overpass	• Protect toe of slope from water level fluctuations	• Rock toe protection with vegetative treatment
6	Behind Mississauga Road, south of QEW	• Protect toe of slope from water level fluctuations	• Rock toe protection with vegetative treatment • Grading of slope and vegetation
7	Slavebank Rd, south of QEW	• Protect toe of slope from water level fluctuations	• Rock toe protection with vegetative treatment • Grading of slope and vegetation
8	Kenninghall Blvd	• Protect toe of slope • Modify flow pattern through bend	• Slope toe protection • Vegetation of slope

OVERALL PRIORITY	LOCATION	ACTION	MEASURE
9	Upstream of QEW overpass	• Protect toe of slope	• Slope toe protection with vegetative treatment • Grading of slope and vegetation
10	Shady Lawn Court	• Repair/replace existing bank treatment • Flow deflection	• Bioengineering treatment to provide toe erosion protection
11	Mississaugua Golf and Country Club	• Stabilize bank in golf course	• Regrade bank and vegetate
12	Mississaugua Golf and Country Club	• Repair existing works • Stabilize bank	• Vegetate bank with bioengineering or plantings
13	Streetsville Public Cemetery	• Stabilize slope toe	• Slope toe protection with vegetative treatment
14	Upstream Old Derry Road	• Stabilize bank • Manage planform development	• Regrade slope and vegetate • Bank toe protection
15	Downstream of Dundas St. W., behind Blythe Rd.	• Stabilize slope toe • Redirect flow	• Slope toe protection with vegetative treatment
16	Erindale College Campus	• Move flow away from slope • Increase stability of slope toe	• Instream flow deflection • Slope toe protection with vegetative treatment
17	Bridewill Court, downstream of Hwy 403	• Stabilize slope toe • Vegetative treatment • Deflect flows	• Slope toe protection with vegetative treatment • In-stream vanes
18	Upstream of Old Derry Road	• Stabilize bank • Deflect flow	• Bank toe protection • Bioengineer bank face • Instream treatment
19	St. Ives Way	• Move channel away from toe of slope	• Toe protection with vegetated bench

OVERALL PRIORITY	LOCATION	ACTION	MEASURE
20	Hollywell Ave.	• Monitoring • Establish buffer between flow and toe of slope	• Slope toe protection with vegetative treatment on bench
21	Mississaugua Golf and Country Club	• Monitor • Replace treatment with softer bioengineering approach	• Regrade slope and vegetate • Bank toe protection
22	Amity Road, downstream of Britannia Rd. West.	• Redirect flow away from toe of slope • Manage planform migration • Protect slope toe from erosion	• Instream flow deflector • Slope toe protection
23	Old Station Road, upstream of Reid Dam	• Monitor • Protect from hydration and fluctuating water levels due to dam	• Rock toe protection with vegetated bench
24	Mullet Creek Diversion outlet	• Repair/replace existing treatments	• Replace treatment with softer approach
25	Barbertown Bridge	• Repair/replace existing treatment	• Protect crossing abutments

Appendix K

Strengths, Weaknesses, Opportunities and Threats (SWOT)

credit river parks strategy

K-1 Strengths, Weaknesses, Opportunities and Threats (SWOT)

Utilizing the findings of the background review, desktop and field inventory, contextual assessment and community consultation exercises as a base, the situation of the CRPS study area was described in terms of "Strengths" and "Weaknesses" and "Opportunities" to be capitalized upon in the process of generating the strategy. In addition, "Threats" that have the potential to negatively influence or undermine the strategy were also revealed. The catalogue of "Strengths", "Weakness", "Opportunities" and "Threats" identified as a product of the inventory and consultation processes is described in the following sections.

K-1.1 Strengths

The following provides a summary of the strengths of the study area categorized by context / situation, natural heritage, cultural heritage, recreation and culture, industry and commerce, community and regulation.

A. Context / Situation
- Central location within the City promotes accessibility and visual and physical prominence and the potential to become the "Central Park" within the city;
- Provides a key open space linkage to Lake Ontario;
- The Credit River is widely recognized as a prominent sport fishery in southern Ontario;
- Incorporates amenities that have a regional draw including Riverwood and Erindale Park; and,
- The valley system is linked to local and regional transit systems and cycling networks.

B. Natural Heritage
- Constitutes the largest continuous natural heritage feature in the City;
- Supports a diversity of flora and fauna including several endangered species and Species of Concern;
- Supports a functional ecosystem;
- Forms part of the regional Greenlands system;
- Includes a diversity of habitat including woodlands, wetlands, meadows and bluffs; and,
- Is situated within a watershed that is relatively healthy given its semi-urban context.

C. Cultural Heritage
- Includes a number of significant heritage resources and archaeological sites;
- Holds high potential for interpretation;
- Has a rich history including First Nations and Pioneer Heritage;
- Includes historical communities of Erindale, Port Credit, Streetsville and Meadowvale village; and,
- Affords the potential to provide for urban agriculture in association with the agricultural landscape, celebrating Mississauga's agricultural heritage.

D. Recreation and Culture
- Includes a number of recreational facilities such as golf courses, sports fields, picnic areas and trails;
- The river is a popular angling destination;

- The river is navigable by canoe and kayak and affords challenging paddling conditions;
- Includes The Riverwood Conservancy and Visual Arts Mississauga;
- Supports civic events and cultural festivals;
- Offers an experience of nature;
- Serves as an educational resources; and,
- Is connected to the local and regional open space systems.

E. Industry and Commence
- Includes active agricultural lands;
- Supports festivals and events;
- Offers potential for tourism and related enterprises; and,
- Affords a positive influence on property values.

F. Community
- Defines the character of the communities that it traverses;
- Affords opportunities for exercise, socialization and spiritual renewal;
- Integrates with local schools and UTM; and,
- Provides a range of passive and active recreational amenities to contribute to overall wellness.

G. Policy and Regulation
- Is addressed by a range of policies set out by various levels of government to protect natural and cultural heritage and promote wise use.

K-1.2 Weaknesses

A number of factors that limit the environmental, recreational, social and functional potential of the CRPS study area exist. These factors include the following:

A. Context / Situation
- Fragmentation as a result of highway corridors and private land ownership;
- Noise impacts resulting from proximity to the airport, highways and railways; and,
- Limitations imposed by hydro corridors and utility infrastructure.

B. Natural Heritage
- High sensitivity of some species and habitats limits potential for use;
- Degraded areas require restoration;
- In-stream structures impact aquatic habitat and fish migration;
- Inappropriate use / overuse impairs ecosystem function in some areas;
- Uncontrolled stormwater runoff impairs water quality and impacts habitat;
- Presence of invasive species (aquatic and terrestrial) can impact natural habitats;
- Illuminated sports fields and open active recreational facilities can impact species and habitats;
- Water and ice flows can result in bank erosion, slope instability and impacts on vegetation;
- Proximity of neighbouring residences can result in impacts resulting from encroachment, dumping, and impacts from pets at-large; and,
- Some existing erosion mitigation and bank stability structures and being undermined and require repair or replacement.

C. Cultural Heritage
- Some cultural heritage resources are isolated;
- Restoration, maintenance or adaptive reuse of heritage buildings requires investment;
- There is the potential for vandalism and inappropriate use; and,
- Resource sensitivity may impact opportunities for access and use.

D. Recreation and Culture
- Some recreational facilities are in need of upgrading and/or maintenance;
- Some recreational facilities are located within flood prone areas, placing limitations on use and/or heightening risk of damage;
- Some recreational and cultural facilities are located proximate to sensitive natural heritage resources;
- Inappropriately located trails can impact vegetation, slope stability, riverbanks and/or habitats;
- Requirements for supporting facilities (i.e. parking) can place pressures on natural heritage resources; and,
- Maintenance of recreational and cultural facilities requires investment.

E. Industry and Commence
- Industries and golf courses within the valley corridor impose impacts on the environment and constrain public access;
- Industries and golf courses within the valley reduce connectivity of the natural heritage system and impact riverine processes;
- Truck traffic required to support mill operations impacts traffic in the local community and causes noise;
- Requirements for maintenance of hydro infrastructure limits use and the potential to implement and vegetation, restoration initiatives; and,
- By-products of agricultural operations can impair water quality and impact habitat.

F. Community
- Increases in population will exert more pressure for access and use of the valley;
- Uncontrolled stormwater flows from existing communities impairs water quality;
- Requirements for universal accessibility could result in impacts on the natural environment; and,
- Changing demographics could catalyze pressure for additional recreational amenities.

G. Policy and Regulation
- Certain policies limit the potential for specific uses to be implemented in the valley corridor.

K-1.3 Opportunities

The strengths of the site, in combination with potential planning, design and management interventions, afforded a number of opportunities to overcome the weaknesses identified above and contributed to the CRPS. These opportunities include:

A. Context / Situation

- The site is centrally located and accessible;
- The site is located within 6.5km of City Hall, affording the opportunity to position the Credit River Park System as a "Central Park" within the City consistent with the Strategic Plan;
- Improvements can be made to trail systems to ensure connectivity with the adjacent streets and community open space systems;
- Degree of exposure along major streetscapes and transit corridors within the City affords the opportunity to heighten the prominence of the Credit River valley and promote its attributes;
- Enhanced connectivity with UTM may present opportunities for stewardship, education and research;
- The presence of existing well-used and popular parks, including Riverwood and Erindale Parks, offers opportunities for the integration of recreational and cultural programming to support similar initiatives throughout the CRPS study area;
- The addition of recently acquired lands such as the Harris site presents a range of possibilities to integrate landscape types and accommodate uses are complementary but unique within the valleyland open space system; and,
- There is the potential to acquire additional parkland in the future to further support natural and cultural heritage programs.

B. Natural Heritage

- The existing condition provides an excellent foundation on which to establish a broad, fully connected corridor through the implementation of strategic restoration works. However, cooperation of private landowners will be necessary to fully achieve this objective;
- Opportunities exist to retrofit source control and end-of-pipe solutions to enhance the quality of stormwater runoff and moderate erosive flows;
- Sufficient space exists in some areas along the river corridor to replace existing hard armouring with more sustainable biotechnical stabilization solutions;
- The health of the existing fishery affords the potential to promote recreational angling and mobilize complimentary stewardship and habitat enhancement initiatives;
- The richness and diversity of floral and faunal species within the valleylands presents opportunities for education, research and interpretation; and,
- Enhanced connectivity presents opportunities to increase biodiversity and improve habitat quality and extent.

C. Cultural Heritage

- Existing heritage resources are suitable for adaptive re-use to support programs that are complementary to the CRPS vision;
- The potential for leasing of heritage properties can produce a revenue stream while establishing a presence in the park for potential stewardship groups. Occupancy will mitigate the potential for vandalism and contribute to the sustainability of heritage properties;
- There is the potential for educational and interpretive programs centred upon cultural and archaeological heritage to be established;
- The re-creation of cultural landscapes, including agricultural landscapes will contribute to the character of the study area while affording opportunities for interpretation and enhancing integration with the historic communities that exist along the river corridor; and,

- The richness of this history of habitation, occupation, settlement and use of the valleylands over time offers a myriad of storylines that has the potential to position the communities that are situated along the river as tourism destinations and benefit the City of Mississauga at-large.

D. Recreation and Culture
- The river and valleylands hold the potential to accommodate a range recreational pursuits including nature-based recreational experiences that are not available elsewhere in the City;
- The study site is positioned as both a local and regional recreational resource, supporting a suite of activities that can accommodate the needs of a diversity of cultures, generations and interests;
- The open space system that permeates the communities along the river corridor can compliment the programs and uses proposed within the valleylands while accommodating uses that are not well-suited to the valleyland situation;
- Existing community centres, schools and community amenities located adjacent to the valley corridor can be relied upon to provide necessary amenities such as parking, orientation and washroom facilities to support recreational uses within the valleylands;
- Existing recreational infrastructure within the valley can be retrofitted to increase sustainability including mitigation of impacts from stormwater runoff;
- There is the potential to retrofit existing recreational facilities such as soccer pitches to integrate SWM and infiltration systems without compromising their use; and,
- Opportunities to interpret and celebrate First Nations culture abound and have not been fully capitalized upon.

E. Industry and Commence
- Adaptive re-use of existing heritage structures affords the opportunity for revenue generation and commercial enterprise in addition to community benefit; and,
- There is the potential to work in cooperation with private landowners, including the golf clubs and the mills to implement initiatives that will enhance the environment and afford improved public access and connectivity.

F. Community
- The Credit River valley corridor is a cherished community asset and this position can leverage stewardship, volunteerism and financial support;
- The study site is integrated with general historic community, affording the potential for better integration and complementary programming; and,
- A resident population immediately adjacent the valleyland serves to control undesirable activities and uses.

G. Policy and Regulation
- The existing policy framework provides protection for the valleyland ecosystem and promotes the goal of sustainability; and,
- Adequate protection is afforded to cultural heritage and archaeological resources by existing policies.

K-1.4 Threats

Factors external to CRPS study process and the study area can have a negative influence on the ability to capitalize on the "Strengths", address the "Weaknesses" and seize the "Opportunities" catalogued in the previous sections. "Threats" relate primarily to potential actions that could be implemented by others or occurrences that have the potential to impact the environment of the valley corridor. Some of these threats are human induced and others can result from natural phenomenon.

A. Context / Situation

- Severe rainfall events centred over the Credit River watershed within and upstream of the study area can result in flood damage, habitat loss, erosion and slope instability as well as damage to habitat structures and amenities that are located within the floodplain;
- A lack of SWM facilities to address water quality can result in discharges of pollutant laden runoff into the Credit River, impairing habitat;
- Potential future expansions to roads and infrastructure can impact habitat and connectivity where this infrastructure traverses the valley corridor; and,
- Intensification of urban development may exert more pressures for recreational uses of the valleyland corridor.

B. Natural Heritage

- Wildfires can occur in woodlands and grasslands, destroying vegetation, threatening habitats and species and potentially threatening properties outside of the valley;
- Severe storm events can uproot trees, destabilize slopes, cause erosion and impair water quality and watercourse stability;
- Invasions of pests and diseases such as Emerald Ash Borer can result in loss of forest cover;
- Influxes of non-native, invasive species can displace native flora and fauna and reduce habitat diversity. Some invasive species post a public health and safety risk; and,
- Spills within the Credit River watershed can contaminate water within the river and impact species and habitats.

C. Cultural Heritage

- Heritage properties can be damaged or destroyed by vandalism, fire, flood or infestation by pests including carpenter ants, carpenter bees or termites.

D. Recreation and Culture

- Large recreational or cultural events staged on the valley can result in impacts on the environment; and,
- Unauthorized recreational activities can impact the environment.

E. Industry and Commence

- Potential expansion of industries within and adjacent to the valley can result in increased impacts on habitat and water quality and disturbance to wildlife;
- Potential effluent or chemical releases can impair water quality and impact fish habitat; and,
- Potential encroachments on the valley can impact vegetation and habitats as well as exacerbate soil erosion.

F. Community

- Irresponsible use of the valley corridor can impact species, habitats and ecosystem functions; and,
- Potential encroachments beyond the rat lot line of private residential properties can result in loss of habitat, proliferation of invasive species and inappropriate use of public lands.

K-1.4.1 Implications

The degree to which each of these Threats has the potential to impact the environment and sustainability of the CRPS study area is highly variable. Reasonable initiatives aimed at minimizing some of these Threats have been incorporated into the strategy where there is a real potential to achieve success. For example, no reasonable options exist to mitigate the potential for a major storm event to cause widespread flooding in the watershed, however, practical recommendations have been made to mitigate the impact of flooding on structures and amenities that are proposed to be constructed within the floodplain as a component of the recreational or interpretive programs envisioned as a component of the strategy.

Overall the analysis demonstrates that the study offers numerous strengths on which the CRPS could be founded and that generally the weaknesses identified can be addressed by capitalizing on the strengths and opportunities afforded by the site and its situation within the City of Mississauga. Threats typically relate to natural phenomenon (which cannot be regulated) or human-induced impacts (which can generally be regulated).

The CRPS sets out practical recommendations to address the potential implications of threats on the resources of the study area and new elements proposed as components of the CRPS.

Appendix L

Implementation Cost Estimate and Assumptions

credit river parks strategy

Implementation Cost Estimate and Assumptions

L-1 Technical Investigations

A series of technical investigations will be necessary to support the detailed design and implementation of the trails and other proposed elements. These investigations should include the following:

i. To support the design of trails:
- Natural Heritage Assessments including multi-season assessments;
- Archaeological Investigations; and,
- Geotechnical Investigations.

ii. To support the design of bridges / in-water and near water works:
- Hydrological / Hydraulic Assessments;
- Fluvial Geomorphology Investigations;
- Ice Studies;
- Geotechnical Investigations / Slope Stability Analysis;
- Natural Heritage Inventories; and,
- Archaeological Investigations.

iii. To confirm specific restoration plans, including wetland creation:
- Natural Heritage Investigations;
- Bird Surveys;
- Habitat / Species Inventories;
- Hydrogeological Investigations;
- Soil Analysis; and,
- Topographic Surveys.

The final location of trails should be determined through the completion of an Environmental Impact Statement (EIS) to ensure that no negative impacts will result from the implementation and use of proposed trails.

The EIS should set out recommendations for monitoring and remedial action should direct or indirect impacts be observed as a product of the monitoring program.

All proposed trails and amenities must be designed to achieve the principles and objectives set out in the CRPS.

An assessment to determine the extent of encroachment along the limits of publicly-owned lands should be completed study-wide on a periodic basis to determine the extent of encroachment and recommend appropriate actions to be taken to address encroachment issues.

L-2 Assumptions

The quantities and costs shown in the Schedules below are preliminary estimates and include estimated labour and material/other costs. Unit costs are based on 2013 supplied and installed rates and should be adjusted in subsequent years to account for inflation. To determine estimated labour costs, an hourly rate of $100 was applied. This hourly rate includes overhead, salary and insurance. To determine estimated material/other costs, the estimates include the cost of construction materials as well as costs associated with labour, rental/operation of equipment, tools, dumping costs, and haulage.

1. Although costs for mobilization were included in the cost estimate, site security fencing and establishment of staging areas was not included in the estimate.

2. The costs for designing and implementing sediment controls such as fencing, check dams or temporary stilling ponds was not included in the estimate. An allowance for the design and implementation of minor drainage works such as sub-drains and pipe culverts wasincluded in the estimate, however, the need for or implementation of swales, diversion channels, drainage mattresses (in seepage areas) wasnot anticipated and therefore not included in the estimate.

3. Tree protection fencing was not included in the estimate. However, the cost of supervision/ input from an arborist was included within the 10% construction contingency allowance.

4. Contaminated soils may be encountered however the potential extent of contaminated soils is not known at this time, consequently, the cost estimate did not include costs for soil testing, provision for the management of impacted soils or remediation work to restore sites that previously contained impacted soils. Impacted soils are those that exceed the standards set out by the Ministry of Environment.

5. No allowances were made for miscellaneous furniture including bollards, seating benches, waste receptacles, port-o-loos, fencing, concrete curbing and security gates.

6. Lighting has not been included in this cost estimate.

7. The costs of designing and installing or locating, daylighting and relocating services and utilities have not been included in this estimate.

8. The 10% allowance for studies and design works includes all engineering and archaeological assessments (where necessary).

9. Estimated costs to restore natural areas that may be impacted during the works were included in the estimate. These areas were assumed to include 2-4m either side of proposed trails as well as slopes affected by minor grading works to accommodate facilities.

10. Cost associated with the design and implementation of buffer planting to trails and structures in sensitive habitat areas werenot included in the cost estimate.

11. Costs associated with ongoing management, upkeep and monitoring activities associated with trails were not included in the cost estimate.

12. The cost estimate did not account for inflation year upon year. As the CRPS is to be implemented over a number of years, estimates will be required to be updated from time to time to reflect current rates of inflation.

The cost estimate was generated based upon the assumption that all works will be implemented utilizing contractor forces at standard rates, however, it should be recognized that there may be opportunities to implement components of the CRP master plan utilizing the expertise of Credit Valley Conservation (CVC) staff and community-based volunteer forces. Invasive species removal and native plantings in areas that are relatively flat and easily accessible are activities that are well-suited to be implemented by CVC staff or volunteer forces under the guidance of the City and/or CVC. The coordination of volunteer forces is proposed to be administered by a committee appointed and overseen jointly by the City. It is envisaged that a proportion of trail closure sites and restoration plantings could be implemented using volunteer forces. This approach has been successfully utilized by the TRCA in Toronto to initiate the reforestation of valleyland areas and at a reduced overall cost. Adequate after-care practices are essential to enhance survival rates for community-based plantings.

The potential cost savings associated with volunteer contributions to implementation have not been factored into the cost estimate since the extent to which volunteer forces could be utilized is not well-defined at this time. Other components of the project could be implemented directly by City or CVC forces. The potential cost implications associated with this implementation scenario were not factored into the cost estimate.

Table L-1: Preliminary Cost Estimates

Preliminary Cost Estimate - Lands in Private Ownership – Sanford Farm Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 150,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 100,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 46,000.00
				Subtotal 0	$ 296,000.00
1A	**Proposed Credit River Heritage Route**				
1.1	Drainage works, geo-technical stabilization and tree protection	2850	m	$ 25.00	$ 71,250.00
1.2	Granular Trail with sub-base granular as per geo-technical requirement (4m wide). Includes stripping off topsoil and sub-grade preparation.	11400	m²	$ 40.00	$ 456,000.00
1.3	Wildlife underpass enhancements			Allowance	$ 75,000.00
				Subtotal 1	$ 602,250.00
1B	**Pedestrian Bridges**				
1B.1	Proposed Pedestrian Bridge - approx. 20m span	2	each	$ 80,000.00	$ 160,000.00
				Subtotal 1B	$ 160,000.00
2	**Secondary Trail**				
2A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	360	m	$ 25.00	$ 9,000.00
2A.2	Granular trail with compacted sub-base as per geo-technical requirements (2.5m wide).	900	m²	$ 40.00	$ 36,000.00
2B	Gateway Feature	1	unit	$ 12,500.00	$ 12,500.00
				Subtotal 2	$ 57,500.00
3	**Signage**				
3A	Orientation Signage	5	each	$ 1,750.00	$ 8,750.00
3B	Interpretive Signage	6	each	$ 2,100.00	$ 12,600.00
				Subtotal 3	$ 21,350.00
4A	**Native Wetland Nursery**				
4A.1	Earthworks	33200	m²	$ 22.00	$ 730,400.00
4A.2	Fine grading	33200	m²	$ 10.00	$ 332,000.00
4A.3	Wetland planting	33200	m²	$ 5.00	$ 166,000.00
4A.4	Riverstone / boulders			Allowance	$ 20,000.00
				Subtotal 4A	$ 1,248,400.00
4B	**Nursery Operations Facility**				
4B.1	Conversion of existing farm buildings into nursery operations facility			Allowance	$ 1,200,000.00
				Subtotal 4B	$ 1,200,000.00
4C	**Native Tree Nursery & Arboretum**				
4C.1	Earthworks, fine grading to facilitate tree nursery and arboretum	14670	m²	$ 15.00	$ 220,050.00
4C.2	Completion of civil works - access roads, parking, service access paths			Allowance	$ 200,000.00
4C.3	Installation of services			Allowance	$ 150,000.00
4C.4	Installation of irrigation system	14670	m²	$ 12.00	$ 176,040.00
4C.5	Supply and installation of trees (25 dia. trunk) (plants for nursery considered part of production and not initial capital cost)	3000	each	$ 125.00	$ 375,000.00
				Subtotal 4C	$ 1,121,090.00

Preliminary Cost Estimate - Lands in Private Ownership – Sanford Farm Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
4D	**Plant Propagation Facility**				
4D.1	Construct plant propagation facility including access paths, parking and landscaping of immmediate surrounds			Allowance	$ 1,200,000.00
				Subtotal 4D	**$ 1,200,000.00**
4E	**Research Centre**				
4E.1	Construct plant/ nusery research centre including access paths, parking and landscaping of immmediate surrounds			Allowance	$ 2,000,000.00
				Subtotal 4E	**$ 2,000,000.00**
5A	**Vehicular Access Route (7m wide)**				
5A.1	Fine grade and compact sub grade	3850	m²	$ 2.00	$ 7,700.00
5A.2	Granular 'B' Type II Sub Base - top up existing	3850	m²	$ 15.00	$ 57,750.00
5A.3	Granular 'A' base 150mm	3850	m²	$ 12.00	$ 46,200.00
5A.4	Asphalt paving - 80mm HL8 & 40mm HL3	3850	m²	$ 230.00	$ 885,500.00
5A.5	Concrete Flush Curb @150mm wide x 400mm deep	1155	m	$ 75.00	$ 86,625.00
				Subtotal 5A	**$ 1,083,775.00**
5B	**Entrance Features**				
5B.1	Trail Entrance Feature - landscaping, signage and lighting (pedestrian crossing - not signalized)	1	unit	$ 25,000.00	$ 25,000.00
5B.2	Gateway Features - landscaping, signage and lighting (no pedestrian crossing)	2	unit	$ 15,000.00	$ 30,000.00
				Subtotal 5B	**$ 55,000.00**
5C	**Landscape Enhancement Plantings (access route and entrances)**				
5C.1	Tree Planting (50-100mm dia. trunk) - lining access road, open spaces	200	each	$ 350.00	$ 70,000.00
5C.2	Shrub Planting (3 gal pot@3 per m²) (300m² per entrance/gateway)	900	m²	$ 40.00	$ 36,000.00
5C.3	Topsoil and Seeding/Sodding	900	m²	$ 25.00	$ 22,500.00
				Subtotal 5C	**$ 128,500.00**
6	**Parking Areas # 1 - L.I.D. Sustainable Parking (200 cars)**				
6.1	Clear stone base 200mm	3600	m²	$ 22.00	$ 79,200.00
6.2	Permeable Pavers	3600	m²	$ 125.00	$ 450,000.00
6.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
6.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	360	m	$ 75.00	$ 27,000.00
				Subtotal 6	**$ 606,200.00**
7	**Informal Picnic Area**				
7.1	Clear, grub and prepare site	2000	m²	$ 15.00	$ 30,000.00
7.2	Bulk and fine grading	2000	m²	$ 22.00	$ 44,000.00
7.3	Water and electrical service			Allowance	$ 50,000.00
7.4	Landscaping and site furniture			Allowance	$ 40,000.00
				Subtotal 7	**$ 164,000.00**
8	**Secondary Trail**				
8.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1200	m	$ 25.00	$ 30,000.00
8.2	Granular trail with compacted sub-base as per geo-technical requirements (2.5m wide).	3000	m²	$ 40.00	$ 120,000.00
				Subtotal 8	**$ 150,000.00**

Preliminary Cost Estimate - Lands in Private Ownership – Sanford Farm Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
9	**Buffer Planting (50m wide)**				
9.1	Buffer Plantings - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	3	ha	$ 80,000.00	$ 240,000.00
				Subtotal 9	$ 240,000.00
10	**Parking Areas # 2 & # 4 - L.I.D. Sustainable Parking (50 cars each)**				
10.1	Clear stone base 200mm	1800	m²	$ 22.00	$ 39,600.00
10.2	Permeable Pavers	1800	m²	$ 125.00	$ 225,000.00
10.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
10.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	180	m	$ 75.00	$ 13,500.00
				Subtotal 10	$ 328,100.00
11	**Canoe/Kayak Launch (2 items)**				
11.1	Canoe/Kayak Launch				
11.2	Canoe/Kayak Launch Deck (450m2 per launch)	900	m²	$ 75.00	$ 67,500.00
11.3	Access road (14m long) to launch area - granular, 2.4m wide	33.6	m²	$ 40.00	$ 1,344.00
				Subtotal 11	$ 68,844.00
12	**Spectator Trail**				
12.1	2m cleared nature trail (1.5m wide earthen track)	1100	m	$ 25.00	$ 27,500.00
				Subtotal 12	$ 27,500.00
13	**Woodland and Wetland Reforestation**				
13.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock). Includes wetland plants and shrubs for buffer planting to Hwy # 401	360000	m²	$ 6.00	$ 2,160,000.00
				Subtotal 13	$ 2,160,000.00
14	**Cultural Meadow Areas (trunk sewer sites)**				
14.1	Cultural Meadow Planting - Mix of native trees (whips and bare root stock) and native seed mix	12000	m²	$ 4.00	$ 48,000.00
				Subtotal 14	$ 48,000.00
15A	**Native Plant Market**				
15A.1	Site clearing, preparation and erosion control			Allowance	$ 75,000.00
15A.2	Site services and civil engineering			Allowance	$ 150,000.00
15A.3	Construct Native Plant Market Facility/ Building			Allowance	$ 550,000.00
				Subtotal 15A	$ 775,000.00
15B	**Parking Areas #3 - Retrofit to Enhance Sustainability (50 cars)**				
15B.1	Clear stone base 200mm	900	m²	$ 22.00	$ 19,800.00
15B.2	Permeable Pavers	900	m²	$ 125.00	$ 112,500.00
15B.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
15B.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	90	m	$ 75.00	$ 6,750.00
				Subtotal 15B	$ 189,050.00
16	**Canoe and Kayak Training Facility**				
16.1	Site clearing,preparation and erosion control			Allowance	$ 50,000.00
16.2	Site services and civil engineering			Allowance	$ 50,000.00
16.3	Construction of training centre			Allowance	$ 250,000.00
				Subtotal 16	$ 350,000.00
17	**Restoration of Mill Race**				
17.1	Construction to restore former mill race	1	each	$ 150,000.00	$ 150,000.00
				Subtotal 17	$ 150,000.00

Preliminary Cost Estimate - Lands in Private Ownership – Sanford Farm Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal

SUMMARY OF COSTS

SubTotal Items 0-17	$	13,230,559.00
10% Allowance for Studies, Design Works	$	1,323,055.90
15% Allowance for Detailed Design,Tender and Construction Documentation	$	1,984,583.85
10% Construction Contingency	$	1,323,055.90
Subtotal	$	17,861,254.65
HST 13%	$	2,321,963.10
TOTAL	$	20,183,217.75

Preliminary Cost Estimate - P-505 - Former Harris Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 150,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 100,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 50,000.00
				Subtotal 0	**$ 300,000.00**
1	**Proposed Wetlands**				
1.1	Earthworks	18650	m²	$ 22.00	$ 410,300.00
1.2	Fine grading	18650	m²	$ 10.00	$ 186,500.00
1.3	Wetland planting	18650	m²	$ 5.00	$ 93,250.00
				Subtotal 1	**$ 690,050.00**
2	**Edge and Sugar Bush Management/ Expansion**				
2.1	Sugar Bush and Edge Management			Allowance	$ 60,000.00
2.2	Sugar Bush Expansion	7750	m²	$ 72.00	$ 558,000.00
				Subtotal 2	**$ 618,000.00**
3	**Pedestrian Bridge**				
3.1	Upgrade of existing steel truss bridge			Allowance	$ 185,000.00
				Subtotal 3	**$ 185,000.00**
4A	**Proposed Credit River Heritage Route**				
4A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1120	m	$ 25.00	$ 28,000.00
4A.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	4480	m²	$ 40.00	$ 179,200.00
				Subtotal 4A	**$ 207,200.00**
4B	**Pedestrian Bridge**				
4B.1	Proposed Pedestrian Bridge - approx. 20m span	2	each	$ 80,000.00	$ 160,000.00
				Subtotal 4B	**$ 160,000.00**
4C	**Orientation Signage**				
4C.1	Orientation Signage	5	each	$ 1,750.00	$ 8,750.00
				Subtotal 4C	**$ 8,750.00**
5	**Parking Areas # 1 - L.I.D. Sustainable Parking**				
5.1	Clear stone base 200mm	2500	m²	$ 22.00	$ 55,000.00
5.2	Permeable Pavers	2500	m²	$ 125.00	$ 312,500.00
5.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
5.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	250	m	$ 75.00	$ 18,750.00
				Subtotal 5	**$ 436,250.00**
6A	**Vehicular Access Route (7m width)**				
6A.1	Fine grade and compact sub grade	5100	m²	$ 2.00	$ 10,200.00
6A.2	Granular 'B' Type II Sub Base - 400mm granular sub base to 150mm beyond back of curb	5100	m²	$ 25.00	$ 127,500.00
6A.3	Granular 'A' base 150mm	5100	m²	$ 12.00	$ 61,200.00
6A.4	Asphlat paving - 80mm HL8 & 40mm HL3	5100	m²	$ 230.00	$ 1,173,000.00
6A.5	Concrete Flush Curb @150mm wide x 400mm deep	1450	m	$ 75.00	$ 108,750.00
				Subtotal 6A	**$ 1,480,650.00**

Preliminary Cost Estimate - P-505 - Former Harris Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
6B	**Primary Trail**				
6B.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	500	m	$ 25.00	$ 12,500.00
6B.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	1500	m²	$ 40.00	$ 60,000.00
				Subtotal 6B	$ 72,500.00
6C	**Orientation Signage**				
6C.1	Orientation Signage	2	each	$ 1,750.00	$ 3,500.00
				Subtotal 6C	$ 3,500.00
7A	**Renovate Farm Building**				
7A.1	Renovate Farm Building + Outbuildings to Sustainability Office + Organic Farm Service and Storage Blg			Allowance	$ 750,000.00
				Subtotal 7A	$ 750,000.00
7B	**Informal Picnic Area**				
7B.1	Clear, grub and prepare site	1000	m²	$ 15.00	$ 15,000.00
7B.2	Bulk and fine grading	1000	m²	$ 22.00	$ 22,000.00
7B.3	Water and electrical service			Allowance	$ 25,000.00
7B.4	Landscaping and site furniture			Allowance	$ 20,000.00
				Subtotal 7B	$ 82,000.00
8	**Urban-Organic Farm**				
8.1	Urban-Organic Farm	51000	m²	$ 15.00	$ 765,000.00
				Subtotal 8	$ 765,000.00
8A	**Proposed Pedestrian Pathway (Nature Trail)**				
8A.1	Prepare cleared width (3.0m wide), tree protection	620	m	$ 25.00	$ 15,500.00
8A.2	Earthen trail, wood chip in sensitive areas and over tree roots	930	m²	$ 20.00	$ 18,600.00
				Subtotal 8A	$ 34,100.00
8B	**Pedestrian Bridge**				
8B.1	Upgrade of existing steel truss bridge	1	each	$ 80,000.00	$ 80,000.00
				Subtotal 8B	$ 80,000.00
8C	**Urban and Organic agriculture demonstration sites**				
8C.1	Urban and Organic agriculture demonstration sites	26000	m²	$ 25.00	$ 650,000.00
				Subtotal 8C	$ 650,000.00
8D	**Urban Agricultural Research Facility**				
8D.1	Urban Agricultural Research Facility			Allowance	$ 2,000,000.00
				Subtotal 8D	$ 2,000,000.00
8E	**Compost and Organic Fertilizer Production Facility**				
8E.1	Compost and Organic Fertilizer Production Facility			Allowance	$ 750,000.00
				Subtotal 8E	$ 750,000.00
8F	**Youth Volunteer and Training Centre Agricultural/ Education Facility**				
8F.1	Youth Volunteer and Training Centre Agricultural/ Education Facility			Allowance	$ 1,200,000.00
				Subtotal 8F	$ 1,200,000.00

Preliminary Cost Estimate - P-505 - Former Harris Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
8G	**Greenhouse and Poultry/ Dairy Production Facility**				
8G.1	Greenhouse and Poultry/ Dairy Production Facility			Allowance	$ 750,000.00
				Subtotal 8G	**$ 750,000.00**
9	**Parking Areas # 2 - L.I.D. Sustainable Parking**				
9.1	Clear stone base 200mm	1500	m²	$ 22.00	$ 33,000.00
9.2	Permeable Pavers	1500	m²	$ 125.00	$ 187,500.00
9.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
9.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	150	m	$ 75.00	$ 11,250.00
				Subtotal 9	**$ 281,750.00**
10A	**Entrance Features**				
10A.1	Trail Entrance Features - landscaping, signage and lighting	2	units	$ 17,500.00	$ 35,000.00
10A.2	Construct signalized crossing (signal poles and masts, electrical, sign posting and linemarking	1	unit	$ 500,000.00	$ 500,000.00
				Subtotal 10A	**$ 535,000.00**
10B	**Landscape Planting (enhancement plantings at gateways/entry)**				
10B.1	Tree Planting (50-100mm dia. trunk) - lining access road, entries	150	each	$ 350.00	$ 52,500.00
10B.2	Shrub Planting (3 gal pot@3 per m²) (450m² per entry/gateway)	900	m²	$ 40.00	$ 36,000.00
10B.3	Topsoil and Seeding/Sodding	900	m²	$ 25.00	$ 22,500.00
				Subtotal 10B	**$ 111,000.00**
11	**Community Garden**				
11.1	Preparation of garden area and imported soils	2050	m²	$ 50.00	$ 102,500.00
11.2	Implement storage facility			Allowance	$ 12,000.00
11.3	Water Service and Electricity			Allowance	$ 35,000.00
				Subtotal 11	**$ 149,500.00**
12	**Farm Market**				
12.1	Farm Market (1 ha) - small shelter and lawn area for market space			Allowance	$ 250,000.00
				Subtotal 12	**$ 250,000.00**
13A	**Overlook (1 item) and Canoe/Kayak Launch (1 item)**				
13A.1	Canoe/Kayak Launch				
13A.1.1	Canoe/Kayak Launch Deck (450m2 per launch)	450	m²	$ 75.00	$ 33,750.00
13A.1.2	Access road (14m long) to launch area - granular, 2.4m wide	33.6	m²	$ 40.00	$ 1,344.00
13A.2	Overlook Structure				
13A.2.1	25m² granular paved overlook, armorstone wall and aluminum railing	1	unit	$ 18,750.00	$ 18,750.00
13A.2.2	25m² cantilevered boardwalk with aluminum railing	1	unit	$ 31,250.00	$ 31,250.00
				Subtotal 13A	**$ 85,094.00**
13B.1	**Kayak/canoe slalom gates**				
13B.1	Kayak/canoe slalom gates (potentially suspended from the existing bridge)			Allowance	$ 10,000.00
				Subtotal 13B	**$ 10,000.00**
14A	**Secondary Trail**				
14A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	780	m	$ 25.00	$ 19,500.00
14A.2	Granular trail with compacted sub-base as per geo-technical requirements (2.5m wide).	1950	m²	$ 40.00	$ 78,000.00
				Subtotal 14A	**$ 97,500.00**

Preliminary Cost Estimate - P-505 - Former Harris Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
14B	**Orientation Signage**				
14B.1	Orientation Signage	1	each	$ 1,750.00	$ 1,750.00
				Subtotal 14B	**$ 1,750.00**
15	**Alternative Energy Demonstration Area**				
15.1	Alternative Energy Demonstration Area (19,000m²)			Allowance	$ 1,500,000.00
				Subtotal 15	**$ 1,500,000.00**
16	**Apiary**				
16.1	Apiary structure and area (300m²)			Allowance	$ 75,000.00
				Subtotal 16	**$ 75,000.00**
17	**Celebration Forest**				
17.1	Celebration Forest	11000	m²	$ 10.00	$ 110,000.00
				Subtotal 17	**$ 110,000.00**
18	**Woodland Reforestation**				
18.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	144000	m²	$ 6.00	$ 864,000.00
				Subtotal 18	**$ 864,000.00**
19	**Cultural Meadow Areas (trunk sewer sites)**				
19.1	Cultural Meadow Planting - Mix of Trees (whips and bare root stock) and seed mix	39000	m²	$ 4.00	$ 156,000.00
				Subtotal 19	**$ 156,000.00**
20	**Interpretive Signage**				
20.1	Interpretive Signage	7	each	$ 2,100.00	$ 14,700.00
20.2	Radial Railway Interpretive Node			Allowance	$ 10,000.00
				Subtotal 20	**$ 24,700.00**
21	**Drainage Infrastructure (Trails)**				
21.1	Lookout Tower (retrofit existing silo)			Allowance	$ 175,000.00
				Subtotal 21	**$ 175,000.00**

SUMMARY OF COSTS

SubTotal Items 0-21	**$ 15,649,294.00**
10% Allowance for Studies, Design Works	**$ 1,564,929.40**
15% Allowance for Detailed Design,Tender and Construction Documentation	**$ 2,347,394.10**
10% Construction Contingency	**$ 1,564,929.40**
Subtotal	**$ 21,126,546.90**
HST 13%	**$ 2,746,451.10**
TOTAL	**$ 23,872,998.00**

Preliminary Cost Estimate - P-122 – Credit Meadows

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 140,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 93,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 46,000.00
				Subtotal 0	$ 279,000.00
1	**Existing Stormwater Pond - Enhancement Works**				
1.1	Earthworks	1900	m²	$ 22.00	$ 41,800.00
1.2	Fine grading	1900	m²	$ 10.00	$ 19,000.00
1.3	Wetland planting	1900	m²	$ 5.00	$ 9,500.00
				Subtotal 1	$ 70,300.00
2	**Polishing Pond**				
2.1	Earthworks	800	m²	$ 22.00	$ 17,600.00
2.2	Fine grading	800	m²	$ 10.00	$ 8,000.00
2.3	Wetland planting	800	m²	$ 50.00	$ 40,000.00
2.4	Riverstone / boulders			Allowance	$ 20,000.00
				Subtotal 2	$ 85,600.00
3A	**Proposed Credit River Heritage Route**				
3A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1400	m	$ 25.00	$ 35,000.00
3A.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	5600	m²	$ 40.00	$ 224,000.00
				Subtotal 3A	$ 259,000.00
3B	**Pedestrian Bridge**				
3B.1	Proposed Pedestrian Bridge - approx. 20m span	1	each	$ 80,000.00	$ 80,000.00
				Subtotal 3B	$ 80,000.00
3C	**At Grade Signalized Crossing**				
3C.1	Construct signalized crossing (signal poles and masts, electrical, sign posting and linemarking	1	each	$ 500,000.00	$ 500,000.00
				Subtotal 3C	$ 500,000.00
3D	**Orientation Signage**				
3D.1	Orientation Signage	1	each	$ 1,750.00	$ 1,750.00
				Subtotal 3D	$ 1,750.00
4A	**Primary Trail**				
4A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	280	m	$ 25.00	$ 7,000.00
4A.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	840	m²	$ 40.00	$ 33,600.00
				Subtotal 4A	$ 40,600.00
4B	**Orientation Signage**				
4B.1	Orientation Signage	2	each	$ 1,750.00	$ 3,500.00
				Subtotal 4B	$ 3,500.00
5A	**Woodland Reforestration**				
5A.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	120000	m²	$ 6.00	$ 720,000.00
				Subtotal 5A	$ 720,000.00

Preliminary Cost Estimate - P-122 – Credit Meadows

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
5B	**Cultural Meadow Areas (trunk sewer sites)**				
5B.1	Cultural Meadow Planting - Mix of Trees (whips and bare root stock) and seed mix	2000	m²	$ 4.00	$ 8,000.00
				Subtotal 5B	**$ 8,000.00**
6	**Parking Area - L.I.D. Sustainable Parking**				
6.1	Clear stone base 200mm	875	m²	$ 22.00	$ 19,250.00
6.2	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
6.3	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	70	m	$ 75.00	$ 5,250.00
				Subtotal 6	**$ 74,500.00**
7A	**Entrance Features**				
7A.1	Trail Entrance Feature - landscaping, signage and lighting (Creditview Rd)	1	units	$ 17,500.00	$ 17,500.00
7A.2	Trail Entrance Feature - landscaping, signage and crossing (Swinbourne Dr)	1	units	$ 25,000.00	$ 25,000.00
				Subtotal 7A	**$ 42,500.00**
7B	**Landscape Planting (enhancement plantings at entrances)**				
7B.1	Tree Planting (50-100mm dia. trunk) - lining access road, open spaces	50	each	$ 350.00	$ 17,500.00
7B.2	Shrub Planting (3 gal pot@3 per m²) (300m² per entry/gateway)	900	m²	$ 40.00	$ 36,000.00
7B.3	Topsoil and Seeding/Sodding	900	m²	$ 25.00	$ 22,500.00
				Subtotal 7B	**$ 76,000.00**
8	**Edge Management Area (assumed 20 m wide)**				
8.1	Planted buffer 5m wide (assumes 50-100mm dia. trunk @ 8m spacing and 3 GAL POT shrubs @ 1m spacing), including preparation and mulching in some areas	600	m	$ 160.00	$ 96,000.00
				Subtotal 8	**$ 96,000.00**
9	**Canoe and Kayak Launches (2 items)**				
9A.1	Canoe/Kayak Launch				
9A.1.1	Canoe/Kayak Launch Deck (450m2 per launch)	900	m²	$ 75.00	$ 67,500.00
9A.1.2	Access road (14m long) to launch area - granular, 2.4m wide	67.2	m²	$ 40.00	$ 2,688.00
				Subtotal 9	**$ 70,188.00**
10A	**Nature Trail**				
10A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1175	m	$ 25.00	$ 29,375.00
10A.2	Granular trail with compacted sub-base as per geo-technical requirements (1.5m wide).	1762.5	m²	$ 40.00	$ 70,500.00
				Subtotal 10A	**$ 99,875.00**
10B	**Orientation Signage**				
10B.1	Orientation Signage	3	each	$ 1,750.00	$ 5,250.00
				Subtotal 10B	**$ 5,250.00**
11	**Angling Access (5 items) / Overlook (1 item)**				
11.1	Angling access routes - granular, 2.4m wide (58m long in total)	696	m²	$ 40.00	$ 27,840.00
11.2	Overlook Structure				
11.2.1	25m² granular paved overlook, armorstone wall and aluminum railing	1	units	$ 18,750.00	$ 18,750.00
11.2.2	25m² cantilevered boardwalk with aluminum railing	1	units	$ 31,250.00	$ 31,250.00
				Subtotal 11	**$ 77,840.00**

Preliminary Cost Estimate - P-122 – Credit Meadows

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
12	**Maintained Meadow Eco-tone (Bird Habitat)**				
12.1	Thin existing vegetation, cultivate soils, seed, interplant and maintain meadow	73800	m²	$ 6.00	$ 442,800.00
				Subtotal 12	$ 442,800.00
13	**Interpretive Signage**				
13.1	Interpretive Signage	5	each	$ 2,100.00	$ 10,500.00
				Subtotal 13	$ 10,500.00
14	**Nesting totem**				
14.1	Nesting totem sculpture elements	8	units	$ 4,850.00	$ 38,800.00
				Subtotal 14	$ 38,800.00
15	**North Limit Fencing/ Plantings (500m)**				
15.1	North Limit Fencing/ Plantings (assumed 10 m wide)	5000	m²	$ 25.00	$ 125,000.00
				Subtotal 15	$ 125,000.00

SUMMARY OF COSTS

SubTotal Items 0-15	$ 3,290,093.00
10% Allowance for Studies, Design Works	$ 329,009.30
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 493,513.95
10% Construction Contingency	$ 329,009.30
Subtotal	$ 4,441,625.55
HST 13%	$ 577,411.32
TOTAL	$ 5,019,036.87

Preliminary Cost Estimate - P-114 - Streetsville Memorial Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 45,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 45,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 15,000.00
				Subtotal 0	$ 105,000.00
1A	**Removal of Operations and Storage Facility**				
1A.1	Removal of operations and storage facility			Allowance	$ 138,000.00
				Subtotal 1A	$ 138,000.00
1B	**Removal of former treatment plant**				
1B	Removal of former treatment plant			Allowance	$ 114,000.00
				Subtotal 1B	$ 114,000.00
2	**Woodland Reforestration**				
2.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	37000	m²	$ 6.00	$ 222,000.00
				Subtotal 2	$ 222,000.00
3A	**Proposed Credit River Heritage Route**				
3A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	870	m	$ 25.00	$ 21,750.00
3A.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	3480	m²	$ 40.00	$ 139,200.00
				Subtotal 3A	$ 160,950.00
3B	**Pedestrian Bridge**				
3B.1	Proposed Pedestrian Bridge - approx. 20m span	2	each	$ 80,000.00	$ 160,000.00
				Subtotal 3B	$ 160,000.00
3C	**At Grade Signalized Crossing**				
3C.1	At Grade Signalized Crossing	1	each	$ 500,000.00	$ 500,000.00
				Subtotal 3C	$ 500,000.00
3D	**Orientation Signage**				
3D.1	Orientation Signage	4	each	$ 1,750.00	$ 7,000.00
				Subtotal 3D	$ 7,000.00
4A	**Gateway Features**				
4A.1	Trail Entrance Gateway	3	units	$ 15,000.00	$ 45,000.00
				Subtotal 4A	$ 45,000.00
4B	**Landscape Planting (enhancement plantings at gateways/entry)**				
4B.1	Tree Planting (50-100mm dia. trunk) - lining access road, open spaces	60	each	$ 350.00	$ 21,000.00
4B.2	Shrub Planting (3 gal pot@3 per m2) (300m2 per entry/gateway)	900	m²	$ 40.00	$ 36,000.00
4B.3	Topsoil and Seeding/Sodding	2500	m²	$ 25.00	$ 62,500.00
				Subtotal 4B	$ 119,500.00
5	**Existing Washroom/ Snack Bar**				
5.1	Existing Washroom/ Snack Bar			Allowance	$ 30,000.00
				Subtotal 5	$ 30,000.00

Preliminary Cost Estimate - P-114 - Streetsville Memorial Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
6A	**Primary Trail**				
6A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1000	m	$ 25.00	$ 25,000.00
6A.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	3000	m²	$ 40.00	$ 120,000.00
				Subtotal 6A	**$ 145,000.00**
6B	**Interpretive Signage**				
6B.2	Interpretive Signage	5	each	$ 2,100.00	$ 10,500.00
				Subtotal 6B	**$ 10,500.00**
7	**Cultural Meadow Restoration**				
7.1	Cultural Meadow Planting - Mix of Trees (whips and bare root stock) and seed mix	18000	m²	$ 4.00	$ 72,000.00
				Subtotal 7	**$ 72,000.00**
8	**Parking Areas # 1 and # 2 - L.I.D. Sustainable Parking**				
8.1	Clear stone base 200mm	3750	m²	$ 22.00	$ 82,500.00
8.2	Permeable Pavers	3750	m²	$ 125.00	$ 468,750.00
8.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
8.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	400	m	$ 75.00	$ 30,000.00
				Subtotal 8	**$ 631,250.00**
9	**Edge Management Area**				
9.1	Planted buffer 5m wide (assumes 50-100mm dia. trunk @ 8m spacing and 3 GAL POT shrubs @ 1m spacing), including preparation and mulching in some areas	180	m	$ 160.00	$ 28,800.00
				Subtotal 9	**$ 28,800.00**
10	**Removal of Gravel Dam in River**				
10.1	Removal of Gravel Dam in River			Allowance	$ 125,000.00
				Subtotal 10	**$ 125,000.00**
11	**Entry Points, Overlooks, Canoe/Kayak Launch and Angling Access**				
11.1	Canoe/Kayak Launch Deck (450m2 per launch)	450	m²	$ 75.00	$ 33,750.00
11.2	Access road (14m long) to launch area - granular, 2.4m wide	33.6	m²	$ 40.00	$ 1,344.00
				Subtotal 11	**$ 35,094.00**
12	**Nature Trail**				
12.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1200	m	$ 25.00	$ 30,000.00
12.2	Granular trail with compacted sub-base as per geo-technical requirements (1.5m wide).	1800	m²	$ 40.00	$ 72,000.00
				Subtotal 12	**$ 102,000.00**
13	**Angling Access (3 items)/ Overlooks (2 items)**				
13.1	Angling access routes - granular, 2.4m wide (58m long in total)	417.6	m²	$ 40.00	$ 16,704.00
13.2	Overlook Structure				
13.2.1	25m² granular paved overlook, armorstone wall and aluminum railing	2	units	$ 18,750.00	$ 37,500.00
13.2.2	25m² cantilevered boardwalk with aluminum railing	2	units	$ 31,250.00	$ 62,500.00
				Subtotal 13	**$ 116,704.00**
14	**Natural and Cultural Education Centre**				
14.1	Natural and cultural education centre			Allowance	$ 115,000.00
				Subtotal 14	**$ 115,000.00**

Preliminary Cost Estimate - P-114 - Streetsville Memorial Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost		Subtotal
15	**Removal of Playground, Soccer Pitch, Service Road and Ball Diamond**					
15.1	Removal of playground, soccer pitch, service road and ball diamond			Allowance	$	165,000.00
				Subtotal 15	$	165,000.00
16	**Removal and Replacement of Armourstone Wall (300m)**					
16.1	Removal and replacement of armourstone wall			Allowance	$	266,000.00
				Subtotal 16	$	266,000.00

SUMMARY OF COSTS

SubTotal Items 0-16	$	2,548,048.00
10% Allowance for Studies, Design Works	$	254,804.80
15% Allowance for Detailed Design,Tender and Construction Documentation	$	382,207.20
10% Construction Contingency	$	254,804.80
Subtotal	$	3,439,864.80
HST 13%	$	447,182.42
TOTAL	$	3,887,047.22

Preliminary Cost Estimate - P-462 - Former Pinchin Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 45,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 30,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 15,000.00
				Subtotal 0	$ 90,000.00
1A	**Asphalt Service Access Route (7m width) and Parking Areas #1 and # 2**				
1A.1	Asphalt Service Access Route (1,050m²) Parking areas (2,000m²)				
1A.1.1	Fine grade and compact sub grade	3050	m²	$ 2.00	$ 6,100.00
1A.1.2	Granular 'B' Type II Sub Base - 400mm granular sub base to 150mm beyond back of curb	3050	m²	$ 25.00	$ 76,250.00
1A.1.3	Granular 'A' base 150mm	3050	m²	$ 12.00	$ 36,600.00
1A.1.4	Asphlat paving - 80mm HL8 & 40mm HL3	3050	m²	$ 230.00	$ 701,500.00
1A.1.5	Concrete Flush Curb @150mm wide x 400mm deep	300	m	$ 75.00	$ 22,500.00
				Subtotal 1A	$ 842,950.00
2	**Drainage Swale**				
2.1	Infiltration-based drainage system (6m wide)	900	m²	$ 75.00	$ 67,500.00
2.2	Riverstone-lined landscape swales/ overland flow paths	150	m	$ 150.00	$ 22,500.00
				Subtotal 2	$ 90,000.00
3A	**Proposed Credit River Heritage Route**				
3A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	2000	m	$ 25.00	$ 50,000.00
3A.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	8000	m²	$ 40.00	$ 320,000.00
				Subtotal 3A	$ 370,000.00
3B	**Pedestrian Bridge**				
3B.1	Proposed Pedestrian Bridge - approx. 20m span	2	each	$ 100,000.00	$ 200,000.00
				Subtotal 3B	$ 200,000.00
4	**Orientation Signage (within Feaute Site only)**				
4.1	Orientation Signage	2	each	$ 1,750.00	$ 3,500.00
				Subtotal 4	$ 3,500.00
5A	**Organic Heritage Orchard**				
5A.1	Organic Heritage Orchard (4.3 ha)			Allowance	$ 325,000.00
				Subtotal 5A	$ 325,000.00
5B	**Asphalt Service Access Route (7m width) (100m)**				
5B.1	Fine grade and compact sub grade	700	m²	$ 2.00	$ 1,400.00
5B.2	Granular 'B' Type II Sub Base - 400mm granular sub base to 150mm beyond back of curb	700	m²	$ 25.00	$ 17,500.00
5B.3	Granular 'A' base 150mm	700	m²	$ 12.00	$ 8,400.00
5B.4	Asphlat paving - 80mm HL8 & 40mm HL3	700	m²	$ 230.00	$ 161,000.00
5B.5	Concrete Flush Curb @150mm wide x 400mm deep	200	m	$ 75.00	$ 15,000.00
				Subtotal 5B	$ 203,300.00
5C	**Proposed Farm Market and Orchard Operation Centre**				
5C.1	Proposed Farm Market and Orchard Operation Centre			Allowance	$ 750,000.00
				Subtotal 5C	$ 750,000.00

Preliminary Cost Estimate - P-462 - Former Pinchin Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
6	**Informal Picnic Area**				
6.1	Clear, grub and prepare site	2000	m²	$ 15.00	$ 30,000.00
6.2	Bulk and fine grading	2000	m²	$ 22.00	$ 44,000.00
6.3	Water and electrical service			Allowance	$ 50,000.00
6.4	Landscaping and site furniture			Allowance	$ 40,000.00
				Subtotal 5C	$ 164,000.00
7A	**Primary Trail**				
7A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	850	m	$ 25.00	$ 21,250.00
7A.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	2550	m²	$ 40.00	$ 102,000.00
				Subtotal 7A	$ 123,250.00
7B	**Orientation Signage (within Feature Site only)**				
7B.1	Orientation Signage	3	each	$ 1,750.00	$ 5,250.00
				Subtotal 7B	$ 5,250.00
8	**Hiking/ Interpretive Trail (Nature Trail)**				
8.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	740	m	$ 25.00	$ 18,500.00
8.2	Granular trail with compacted sub-base as per geo-technical requirements (1.5m wide).	1110	m²	$ 40.00	$ 44,400.00
				Subtotal 8	$ 62,900.00
9	**Heritage Orchard Research Facility/ Cider Mill**				
9.1	Heritage Orchard Research Facility/ Cider Mill			Allowance	$ 650,000.00
				Subtotal 9	$ 650,000.00
10	**Heritage Orchard Demonstration Sites**				
10.1	Heritage Orchard Demonstration Sites	5000	m²	$ 28.00	$ 140,000.00
				Subtotal 10	$ 140,000.00
11	**Signalized Crossing**				
11.1	Signalized Crossing	1	unit	$ 500,000.00	$ 500,000.00
				Subtotal 11	$ 500,000.00
12A	**Gateway Feature**				
12A.1	Trail Entrance Gateway	1	unit	$ 15,000.00	$ 15,000.00
				Subtotal 12A	$ 15,000.00
12B	**Landscape Enhancement Plantings (gateway and main entry)**				
12B.1	Tree Planting (50-100mm dia. trunk) - lining access road, open spaces	75	each	$ 350.00	$ 26,250.00
12B.2	Shrub Planting (3 gal pot@3 per m2) (300m2 per entry/gateway)	600	m²	$ 40.00	$ 24,000.00
12B.3	Topsoil and Seeding/Sodding	2500	m²	$ 25.00	$ 62,500.00
				Subtotal 12B	$ 112,750.00
13	**Cider Mill Interpretive Feature**				
13.1	Cider Mill Interpretive Feature			Allowance	$ 58,000.00
				Subtotal 13	$ 58,000.00

Preliminary Cost Estimate - P-462 - Former Pinchin Lands

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
14	**"Adventure Experience" Challenge Course**				
14.1	"Adventure Experience" ropes / challenge course / potential experiential playground			Allowance	$ 250,000.00
				Subtotal 14	**$ 250,000.00**
15	**Overlook Structure**				
10.2.1	25m² granular paved overlook, armorstone wall and alluminum railing	1	unit	$ 18,750.00	$ 18,750.00
10.2.2	25m² cantilevered boardwalk with aluminum railing	1	unit	$ 31,250.00	$ 31,250.00
				Subtotal 15	**$ 50,000.00**
16	**Edge Management Area**				
16.1	Planted buffer 5m wide (assumes 50-100mm dia. trunk @ 8m spacing and 3 GAL POT shrubs @ 1m spacing), including preparation and mulching in some areas	650	m	$ 160.00	$ 104,000.00
				Subtotal 16	**$ 104,000.00**
17	**Woodland Reforestration**				
17.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	20000	m²	$ 6.00	$ 120,000.00
				Subtotal 17	**$ 120,000.00**
18	**Signage**				
18.1	Interpretive Signage (witin Feature Site only)	6	each	$ 2,100.00	$ 12,600.00
18.2	Restore and construct foundation node	1	each	$ 2,100.00	$ 20,000.00
				Subtotal 18	**$ 32,600.00**

SUMMARY OF COSTS

SubTotal Items 0-18	**$ 5,523,800.00**
10% Allowance for Studies, Design Works	**$ 552,380.00**
15% Allowance for Detailed Design,Tender and Construction Documentation	**$ 828,570.00**
10% Construction Contingency	**$ 552,380.00**
Subtotal	**$ 7,457,130.00**
HST 13%	**$ 969,426.90**
TOTAL	**$ 8,426,556.90**

Preliminary Cost Estimate - P-331 - Riverwood

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 165,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 110,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 55,000.00
				Subtotal 0	**$ 330,000.00**
1A	**MacEwan Barn: Retrofit with washroom facility and winterize**				
1A.1	MacEwan Barn: Retrofit with washroom facility and winterize			Allowance	$ 750,000.00
				Subtotal 1A	**$ 750,000.00**
1B	**Chappell House Environmental Education Centre**				
1B.1	Chappell House Environmental Education Centre			Allowance	$ 500,000.00
				Subtotal 1B	**$ 500,000.00**
1C	**Grounds:Transit shelter/ orientation and information kiosk**				
1C.1	Grounds:Transit shelter/ orientation and information kiosk			Allowance	$ 250,000.00
				Subtotal 1C	**$ 250,000.00**
1D	**Retrofits to Existing wetland planting enhancements**				
1D.1	Retrofits to Existing wetland planting enhancements			Allowance	$ 50,000.00
				Subtotal 1D	**$ 50,000.00**
1E	**Retrofits to Transit Route - Existing Access Road**				
1E.1	Retrofits to Transit Route - Existing Access Road			Allowance	$ 112,000.00
				Subtotal 1E	**$ 112,000.00**
2	**Ad hoc trail closures**				
2.1	Ad hoc trail closures			Allowance	$ 76,000.00
				Subtotal 2	**$ 76,000.00**
3	**Establish a Property Manager**				
3.1	Establish a Property Manager			Allowance	$ 15,000.00
				Subtotal 3	**$ 15,000.00**
4	**Invasive species management (assumed three year program)**				
	1. Chappell Creek Ravine: 5 ha	50000	m²	$ 1.50	$ 75,000.00
	2. Tableland Forest: 5 ha	50000	m²	$ 1.50	$ 75,000.00
	3. Forest/Thicket Savannah: 3 ha	30000	m²	$ 1.50	$ 45,000.00
	4. Ravine Slope Forest: 10 ha	100000	m²	$ 1.50	$ 150,000.00
	5. Zaichuk Terrace & Tableland Forest (Dog-Strangling Vine): 1 ha	10000	m²	$ 1.50	$ 15,000.00
	6. Floodplain (Giant Gogweed): 1 ha	10000	m²	$ 1.50	$ 15,000.00
				Subtotal 4	**$ 375,000.00**
5	**Visitors' Centre with L.I.D. Initiatives**				
5.1	Visitors' Centre with large multi-purpose space, gift shop, food services and welcome centre			Allowance	$ 3,000,000.00
				Subtotal 5	**$ 3,000,000.00**
6	**Restore Chappel Steps into Valley**				
6.1	Restoration of the Chappell House stairway leading to the valley Closure of ad-hoc trails			Allowance	$ 125,000.00
				Subtotal 6	**$ 125,000.00**

Preliminary Cost Estimate - P-331 - Riverwood

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
7	**Environmental Art Garden Gateway**				
7.1	Environmental Art Garden Gateway			Allowance	$ 288,000.00
				Subtotal 7	$ 288,000.00
8	**Retrofit Existing Signalized Crossing**				
8.1	Retrofit Existing Signalized Crossing (across Burnhamthorpe Rd West)			Allowance	$ 114,000.00
				Subtotal 8	$ 114,000.00
9	**Forest Restoration Management Area**				
9.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	42800	m²	$ 6.00	$ 256,800.00
				Subtotal 9	$ 256,800.00
10	**Secondary Trail**				
10.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	270	m	$ 25.00	$ 6,750.00
10.2	Granular trail with compacted sub-base as per geo-technical requirements (2.5m wide).	675	m²	$ 40.00	$ 27,000.00
				Subtotal 10	$ 33,750.00
11	**Suspension Bridge**				
11.1	Proposed Suspension Bridge - approx. 20m span			Allowance	$ 700,000.00
				Subtotal 11	$ 700,000.00
12A	**Nature Trail (based on existing alignment of natural earth trail)**				
12A.1	2m cleared nature trail (1.5m wide earthen track)	3000	m	$ 25.00	$ 75,000.00
				Subtotal 12A	$ 75,000.00
12B	**Nature Trail (proposed alignment of natural earth trail)**				
12B.1	2m cleared nature trail (1.5m wide earthen track)	350	m	$ 25.00	$ 8,750.00
				Subtotal 12B	$ 8,750.00
13A	**Orientation Signage**				
13A.1	Orientation Signage	6	each	$ 1,750.00	$ 10,500.00
				Subtotal 13A	$ 10,500.00
13B	**Interpretive Signage**				
13B.1	Interpretive Signage	16	each	$ 2,100.00	$ 33,600.00
				Subtotal 13B	$ 33,600.00
14	**Parking Areas # 1-3 - L.I.D. Sustainable Parking Lot Retrofit/ Expanded**				
14.1	Clear stone base 200mm	6800	m²	$ 22.00	$ 149,600.00
14.2	Permeable Pavers	6800	m²	$ 125.00	$ 850,000.00
14.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
14.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	1000	m	$ 75.00	$ 75,000.00
				Subtotal 14	$ 1,124,600.00
15	**Experiential Play Area**				
15.1	Experiential Play Area			Allowance	$ 500,000.00
				Subtotal 15	$ 500,000.00

Preliminary Cost Estimate - P-331 - Riverwood

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
16	**Overlooks (2 items)/ Angling Access (2 items)**				
16.1	Overlook Structure				
16.1.1	25m² granular paved overlook, armorstone wall and alluminum railing	2	units	$ 18,750.00	$ 37,500.00
16.1.2	25m² cantilevered boardwalk with aluminum railing	2	units	$ 31,250.00	$ 62,500.00
16.2	Angling Access				
16.2.1	25m² granular paved overlook, armorstone wall and alluminum railing	2	units	$ 18,750.00	$ 37,500.00
16.2.2	Angling access road - granular, 2.4m wide (33m long)	158.4	m²	$ 40.00	$ 6,336.00
				Subtotal 16	**$ 143,836.00**

SUMMARY OF COSTS

SubTotal Items 0-16	$ 8,871,836.00
10% Allowance for Studies, Design Works	$ 887,183.60
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 1,330,775.40
10% Construction Contingency	$ 887,183.60
Subtotal	$ 11,976,978.60
HST 13%	$ 1,557,007.22
TOTAL	$ 13,533,985.82

Preliminary Cost Estimate - P-60 - Erindale Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 200,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 160,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 80,000.00
				Subtotal 0	$ 440,000.00
1	**Water Quality Wetland**				
1.1	Earthworks	2750	m²	$ 22.00	$ 60,500.00
1.2	Fine grading	2750	m²	$ 10.00	$ 27,500.00
1.3	Wetland planting	2750	m²	$ 50.00	$ 137,500.00
				Subtotal 1	$ 225,500.00
2	**Closure of Ad-hoc Trails**				
2.1	Closure of ad-hoc trails			Allowance	$ 76,000.00
				Subtotal 2	$ 76,000.00
3A	**Proposed Credit River Heritage Route**				
3A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	750	m	$ 25.00	$ 18,750.00
3A.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	3000	m²	$ 40.00	$ 120,000.00
				Subtotal 3A	$ 138,750.00
3B	**Improvements to Existing Culham Trail**				
3B.1	Improvements to Existing Culham Trail			Allowance	$ 130,000.00
				Subtotal 3B	$ 130,000.00
3C	**At Grade Signalized Crossing**				
3C.1	At Grade Signalized Crossing (across DundasSt West)			Allowance	$ 500,000.00
				Subtotal 3C	$ 500,000.00
4	**Ice Management Ice Debris Stockpile Area**				
4.1	Ice management structure			Allowance	$ 37,500.00
				Subtotal 4	$ 37,500.00
5	**Picnic pavilion (60 people)**				
5.1	Picnic pavilion			Allowance	$ 180,000.00
				Subtotal 5	$ 180,000.00
6A	**Primary Trail**				
6A.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	2680	m	$ 25.00	$ 67,000.00
6A.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	8040	m²	$ 40.00	$ 321,600.00
				Subtotal 6A	$ 388,600.00
6B	**Orientation Signage**				
6B.1	Orientation Signage	5	each	$ 1,750.00	$ 8,750.00
				Subtotal 6B	$ 8,750.00
7A	**Gateway Features**				
7A.1	Gateway Features (no pedestrian crossing)	2	units	$ 15,000.00	$ 30,000.00
7A.2	Pedestrian crossing - linemarking and signage	1	units	$ 15,000.00	$ 15,000.00
				Subtotal 7A	$ 45,000.00

Preliminary Cost Estimate - P-60 - Erindale Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
7B	**Landscape Planting (enhancement plantings at gateways/entry)**				
7B.1	Tree Planting (50-100mm dia. trunk) - open spaces	50	each	$ 350.00	$ 17,500.00
7B.2	Shrub Planting (3 gal pot@3 per m2) (300m2 per entry/gateway)	600	m²	$ 40.00	$ 24,000.00
7B.3	Topsoil and Seeding/Sodding	600	m²	$ 25.00	$ 15,000.00
				Subtotal 7B	$ 56,500.00
8	**Parking Areas # 1,2 and 3 - L.I.D. Sustainable Parking**				
8.0	Clear stone base 200mm	10100	m²	$ 22.00	$ 222,200.00
8.2	Permeable Pavers	10100	m²	$ 125.00	$ 1,262,500.00
8.3	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
8.4	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	1000	m	$ 75.00	$ 75,000.00
				Subtotal 8	$ 1,609,700.00
9	**Existing Washroom Upgrade**				
9.1	Existing Washroom Upgrade (convert from temporary to permanent)			Allowance	$ 90,000.00
				Subtotal 9	$ 90,000.00
10	**Edge Management Area**				
10.1	Planted buffer 5m wide (assumes 50-100mm dia. trunk @ 8m spacing and 3 GAL POT shrubs @ 1m spacing), including preparation and mulching in some areas	315	m	$ 160.00	$ 50,400.00
				Subtotal 10	$ 50,400.00
11	**Canoe/Kayak Launch**				
11.1	Canoe/Kayak Launch Deck	188	m²	$ 75.00	$ 14,100.00
11.2	Access road to launch area - granular, 2.4m wide (61m long)	146.4	m²	$ 40.00	$ 5,856.00
				Subtotal 11	$ 19,956.00
12	**Secondary Trail**				
12.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	400	m	$ 25.00	$ 10,000.00
12.2	Granular trail with compacted sub-base as per geo-technical requirements (2.5m wide).	1000	m²	$ 40.00	$ 40,000.00
				Subtotal 12	$ 50,000.00
13	**Overlook (2 items)/ Angling Access (4 items)**				
13.1	Overlook Structure				
13.1.1	25m² granular paved overlook, armorstone wall and aluminum railing	2	units	$ 18,750.00	$ 37,500.00
13.1.2	25m² cantilevered boardwalk with aluminum railing	2	units	$ 31,250.00	$ 62,500.00
13.2	Angling Access				
13.2.1	25m² granular paved overlook, armorstone wall and alluminum railing	4	units	$ 18,750.00	$ 75,000.00
13.2.2	25m² cantilevered boardwalk with alluminum railing	4	units	$ 31,250.00	$ 125,000.00
13.2.3	Angling access road - granular, 2.4m wide (75m long in total)	720	m²	$ 40.00	$ 28,800.00
				Subtotal 13	$ 328,800.00
14A	**Woodland Reforestration**				
14A.1	Reforestration Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS)	95000	m²	$ 6.00	$ 570,000.00
				Subtotal 14A	$ 570,000.00
14B	**Enhanced Tree Canopy for Shade**				
14B.1	Enhanced Tree Canopy for Shade (within picnic/ open space)			Allowance	$ 50,000.00
				Subtotal 14B	$ 50,000.00

Preliminary Cost Estimate - P-60 - Erindale Park

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
15	**Cultural Meadow Areas (trunk sewer sites)**				
15.1	Cultural Meadow Planting - Mix of Trees (whips and bare root stock) and seed mix	20000	m²	$ 4.00	$ 80,000.00
				Subtotal 15	**$ 80,000.00**
16	**Dam Remnant Interpretive Feature**				
16.1	Dam remnant interpretive station			Allowance	$ 60,000.00
				Subtotal 16	**$ 60,000.00**
17	**Ice Management Interpretive Feature**				
17.1	Ice management interpretive station			Allowance	$ 60,000.00
				Subtotal 17	**$ 60,000.00**
18	**Interpretive Signage**				
18.1	Interpretive Signage	12	each	$ 2,100.00	$ 25,200.00
				Subtotal 18	**$ 25,200.00**
19	**Removal and Replacement of Armourstone Wall (0.2 km)**				
19.1	Removal and replacement of armourstone wall			Allowance	$ 175,000.00
				Subtotal 19	**$ 175,000.00**

SUMMARY OF COSTS

SubTotal Items 0-18	$ 5,335,656.00
10% Allowance for Studies, Design Works	$ 533,565.60
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 800,348.40
10% Construction Contingency	$ 533,565.60
Subtotal	$ 7,203,135.60
HST 13%	$ 936,407.63
TOTAL	$ 8,139,543.23

Preliminary Cost Estimate - Hwy # 407 to Old Derry Rd West Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 75,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 50,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 25,000.00
				Subtotal 0.0	$ 150,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1480	m	$ 25.00	$ 37,000.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	5920	m²	$ 40.00	$ 236,800.00
				Subtotal 1.0	$ 273,800.00
2.0	**Pedestrian Bridge**				
2.1	Proposed Pedestrian Bridges - approx. 20m span	1	each	$ 80,000.00	$ 80,000.00
				Subtotal 2.0	$ 80,000.00
3.0	**Signage**				
3.1	Orientation Signage	3	each	$ 1,750.00	$ 5,250.00
3.2	Interpretive Signage	2	each	$ 2,100.00	$ 4,200.00
				Subtotal 3.0	$ 9,450.00
4.0A	**Parking Areas 1-4 - Granular Surfacing**				
4.1	'B' crusher run with 150mm Granular 'A' surfacing, wheelstops and minor curb works	2500	m²	$ 110.00	$ 275,000.00
				Subtotal 4.0A	$ 275,000.00
4.0B	**Parking Areas 1-4 - Sustainabile Design**				
4.2	Clear stone base 200mm	2500	m²	$ 22.00	$ 55,000.00
4.3	Permeable Pavers	2500	m²	$ 125.00	$ 312,500.00
4.4	50mm dia subdrain, biofilters and inlets			Allowance	$ 50,000.00
4.5	Concrete Flush Curb @150mm wide x 400mm deep (perimeter)	350	m	$ 75.00	$ 26,250.00
				Subtotal 4.0B	$ 443,750.00
5.0	**Landscape Planting (enhancement plantings at parking lot/entry)**				
5.1	Tree Planting (50-100mm dia. trunk) - lining access road, open spaces	100	each	$ 350.00	$ 35,000.00
5.2	Shrub Planting (3 gal pot@3 per m²) (450m² per entry/gateway)	450	m²	$ 40.00	$ 18,000.00
5.3	Topsoil and Seeding/Sodding (450m² per entry/gateway)	450	m²	$ 25.00	$ 11,250.00
				Subtotal 5.0	$ 64,250.00
6.0	**Habitat Enhancement Plantings - Below Hwy # 407**				
6.1	Enhancement Plantings - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	10000	m²	$ 8.00	$ 80,000.00
				Subtotal 6.0	$ 80,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-6.0	$ 1,376,250.00
10% Allowance for Studies, Design Works	$ 137,625.00
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 206,437.50
10% Construction Contingency	$ 137,625.00
Subtotal	$ 1,857,937.50
HST 13%	$ 241,531.88
TOTAL	$ 2,099,469.38

Preliminary Cost Estimate - Hwy # 401 Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 50,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 35,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 20,000.00
				Subtotal 0.0	$ 105,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	330	m	$ 25.00	$ 8,250.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	1320	m²	$ 40.00	$ 52,800.00
				Subtotal 1.0	$ 61,050.00
2.0	**Signage**				
2.1	Orientation Signage	1	each	$ 1,750.00	$ 1,750.00
				Subtotal 2.0	$ 1,750.00
3.0	**Habitat Enhancement Plantings - Below Hwy # 401**				
3.1	Enhancement Plantings - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	5000	m²	$ 8.00	$ 40,000.00
				Subtotal 3.0	$ 40,000.00
4.0	**Reforestration**				
4.1	Reforestration Plantings - Soil preparation, tree planting (whips and bare root stock).	124000	m²	$ 5.00	$ 620,000.00
				Subtotal 4.0	$ 620,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-4.0	$ 827,800.00
10% Allowance for Studies, Design Works	$ 82,780.00
15% Allowance for Detailed Design, Tender and Construction Documentation	$ 124,170.00
10% Construction Contingency	$ 82,780.00
Subtotal	$ 1,117,530.00
HST 13%	$ 145,278.90
TOTAL	$ 1,262,808.90

Preliminary Cost Estimate - Kraft and ADM Mills Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 50,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 35,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 20,000.00
				Subtotal 0.0	$ 105,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1750	m	$ 25.00	$ 43,750.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	7000	m²	$ 40.00	$ 280,000.00
				Subtotal 1.0	$ 323,750.00
2.0	**Pedestrian Bridge**				
2.1	Proposed Pedestrian Bridge - approx. 40m span	1	each	$ 160,000.00	$ 160,000.00
				Subtotal 2.0	$ 160,000.00
3.0	**Signage**				
3.1	Orientation Signage	1	each	$ 1,750.00	$ 1,750.00
3.2	Interpretive Signage	3	each	$ 2,100.00	$ 6,300.00
				Subtotal 3.0	$ 8,050.00
4.0	**Riparian Habitat Enhancement Plantings (20m width)**				
4.1	Enhancement Plantings - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	500	m	$ 80.00	$ 40,000.00
				Subtotal 4.0	$ 40,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-4.0	$ 636,800.00
10% Allowance for Studies, Design Works	$ 63,680.00
15% Allowance for Detailed Design, Tender and Construction Documentation	$ 95,520.00
10% Construction Contingency	$ 63,680.00
Subtotal	$ 859,680.00
HST 13%	$ 111,758.40
TOTAL	$ 971,438.40

Preliminary Cost Estimate - Highway # 403 Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 50,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 35,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 20,000.00
				Subtotal 0.0	$ 105,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1100	m	$ 25.00	$ 27,500.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	4400	m²	$ 40.00	$ 176,000.00
				Subtotal 1.0	$ 203,500.00
2.0	**Signage**				
2.1	Orientation Signage	4	each	$ 1,750.00	$ 7,000.00
2.2	Interpretive signage	4	each	$ 2,100.00	$ 8,400.00
2.3	Construct 'salmon bridge' interpretive node			Allowance	$ 10,000.00
				Subtotal 2.0	$ 25,400.00
3.0	**Angling Access + Overlook**				
3.1	25m² granular paved overlook, armorstone wall and alluminum railing	3	units	$ 18,750.00	$ 56,250.00
3.2	Angling access road - granular, 2.4m wide (11m long each)	79.2	m²	$ 40.00	$ 3,168.00
				Subtotal 3.0	$ 59,418.00
4.0	**Riparian Habitat Enhancement Plantings (20m width)**				
4.1	Enhancement Plantings - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	300	m	$ 80.00	$ 24,000.00
				Subtotal 4.0	$ 24,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-4.0	$ 417,318.00
10% Allowance for Studies, Design Works	$ 41,731.80
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 62,597.70
10% Construction Contingency	$ 41,731.80
Subtotal	$ 563,379.30
HST 13%	$ 73,239.31
TOTAL	$ 636,618.61

Preliminary Cost Estimate - Queensway to Dundas Street Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 75,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 50,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 25,000.00
				Subtotal 0.0	$ 150,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	4270	m	$ 25.00	$ 106,750.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	17080	m²	$ 40.00	$ 683,200.00
				Subtotal 1.0	$ 789,950.00
2.0	**Pedestrian Bridges**				
2.1	Proposed Pedestrian Bridges - approx. 20m span	2	each	$ 80,000.00	$ 160,000.00
				Subtotal 2.0	$ 160,000.00
3.0	**Buffer Planting (Adjacent Golf Course) 20m width**				
3.1	Buffer Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	1250	m	$ 80.00	$ 100,000.00
				Subtotal 3.0	$ 100,000.00
4.0	**Primary Trail**				
4.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	900	m	$ 25.00	$ 22,500.00
4.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	2700	m²	$ 40.00	$ 108,000.00
				Subtotal 4.0	$ 130,500.00
5.0	**Signage**				
5.1	Orientation Signage	5	each	$ 1,750.00	$ 8,750.00
5.2	Interpretive Signage	6	each	$ 2,100.00	$ 12,600.00
				Subtotal 5.0	$ 21,350.00
6.0	**Landscape Planting (enhancement plantings at gateways/entry)**				
6.0A	**Landscape Entry Feature**				
6.1	Entry Feature	3	each	$ 35,000.00	$ 105,000.00
6.0B	**Landscape Entry Plantings**				
6.2	Tree Planting (50-100mm dia. trunk) - 25 each entry	75	each	$ 350.00	$ 26,250.00
6.3	Shrub Planting (3 gal pot@3 per m²) (450m² per entry/gateway)	1350	m²	$ 40.00	$ 54,000.00
6.4	Topsoil and Seeding/Sodding (450m² per entry/gateway)	1350	m²	$ 25.00	$ 33,750.00
				Subtotal 6.0	$ 219,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-6.0	$ 1,570,800.00
10% Allowance for Studies, Design Works	$ 157,080.00
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 235,620.00
10% Construction Contingency	$ 157,080.00
Subtotal	$ 2,120,580.00
HST 13%	$ 275,675.40
TOTAL	$ 2,396,255.40

Preliminary Cost Estimate - QEW to Queensway Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 75,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 50,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 25,000.00
				Subtotal 0.0	$ 150,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1920	m	$ 25.00	$ 48,000.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	7680	m²	$ 40.00	$ 307,200.00
				Subtotal 1.0	$ 355,200.00
2.0	**Pedestrian Bridges**				
2.1	Proposed Pedestrian Bridge - approx. 50m span	1	each	$ 200,000.00	$ 200,000.00
2.2	Proposed Pedestrian Bridge - approx. 20m span	1	each	$ 80,000.00	$ 80,000.00
				Subtotal 2.0	$ 280,000.00
3.0	**Primary Trail**				
3.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1250	m	$ 25.00	$ 31,250.00
3.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	3750	m²	$ 40.00	$ 150,000.00
				Subtotal 4.0	$ 181,250.00
4.0	**Buffer Planting (Adjacent Golf Course) 20m width**				
4.1	Buffer Planting - Soil preparation, tree planting (whips and bare root stock) and shrubs (1 GAL POTS).	2,000	m	$ 80.00	$ 160,000.00
				Subtotal 3.0	$ 160,000.00
5.0	**Signage**				
5.1	Orientation Signage	5	each	$ 1,750.00	$ 8,750.00
5.2	Interpretive Signage	6	each	$ 2,100.00	$ 12,600.00
				Subtotal 4.0	$ 21,350.00
6.0	**Landscape Planting (enhancement plantings at gateways/entry)**				
6.0A	**Landscape Entry Feature**				
6.1	Entry Feature	3	each	$ 35,000.00	$ 105,000.00
6.0B	**Landscape Entry Plantings**				
6.2	Tree Planting (50-100mm dia. trunk) - 25 each entry	75	each	$ 350.00	$ 26,250.00
6.3	Shrub Planting (3 gal pot@3 per m²) (450m² per entry/gateway)	1350	m²	$ 40.00	$ 54,000.00
6.4	Topsoil and Seeding/Sodding (450m² per entry/gateway)	1350	m²	$ 25.00	$ 33,750.00
				Subtotal 6.0	$ 219,000.00

SUMMARY OF COSTS

SubTotal Items 0.0-6.0	$ 1,185,550.00
10% Allowance for Studies, Design Works	$ 118,555.00
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 177,832.50
10% Construction Contingency	$ 118,555.00
Subtotal	$ 1,600,492.50
HST 13%	$ 208,064.03
TOTAL	$ 1,808,556.53

Preliminary Cost Estimate - Lorne Park Reach

The following Prices include the provisions of all labour, materials and equipment necessary to complete the supply and installation of the following works.

Item	Description	Quantity	Unit	Unit Cost	Subtotal
0.0	**Site Preparation**				
0.1	Mobilization/Site Preparation/Signage/Traffic Control			Allowance	$ 50,000.00
0.2	Clearing and grubbing/ miscellaneous minor demolition			Allowance	$ 35,000.00
0.3	Earthworks/ cut & fill/ fine grading			Allowance	$ 20,000.00
				Subtotal 0.0	$ 105,000.00
1.0	**Proposed Credit River Heritage Route**				
1.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	1500	m	$ 25.00	$ 37,500.00
1.2	Granular trail with compacted sub-base as per geo-technical requirements (4.0m wide).	6000	m²	$ 40.00	$ 240,000.00
				Subtotal 1.0	$ 277,500.00
2.0	**Pedestrian Bridges**				
2.1	Proposed Pedestrian Bridge - approx. 100m span	1	each	$ 400,000.00	$ 400,000.00
2.2	Proposed Pedestrian Bridge - approx. 30m span	1	each	$ 120,000.00	$ 120,000.00
				Subtotal 2.0	$ 520,000.00
3.0	**Primary Trail**				
3.1	Drainage works, subgrade preparation, compacted sub-base, tree protection	500	m	$ 25.00	$ 12,500.00
3.2	Granular trail with compacted sub-base as per geo-technical requirements (3.0m wide).	1500	m²	$ 40.00	$ 60,000.00
				Subtotal 3.0	$ 72,500.00
4.0	**Restoration Areas**				
4.1	Restoration Plantings - Soil preparation, tree planting (whips and bare root stock).	5000	m²	$ 5.00	$ 25,000.00
				Subtotal 4.0	$ 25,000.00
5.0	**Landscape Planting (enhancement plantings at gateways/entry)**				
5.0A	**Landscape Entry Feature**				
5.1	Entry Feature	3	each	$ 35,000.00	$ 105,000.00
5.0B	**Landscape Entry Plantings**				
5.2	Tree Planting (50-100mm dia. trunk) - 25 each entry	75	each	$ 350.00	$ 26,250.00
5.3	Shrub Planting (3 gal pot@3 per m²) (450m² per entry/gateway)	1350	m²	$ 40.00	$ 54,000.00
5.4	Topsoil and Seeding/Sodding (450m² per entry/gateway)	1350	m²	$ 25.00	$ 33,750.00
				Subtotal 5.0	$ 219,000.00
6.0	**Signage**				
6.1	Orientation Signage	3	each	$ 1,750.00	$ 5,250.00
6.2	Interpretive Signage	4	each	$ 2,100.00	$ 8,400.00
				Subtotal 6.0	$ 13,650.00

SUMMARY OF COSTS

SubTotal Items 0.0-6.0	$ 1,232,650.00
10% Allowance for Studies, Design Works	$ 123,265.00
15% Allowance for Detailed Design,Tender and Construction Documentation	$ 184,897.50
10% Construction Contingency	$ 123,265.00
Subtotal	$ 1,664,077.50
HST 13%	$ 216,330.08
TOTAL	$ 1,880,407.58

Appendix M

Community Meetings - Summary Reports

credit river parks strategy

credit river parks strategy

WORKSHOP SUMMARY REPORT

THE CREDIT RIVER PARKS STRATEGY

November 23, 2010

Community / Stakeholder Meeting Summary Report #1

Prepared by Lura Consulting and Schollen & Company Inc.

for the City of Mississauga

LURA
LISTEN · UNDERSTAND · RELATE · ADVANCE

This Workshop summary report was prepared by Lura Consulting. Lura has been retained to provide third-party facilitation services as part of the Credit River Parks Strategy. This summary captures the key discussion points raised during the workshop. It is not intended as a verbatim transcript of comments received. If you have any questions or comments regarding the summary, please contact either:

City Of Mississauga
The Credit River Parks Strategy
905-615-3200, ext. 4498
creditriverparks.strategy@mississauga.ca

OR

Lura Consulting
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APPENDIX M-1.1: MEETING NOTICE
APPENDIX M-1.2: MEETING AGENDA

1.0 INTRODUCTION

The 27 km long Credit River flows approximately north to south through the City of Mississauga. It is home to thousands of animals and plants and is a natural wonder within a growing urban city. With over 5km² of parkland along the river, the area has the potential to support a strong natural heritage system, as well as all season recreation, leisure, stewardship, and education opportunities.

City staff and a multidisciplinary team of expert consultants are working together to understand the opportunities for the land in order to develop a strategy that will align current City initiatives with the preservation and enhancement of the Credit River parklands.

The purpose of the Credit River Parks Strategy is to develop a sustainable, innovative and environmentally responsible strategy to guide the planning, development, conservation and management of publicly owned and accessible parklands and natural areas along the Credit River over the next 25 years. The strategy will provide a framework for emphasizing the Credit River, fostering awareness and action around its conservation, providing all-season activities and be a destination for residents and tourists alike.

The strategy development process is designed to consult and engage with Mississauga residents and stakeholders. A range of meetings and activities are planned to provide the public, stakeholders groups, First Nations and other government agencies opportunities to provide their input and feedback throughout the strategy development process.

The first public consultation event for the Strategy was held on November 23, 2010 at the Mississauga Civic Centre. This report summarizes the event and the input and comments received from the participants.

2.0 MEETING DETAILS

2.1 Background

The consultation process for the Credit River Parks Strategy is designed to encourage feedback and constructive input from stakeholders and the general public, while also generating awareness of the importance of the strategy and fostering increased stewardship of the Credit River and the City's adjacent parkland.

The first Stakeholder/ Community Meeting for the Strategy was held on November 23, 2010 at Tower Garden Cafe, in the Mississauga Civic Centre. The purpose of this event was to educate the public and stakeholders about the Credit River Parks Strategy and seek input from them on public use, values, and park and trail policy principles. This was also the first opportunity for the project team to present the findings from the 'Inventory Assessment' and confirm the preliminary mapping information that had been gathered.

2.2 Public Notification

Notice of the Community/ Stakeholder Meeting was provided through a variety of means in an effort to promote the study to the broadest cross-section of interested parties. Notification regarding the meeting included, but was not limited to, the following:

- all residents and landowners located within 120 metres (400 feet) of the Credit River were notified via Canada Post
- a comprehensive list of community and government stakeholders was developed and all were notified via Canada Post and e-mail
- a project specific webpage
- the general City of Mississauga Website
- general press releases to local media
- portable signs
- local newspapers
- detailed information to the local community channel

2.3 Meeting Format

The public information centre consisted of an open house from 7:00 to 7:30pm, during which participants were able to view the map and project panels and speak with the project team. The formal presentation began at 7:30. **Laura Piette,** Director, Community Services from the ***City of Mississauga*** gave welcoming remarks and introduced the presentation and project team. **Mark Schollen** from ***Schollen & Company*** **Inc.** provided a review of the project to date. He explained that the workshop was to be an investigative exercise to promote input from stakeholders and the public. The project team wanted participants to speak to what they knew about the Credit River park system, how they used the parkland and what about the parks was most important to them. Mark provided a brief overview of the study area which includes lands inside the valley corridor, from the Railway Bridge in Streetsville to Highway #407. He also indicated that seven (7) specific sites within the study area would be examined in greater detail. Mark went on to provide a review the 'Inventory Assessment', which is a components of the first phase the strategy development. As part of this assessment, the consulting team conducted site visits and research in order to identify characteristics, barriers and patterns of use within the Study Area. Mark explained that they had found that the Credit Valley park system was generally healthy, and had great historic, cultural and archeological significance.

Leah Lefler, a representative from ***North-South Environment*** spoke about the ecological review completed to date and described the approach being undertaken to identify and accommodate sensitive areas and species.

Mark Schollen concluded the presentation with a summary of challenges and opportunities in moving forward, such as existing policies, sensitive areas, private property, natural hazards, existing facilities, public safety, accessibility and barriers to connectivity.

Upon conclusion of the presentation, a short question and answer period was facilitated by **Jim Faught** from ***Lura Consulting***. The comments were recorded and are summarized in Section 6.0 of this report.

Following the question and answer period, the participants were encouraged to provide input during a workshop session, and record their ideas on the comment forms distributed at the beginning of the meeting. In addition, some attendees chose to provide feedback on the initial mapping and identify particular locations within the study area that they felt to be of specific concern. The comment forms and map feedback were collected at the end of the evening. A summary of this input is included in Sections 4.0 and 5.0 of this report.

Mark Howard, the project lead, from the ***City of Mississauga,*** provided closing remarks and spoke briefly about the next steps for the project, including the Places and Spaces campaign and online survey thereby concluding the workshop at 9:00 p.m.

2.4 Public and Stakeholder Attendance

A total of 88 public and stakeholders attended the Stakeholder/ Community Meeting throughout the evening, with 57 providing contact information through the meeting registration process.

2.5 Project Team Attendance

Mark Schollen - *Schollen and Company*
Markus Hillar - *Schollen and Company*
Jim Faught - *Lura Consulting*
Leah Lefler - *North-South Environment*
Mark Howard - City of Mississauga
Ruth Marland - City of Mississauga
Laura Piette - *City of Mississauga*
David Marcucci - *City of Mississauga*
Andy Wickens - *City of Mississauga*
Tristan McIntosh - *City of Mississauga*

3.0 SUMMARY OF PUBLIC FEEDBACK

The following is a summary of the issues and comments most frequently raised at the open house. For a full description of the input received, please see Section 3.0-5.0. It includes the feedback received from the comment forms, the mapping exercise and question and answer period as completed on November 23, 2010.

- in the future, provide opportunities, both for **active recreation**, such as swimming, biking, kayaking, ice-skating, and skiing; as well as **passive recreation**, such as walking, hiking and picnicking
- parks to be accessible **year-round**, (both summer and winter activities)
- **preservation of the natural state** of the Credit River should be an important focus of the strategy; the parks should be a place to experience nature
- the parkland should be a **resilient and sustainable eco-system**
- **restoration** of the river's natural features and functions
- long **continuous trails** throughout the parks, for walking, hiking, cross-country skiing and experiencing nature

- **native plants and animals** are preferred
- increased **access to the river** at various locations
- more **facilities** for shelter, shade and picnicking would attract people to the parks
- the **future** growth of Mississauga, including population and development, should be considered in the planning process
- the project team should **consult long-term residents** and discuss how to integrate respect for the **private property owners** along the river into the strategy
- there are **safety and connection** issues along some of the trails within the park system
- more festivals and programmed events in the parks
- opportunities for **learning, interpretation, stewardship and volunteerism** are valued
- there are issues with **vandalism**/alcohol and drug use/noise in several places throughout the study area

4.0 COMMENT FORM SUBMISSIONS

A summary of all feedback received from comment on November 23rd is presented below. The feedback is presented based on the 5 questions included on the comment form, which is included in Appendix C. For each question, several themes have been identified; under each theme is a full record of all the comments received. An asterix (*) indicates the number of additional times a comment was made (one asterix (*) per comment). Please note that the comments in this section are not verbatim.

Question 1: Imagine Credit River Parks 25 years from now. What elements and activities would you like to see?

- Opportunities for activity and recreation:
  - both summer* and winter activities*
  - festivals*
  - passive recreation, especially walking* i.e. walking trails and tours
  - active recreation, such as such as fishing, ice-skating, kayaking, swimming, biking
  - activities that do not compromise the natural features of valley
  - opportunities for children, adults, seniors and people with disabilities to use the park
  - the river is not suited for intense sport
- Connections, linkages and transportation:
  - a continuous bike path*** (north-south without road travel; from Dundas to the Lake; from one end to the other and beyond)
  - a connected trail system***
  - more complete connectivity of the parks via the Culham trail
  - a scenic trail to connect Streetsville and Port Credit
  - completion of Culham Trail*
  - access to public transportation
  - parking lots

- bikes for rent at key spots in the park in order to link transit and parks

- Naturalization and restoration of the river:
  - restoration of the river's natural features and functions***
  - naturalization of the river**
  - opportunities for engaging with the river at a more intimate level*
  - restoration of water table levels
  - restored water quality
  - strict monitoring or the river to bring back original fish species

- Protection of ecological systems and natural heritage:
  - a sustainable natural eco-system** – resilient to climate change
  - preservation of the natural environment as it is*
  - small animals, fish*, birds*
  - buffering of the riparian eco-system to enhance the natural heritage system
  - flower gardens, bushes, trees, water ponds, waterfalls, streams
  - vegetation and animals native to the area
  - tree restoration

- Other comments:
  - more/better signage*
  - reclaim land as opportunities arise
  - utilize Pinchin Farm property as a mixed-use park and consider it for heritage conservation status
  - preservation of historic features
  - diversity
  - free internet access in park with work benches, tables
  - more shaded areas
  - no structures

Question 2: What would attract you to the Credit River Parks in the future?

- Natural heritage features:
  - preservation of the park in its natural state****
  - opportunities to experience nature**
  - more animals
  - open areas
  - improved water quality
  - improved wild salmon and trout fishery

- Opportunities for learning and interpretation:
  - a nature interpretive centre
  - educational panels about the park and its connection to the community
  - creation of a park identity through artistic interventions
  - learning opportunities for school children, teens, and adults

- historical re-creations

- Park facilities and infrastructure:
  - splash pads
  - more picnic areas* with shade
  - weather shelters
  - sanitary facilities
  - a small zoo
  - ice rinks

- Rentals and park services:
  - canoe/kayak rentals
  - bike rentals
  - concession stands along bike routes

- Recreational opportunities:
  - picnicking*
  - winter activities, such as skating, skiing*
  - swimming
  - a quiet natural place to walk
  - ability to hike the length of the river

- Programmed events and activities:
  - nature tours or clubs
  - volunteer activities
  - walking tours
  - free activities

- A trail system for various uses:
  - long continuous trails***** (like Bruce County)
  - nature trails*
  - cross-country ski trails*
  - walking trails
  - ice trails
  - a multi-use trail from Lake Ontario to the upper most part of the River in Mississauga
  - not a series of parks but one continuous park (similar to the lakefront)
  - bicycle paths
  - walking paths

- Other:
  - accessibility*** (easy access for groups; accessible roads, access to the river at multiple points)
  - better access to the river**
  - safety
  - cleanliness

- no commercialism; no restaurants
- direction signage
- car free paths
- vibrant harmony of use (open year-round)
- more parks and expansion of existing ones*

3. What should the project team take into consideration as they develop a strategy for the Credit River Parks?

- A plan for the future:
  - consider the effects of climate change
  - do not plan too far into the future; in the past there has been relatively little progress on parks/trails planning
  - consider how Mississauga will expand and the effect of new office towers, business center, condos, manufacturing, servicing centers and medical facilities
  - plan trails that require low-maintenance
- Restoration and protection of natural features in Mississauga and the Credit River:
  - the remaining heritage land in Mississauga is precious*
  - increase forest canopy and biodiversity
  - the spread of invasive species
  - make the park natural
  - encourage use of river corridor
  - Integrate with other conservation areas within Mississauga
  - Continue with re-naturalization and land reclamation
- Partnerships and the needs of stakeholders:
  - the management of the park system will require complex partnerships
  - consult the long-term residents
  - have respect for the riparian rights and private property of the home owners
- Demographics and population changes:
  - the ethno-cultural diversity in Mississauga
  - aging demographics
  - the projected large increases in population in Mississauga
- Access to the river:
  - ensure that the public has access at various points along the river****
  - bridges or paths are needed to provide access at certain parts of the river
  - the entry points to the parks need to be established beyond the population centre to achieve a flow of visitors
  - provide access from designated access points to other multi-use trails
  - opportunities for fishing and canoeing
- Education and stewardship:

- there should be strategies to educate the public about the park*
- community outreach to develop appreciation for the park would be good
- highlight why the park is unique, unusual, threatened, etc.
- encourage schools to do spring/fall clean-ups

➢ Other comments for the project team to consider:

- park use should be year-round*
- location and generation of pollution
- the importance of continuity with existing plans affecting the area
- use existing unmapped trails for the creation of formal trails
- the Culham Trail should be continuous from Brampton to the Lake and it should be paved
- have a continuous trail the length of the river that is accessible at various locations
- fishing drawn thousands of anglers to Erindale Park every year

4. Is there any baseline information missing or needing correction on the maps?

- details on the current public ownership issues within the study area
- the Milton GO line is mislabelled on the map
- Atlantic salmon and Lake Sturgeon were missed from the endangered species list
- Credit River is Mississauga's only large, functioning natural heritage land
- the golf courses in Mississauga are not included on the map and need to be considered in the plan

5. Are there areas in the parks or adjacent to the parks that have issues?

- bike routes and linkages at various points within the valley
- structures and development within the flood plain such as Kraft Mill and the golf courses
- vandalism/alcohol and drug use/noise in several places
- off leash dogs
- lack of connection due to private lands (below Dundas, Kraft property in Streetsville, Humphries Farm north of Hwy. 401)
- maintenance of the playgrounds for children

6. Other Comments?

- there should be opportunities for people to volunteer to clean up, plant trees, and contribute to trail and nature preservation
- trails and parks along the Credit River are loved
- safety/security is an issue
- presenters spoke too fast; presenters should post their names; screen information was too small
- consider a program to plant canopy lanes that cross the residential and commercial areas and link the parks to each other

- who is going to pay for all this work? How will they pay for it?
- "parks" should not be groomed grass, but rather naturalised areas
- consider designating Old Meadowvale Village as a heritage area as a way of revitalization
- sports facilities, buildings, playing fields, etc. should be located in the areas that are not adjacent to the river and its valley
- allow use of unmapped existing trails
- please keep the Credit Valley in its natural state
- there is a large untapped synergy between University of Toronto-Mississauga (UTM), the Credit River and its natural resources, as well as parks and recreation managers and volunteers
- the Credit River is home to one of the largest trout runs in the Great Lakes.
- the valley is home to deer, coyote, fox, wild turkey, nesting ducks and geese, and hundreds of other birds, insects, invertebrates, animals, trees and reptiles
- there is potential for an outdoor recreation and environmental science education program at UTM

5.0 MAPPING EXERCISE FEEDBACK

Workshop participants were given the opportunity to make comments about specific locations on the map. Their comments were recorded and a red sticker placed on the map in relation to the particular comment. The following is a description of the comments received from the exercise. The comments have been summarized for the purposes of clarity. The corresponding map is included in Appendix B.

#	Ref.	Description	Comment
1	K1	North end – along the river	issue with the impact of parkland on private property.
2	J3	Mississauga Golf & Country Club and; the Credit Valley Golf & Country Club	concerned about the impact of park use on the golf clubs; as well as safety issues for parks users who find their way onto the golf course
3	J2	Along the river; near Stavebank Road	there is currently a lot of garbage in this area; it should be cleaned up
4	J2		the Credit Valley Golf and Country Club is not labelled on the map
5	K1	Port Credit, west of CNR Go Line	lots of garbage is left and young people often leave their beer bottles
6	L1	Port Credit, west of CNR Go Line	Port Credit Park restoration was good (outside the study area)
7	C5		not the Milton Go Line
8	C4	410 and St. Lawrence and Hudson Railway	connectivity is a problem, from one side of the 401 to the other; it is an important spot for cyclists.
9	F5	Streetsville Memorial	there should be bike trails south out of Streetsville Memorial

		Park	Park as nothing exists there now
10	I5	Erin Dale Mark and Mississauga Road	a trail ends and there needs to be a connection for cyclists.
11.	F5	Streetsville Memorial Park	there is no connection for cyclists
12.	C4	410 and St. Lawrence and Hudson Railway	the only way to stay on the trail here is to cross a bridge, which can be dangerous.
13.	C2	Main north-south road in between 401 and Britannia Road West	shared bicycle lanes on this road are dangerous, but it is the only way for bicycle commuters to go. It would be better is they were separated from the cars
14.	H4	Along the river; Erin Dale park	significant historical/geological and ecological area what should have signage to indicate its importance

6.0 QUESTION AND ANSWER PERIOD SUMMARY

The following is a summary of the questions and answers raised at the November 23rd workshop. The comments have been summarized for the purposes of clarity.

Q1 - How do you plan to balance the need for accessibility and safety?
A1 - This is something that we will work to figure out and look for input on. The solutions will depend on the characteristics of the particular site.

Q2 – Is 'restoration' going to be a component of your plan?
A2 – Yes. Restoration is fundamental to our approach- both natural and cultural heritage restoration.

Q3 – How do you plan to deal with issues of vandalism and damage to private property along the river?
A3 – This is something we will be looking into further during the study.

Q4 – Is there potential to purchase private property within Mississauga in order to achieve continuity of the trails and park system?
A4 – Yes. The purchasing of private property has been discussed in meetings.

Q5 – Is it possible to use rocks as a way of dealing with erosion along the river, similar to what was done at Erindale Park?
A5 – Erosion is a complex, natural process that is an important consideration in the plan. Armouring (creating a hard surface) the river from erosion is an older approach to dealing with erosion. We will be looking for more long-term solutions where possible.

Q6 – To what extent do you intend to make Credit Valley a destination point or tourist destination? And can you do this as well as maintain the parks natural heritage integrity.
A6 – The tourist element will be addressed in the planning process. There are certainly opportunities to make the park a tourist destination, more so than it already is.

Q7 – You have identified the importance of a number of policies for the plan. You also have an ambitious public consultation plan. If the average person is not aware of the park policies in Mississauga, will you be forced not to incorporate the feedback from these people in the end?
A7 - Thank you for your comment. It will be considered in the consultation during the project.

7.0 NEXT STEPS

The November 23 workshop is one of many opportunities for the public and stakeholders to contribute their input to the Credit River Parks Strategy. The next set of public and stakeholder consultations will be held during phase 2 of the project, and will be an opportunity for the project team to receive feedback on the concept plans for feature sites and the Interim Park Strategy. The dates of these meetings are still to be confirmed. The places and spaces campaign and the online survey are also being conducted during the months of December and January.

Appendix M-1.1

Meeting Notice

Credit River Parks Strategy Open House

We want to hear from you!

Please join us to share your experiences and ideas for the City parks along the Credit River.

Date: Tuesday, November 23, 2010

Location: Tower Garden Café, 12th floor,
Mississauga Civic Centre, 300 City Centre Drive

Time: 7:00 – 9:00 p.m.

credit river parks strategy

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For more information:

Visit: www.mississauga.ca/creditriverparksstrategy
Call: 905-615-3200 ext. 4498
Email: creditriverparks.strategy@mississauga.ca

Appendix M-1.2

Meeting Agenda

credit river parks strategy

AGENDA

Credit River Parks Strategy Open House and Workshop
Tuesday, November 23, 2010
7:00 - 9:00 p.m.
Mississauga Civic Centre, 300 City Centre Drive
Tower Garden Café, 12th floor

6:30 R egistration

7:00 Open House - View Maps & Panels

7:30 I ntroductions - Laura Piette, Director, Community Services

7:35 Pr esentation - Mark Schollen, Principal, Schollen & Company

8:00 Questions and Answers - Jim Faught, Director, Lura Consulting

8:15 W orkshop - Public Input

8:55 Next Steps - Mark Howard, Project Lead, Credit River Parks Strategy

9:00 Adjourn

For more information:

Visit: www.mississauga.ca/creditriverparksstrategy
Call: 905-615-3200 ext. 4498
Email: creditriverparks.strategy@mississauga.ca

Our Future Mississauga

credit river parks strategy

The Credit River Parks Strategy
PRELIMINARY MASTER PLAN CONSULTATION SUMMARY

August 2011 | Consultation Summary Report # 2

Prepared by Lura Consulting and Schollen & Company Inc.

for the City of Mississauga

LURA
LISTEN · UNDERSTAND · RELATE · ADVANCE

This consultation summary report was prepared by Lura Consulting. Lura has been retained to provide third-party facilitation services as part of the Credit River Parks Strategy. This summary captures the key feedback and comments from public consultations on the preliminary Master Plan. It is not intended as a verbatim transcript of comments received. If you have any questions or comments regarding the summary, please contact either:

City Of Mississauga
The Credit River Parks Strategy
905-615-3200, ext. 4498
creditriverparks.strategy@mississauga.ca

OR

Lura Consulting
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Acancelli@lura.ca

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Appendix M2.1: Question and Answer Period (Community Meeting and Bus Tour)

Appendix M2.2: Additional Comments on the Preliminary Master Plan

1.0 INTRODUCTION

The 27 km long Credit River flows generally north to south through the City of Mississauga. It is home to thousands of animals and plants and is a natural wonder within a growing urban landscape. With over 5 km² of parkland along the river, the area supports a vital natural heritage system, as well as all-season recreation, leisure, stewardship, and education opportunities. City staff and a multidisciplinary team of expert consultants are working together to understand this important landscape in order to develop a strategy that will align with current City initiatives and support the preservation and enhancement of the Credit River Valley.

The preliminary Master Plan for the Credit River Parks Strategy (CRPS) has been developed to recommend a spatial structure for the overall strategy. The Plan has been developed based on the findings of extensive technical research, as well as a comprehensive public and stakeholder engagement process. The Plan aims to realize a new vision, principles, and objectives defined in the course of completing the inventory, analysis and consultation tasks. The preliminary Master Plan addresses the overall CRPS study area, as well as seven 'feature sites' contained within it. The 'feature sites' are envisioned as unique nodes that bind the natural corridor together. For each of the 7 features sites, the project team has developed 3 concept plans; each option offers various levels of naturalisation, recreation, interpretation elements and programming.

Several public consultation activities with stakeholders, park users and area residents have been conducted during spring and summer of 2011 in order to assist in the development of the Credit River Park Strategy, preliminary Master Plan, vision, principles, and objectives and the alternative concept plans for each feature site. This report provides a summary of the consultation activities and the input received from participants during this consultation.

2.0 CONSULTATION APPROACH

Various approaches to consultation were used in order to provide a range of opportunities for the public and stakeholders to participate in the design process and comment on the preliminary Master Plan. Below is a description of the 4 main consultation approaches, the format of consultation, how the public was notified, and an overview of the participation and attendance of each activity/event.

2.1 Public Information Centre (PIC)

A Public Information Centre was held on June 28, 2011 at the Living Arts Centre in Mississauga to obtain feedback on key components of the Credit River Parks Strategy, including the preliminary Master Plan and alternative concept plans for each of the feature sites. The meeting consisted of an open house, a presentation and a workshop session.

Format

During the open house, participants were able to view the maps and information panels and speak with the project team. This was followed by a formal presentation on the strategy and preliminary Master Plan. Mark Howard, Project Lead for the *City of Mississauga,* gave welcoming remarks and introduced the presentation and project team. Dave Dilks, *Lura Consulting* reviewed the agenda and the purpose for the meeting. Mark Schollen, *Schollen & Company* Inc. then provided an overview of the entire project, summarized the feedback that had been received from the public to date and presented the preliminary Master Plan and optional feature site plans. After the presentation a short question and answer period

was facilitated by David Dilks. A summary of the questions raised and answers provided is included in Appendix A. During the workshop session, concept plans for the feature sites were stationed around the room. Small groups of participants were engaged to provide their feedback at a series of stations that were hosted by a member of the project team. Using colour coded post-it notes (green for 'what you like'; yellow for 'what you would like changed') participants provided their feedback on the 3 concept plans for each site. Participants were also encouraged to provide their specific comments in the workbooks provided or submit comments online after the meeting.

Notification

Notice of the community/stakeholder meeting was provided through a variety of means in an effort to promote the study to the broadest cross-section of interested parties. Notification regarding the meeting included, but was not limited to, the following:

- All parties having previously attended an information session or had contacted the City with regard to the project, and had indicated e-mail as their preferred means of contact, were notified via e-mail
- Those parties having previously attended an information session or had contacted the City with regard to the project, and had indicated mail as their preferred means of contact were notified via Canada Post
- Those parties who had indicated e-mail as their preferred means of contact but who could not be reached were also, notified via Canada Post.
- A comprehensive list of community and government stakeholders was developed and all were notified via Canada Post and e-mail
- A project specific webpage with notification of the meeting was posted online
- advertisement on the general City of Mississauga Website
- Distribution of general press releases to local media
- Installation of portable signs at the various park sites within the Credit River valley
- Advertisement in local newspapers (the Mississauga News)
- Provision of detailed information to the local community channel

Participation/Attendance

- # of participants at community/ stakeholder meeting: 45
- # of comment forms submitted: 1
- # of comments on maps: 119
- Project team attendance
    - Mark Schollen, *Schollen & Company Inc.*
    - Kristen Brown, *Schollen & Company Inc.*
    - Markus Hillar, *Schollen & Company Inc.*
    - Dave Dilks , *LURA Consulting*
    - Ariana Cancelli*, LURA Consulting*
    - Leah Lefler*, North-South Environmental*
    - Mark Howard, *City of Mississauga*
    - David Marcucci, *City of Mississauga*
    - Ruth Marland, *City of Mississauga*
    - Andy Wickens – *City of Mississauga*
    - *Brock Criger, Region of Peel*
    - Rob Amos, *Aquafor Beech*
- Also in attendance

- Jim Tovey, Mississauga Ward 1 Councillor
- George Carlson, Mississauga Ward 11 Councillor

2.2 Feature Site Bus Tour

A bus tour was held on July 12, 2011 from 4:30pm to 8:30pm. The purpose of the bus tour was to provide stakeholders and members of the public with an opportunity to explore the Credit River Park Strategy "feature sites" in detail and provide feedback on the alternative preliminary concept plans for each site. The tour began at City Hall; 6 of the 7 features sites were visited.

Format

Participants were given a workbook containing information about the feature sites and the preliminary concept plans. At each site, Mark Schollen, *Schollen & Company Inc.* gave an overview presentation about the park features & concept plans. Participants were able to ask questions and provide feedback during a discussion period. A summary of the questions and answers raised during the bus tour is included in Appendix A. Participants were encouraged to provide their specific comments in the workbooks provided or submit comments online after the tour.

Notification

The bus tour was promoted at the June 28th public information centre (PIC). Invitations were also sent out to stakeholders and residents, inviting them to attend the tour.

Participation/Attendance

- # of participants in attendance: approximately 40
- # of comment forms submitted: 4
- Project team members in attendance
  - Mark Schollen - *Schollen & Company Inc.*
  - Mark Howard - *City of Mississauga*
  - David Marcucci - *City of Mississauga*
  - Ruth Marland - *City of Mississauga*
  - Jessika Corkum-Gorrill – *City of Mississauga*
  - Patricia Halajski - *LURA Consulting*

2.3 Public Information Centre with Kenninghall Residents

By request from a group of residents from the Kenninghall community, an additional meeting was held to discuss the preliminary Master Plan. This group was specifically interested in the Credit Meadows concept plans as they were concerned about the potential effect of the optimal concept plans on the Park as well as their properties.

Format

The meeting was held on July 19 from 7 to 9:30pm.

Notification

The invitation was facilitated through local community members.

Participation/Attendance

- # of participants in attendance: 44
- Project team members in attendance:
  - Mark Schollen - *Schollen & Company Inc.*

- David Marcucci - *City of Mississauga*
- Ruth Marland - *City of Mississauga*
- Olav Sibille – *City of Mississauga*

2.4 Additional Feedback from Stakeholders and Residents

At each of the above consultation events, participants were invited to provide detailed comments online by filling out the online version of the comment form. Several stakeholders and community members also took the opportunity to provide detailed feedback on the Plan in the form of emails and letters sent electronically to the project team. This feedback provided very valuable insights into community perspectives and justification for particular concerns. A total of 33 people filled out the online comment form. Four others sent in comments or formal letters electronically. The key sentiments and themes of these letters are reflected in this report. All specific comments have been considered by the project team. A full copy of each of the letters received is included in Appendix D.

3.0 SUMMARY OF FEEDBACK

The following is a summary of the issues and comments that were most frequently raised through the consultation process. The summary includes the feedback received from the Public Information Centre, bus tour, meeting with Kenninghall residents and additional detailed electronic feedback. For a full description of the input received, please see Section 4.0 – 5.0.

- The green corridor along the Credit River provides key ecological value for the Mississauga region; the Plan should focus on protecting and conserving this space.
- The Credit Valley provides important recreational and social functions, which should also be supported and enhanced by the Plan.
- The Plan needs to minimize human impact on the feature sites.
- Increasing park traffic will disturb wildlife; this a major concern to the community and park users.
- Some of the proposed park elements could be moved to more appropriate areas and further away from sensitive features, such as flood plains.
- Components of the Plan that raise awareness about local food, cultural heritage and local history are very valuable.
- Connecting the feature sites and providing continuous trails will be a key success of the Plan.
- Stakeholders and the public, especially local residents and park users, need to be continually involved in the planning process and informed about the decisions that affect them.
- Reforestation can be valuable, but may not be appropriate in all areas or circumstances; existing conditions of the site must be carefully considered before deciding to reforest.
- Credit Meadows is a unique and valued natural area that requires preservation and conservation; introducing new park elements to this park may have a detrimental effect on natural features and disturb wildlife.
- Eliminating existing facilities or recreational areas should be done with caution; those who use these areas could be significantly affected.
- Cultural heritage, including First Nations history should be celebrated and promoted in the Plan.
- Local conditions and existing uses must be better understood and considered when suggesting uses of sites.

4.0 REVIEW OF PUBLIC COMMENTS ON MASTER PLAN

A summary of all feedback received from the various consultation activities is presented below. The feedback is presented based on the questions posed to the public and stakeholders on the comment form, bus tour, workbook and online comment form. Additional comments are included in Appendix B. An asterisk (*) indicates the number of additional times a comment was made. Please note that the comments in this section have been summarized and are not verbatim.

4.1 Vision

- The vision should be focused on naturalization and preservation, not recreation.*****
- If the vision is too focused on naturalization, the Plan will miss opportunities to provide park users with valuable social and recreational experiences.**
- Cultural heritage is not reflected in the vision; the Credit River is a cultural artefact as much as it is a natural environment.
- Natural features of the Credit Valley are not being fully protected in some areas, such as Credit Meadows. This does not achieve the vision and must be changed.*
- The vision should support the protection of wildlife.
- There is a lack of overall vision.
- Observation of the natural areas should be encouraged through low impact access.
- All park uses should have no net negative impact on the ecosystem (the term net is utilized as any use has an impact.)
- The vision should be accepting of the natural processes of the Credit River.

4.2 Objectives

- The objectives should be to minimize human impact on the Open Space System and preserve what is already there.***
- Re-naturalization should be the primary objective.*
- The objectives are not clear; there are too many objectives.
- The Plan should work to foster an appreciation and awareness of nature and the area's ecology.
- The Plan should support all-season recreation, leisure, education and relaxation.
- Remove concrete (not add it), and use of low impact, natural materials should be the default norm in the valley.
- An objective should be to encourage development restrictions.
- "Integrated amenities" is a by-product and not an objective; it should be removed from the objectives.
- There is no need to "create spaces", which suggests accommodating many more uses than properly and previously envisaged.
- Access should be limited not encouraged.
- Remove "crime protection" as an objective because as our history has shown less crime in the valley now than before in the city.
- The recognized signature is the existing trail, so this does not need to be an objective.

4.3 Master Plan – General Feedback

- The Plan needs to better protect the Park's animals and natural features in some places.****
- Local residents are concerned about safety, privacy and vandalism as a result of the Plan.**
- A priority of the Plan should be a continuous multi-use path along the full length of the valley.*

- The Plan should focus more on sense of place and better reflect local conditions.*
- The name 'Credit River Parks Strategy' does not reflect the true nature of the project.**
- The Master Plan process is a great project and does a good job of integrating re-naturalization and education and interpretation.*
- Reducing open space for reforestation and removing of recreational facilities is not supported by all and may not be appropriate in some areas.
- Urban agriculture and local food provides valuable learning opportunities; however, there may be more appropriate and efficient places to grow local food.
- Passive recreation and nature trails should be key components of the Plan.
- Seating and lookout points should be included in the Plan.
- The construction of park infrastructure, such as playgrounds, gardens, pavilions, etc. may not be necessary in some cases.
- Reducing parking lots needs rationalizing and may not be ideal.
- The Strategy runs counter to some presently approved plans and historical action.
- The social and cultural activities proposed should be restricted to those areas that are already developed in this way and stay out of the flood plains.
- The Plan should not duplicate elements such as multiple bridges over the water. (i.e. those in Options B and C of the Plans for P-505 and Option C for Credit Meadows Park) and removing existing facilities that are in good repair and well used (i.e. those in Streetsville Memorial Park) are wasteful uses of capital.

4.4 Implementation

- Proper ground-truthing should be carried out before the preparation and finalization of any further plans.
- The City needs to be more proactive in keeping residents and those who use the park informed of what is going on with the project - in particular those whose property abuts the lands in question. ***
- Implementation of the Plan should be as cost effective as possible. Do not duplicate elements such as multiple bridges over the water.**
- Whatever is done must be in harmony with the Credit River and maintain the natural heritage features within the study area
- Tree planting for reforestation should occur early on in the implementation process, as results will take a long time.
- It is important to get it right the first time, so make careful decisions and don't rush the process.
- Where habit must be disturbed, offsets of greater natural capital value should be accomplished within the valley by the proponent.

5.0 REVIEW OF PUBLIC COMMENTS ON CONCEPT PLANS

5.1 Erindale Park Concept Plans

Option A	Option B	Option C
What you like (+)		
• Deals with erosion and realigns trails to prevent washouts** • Encourages naturalisation of the Credit River Valleyland** • Large amount of reforestation • Reduces access • Minimizes human impact • The education centre about importance of environment • Would increase access to UTM backwoods trails* • Introduces additional trails • The existence of a long term development plan • Parking retrofit including L.I.D. solutions (we assume they mean appropriate attention to drainage and discharge to avoid chemical and suspended solids introduction to the river) • Clear definition of picnic and activity areas • Key point definition of angling, viewing, and canoe launching	• Deals with erosion* • Introduces additional trails • The picnic pavilion* • Provides the continuance of Culham Trail and pedestrian and bike access directly up the valley • The pedestrian access up to existing neighbourhood • Introduces additional trails • Leaves the Culham Trail as it is	• Deals with erosion issues* • Provides connections to UTM* • Proposes bridges – they are expensive, but they are an investment • Culham Trail remains intact • Introduces additional trails • Trail connection to Credit Woodlands
What you would like changed (-)		
• Removal of the linear Culham Trail** – it provides continuous northward pedestrian and bike access • Complete reforestation is too drastic of a change for this park – need to find a balance • Adjustment of some of the trails away from the river • Reforest top of Circle Hill and land immediately west of Circle Hill • Reduced parking* - if new trails are going to be built and used, people need a place to park • The plan to upgrade erosion	• Unnecessary construction of picnic facilities • There should be a wooded area for shade and natural cover around pavilion • The pedestrian access could be in a better location with better adaption to the changing slope configuration • Removal of parking space – is gratuitous making no reference to peak use when parking is not available • Removal of recreational facilities	• Removal of family picnic areas and pavilions – they should be maintained** • Should be more accessible • Needs different levels of recreational trails • Proposed platform will frequently flood • Money better spent maintaining existing platform • Trail alignment needs to change (section of secondary trail north of main open space) • The Plan should rehabilitate and reopen lagoon wetland area* • Should be only for passive

control on University land but remove erosion at the cliff at Erindale woodland • Creative play set – was removed from the original Erindale plans but put in on an ad-hoc basis by staff • Destroys the linear trail exposure to the valley and makes Erindale Park an entity on to itself. • Destroys the many pedestrian connections and uses		use on Circle Hill (except tobogganing) • Projects greater costs (i.e. more pedestrian bridges) at no spatial advantage. • Projects the Culham Trail across the river into a wildlife quiet zone which frequently floods. • The removal of the armouring on the east side ignores the storm and erosion history of the valley* • Eventual removal of existing trail

Other Comments

- Visual links to the river are very important.
- Erindale Park is much too urbanised to consider being natural.
- The river should be returned to the wildlife with only limited opportunities for intervention.
- The Plan should maximize reforestation.
- Should charge nominal fee for parking to offset increasing cost to support infrastructure.
- Find ways to get mass transit to service this area.
- Option C is the ideal solution.
- The Plan should maintain tobogganing recreation.
- It is not necessary to reforest here.
- The erosional control on the east side was constructed in 1963 in response to slope failure of backyards on Credit Heights. Part of the reparations was the movement of the stream flow away from the toe of the slope. Other costly measures were taken on the slope itself. Those erosion control works have been in place without change for 48 years with the exception of the placement of the Culham Trail beside it.
- The existing erosion areas existed long before the city and any erosion control in the valley. Development up stream has created excessive volumes in all the tributary creeks that converge on this area like no other area in the valley. This has caused intermittent high flows and flood damage.
- Removal of A-stone, beware of dump/landfill.
- We have expert engineering staff in Public Works, who can deal with erosion issues in a technical way rather than applying outside consulting advice that applies generalized philosophies not based upon actual local evidence.
- The present creative play set was not in the original approved plans for the rehabilitation of the Erindale Park area. Given that staff built it the year after opening, it was agreed that it would not happen again as it did not conform with the Mississauga Forest concept.

5.2 Riverwood Concept Plans

Option A	Option B	Option C
What you like (+)		
• Proposed pavilion - outdoor art classroom provides significant shade and does not encroach on remaining trees and grass in the area • Realignment of paths and boardwalks in area of washouts and flooding • Interactive art garden • Reduced parking access – lower parking lot removed	• Reforestation area - this area would benefit from the attention • Visual Arts Mississauga in the center the area – can be utilised for betterment - human harmony with nature • Reduced parking access • Showcase garden • Short cut for a shorter walk (reference to the central diagonal trail) • Transit shelter • Overlook – will be a nice destination for hikers and groups • Transit route	• Keep existing trail like proposed trails • Expanded trails • Keep parking here (reference to upper parking lot) remove from other area • Overlook • Proposed yellow trails • Layout of development and parking areas • The information centre • Overall better Plan than option A and B • Transit route
What you would like changed (-)		
• Keep the lower parking lot – It is a long walk up for seniors even to get to the lot from the Culham trail • Tunnel under the Railway tracks gives access for people arriving by GO bus and area residents • Take advantage of GO parking lot • Pavilion transit shelter/summer camp shelter is placed on an island of grass in parking lot - traffic comes from all directions and it would not be safe for children • Proposed reforestation area near Chappell House is the last remaining open greenspace/natural play area available in the park - it provides a nice open area to play or sit in the shade • Makes no mention of the city's garden concept	• Consider mountain biking in this area (reference to the table lands) • Move transit shelter to different location • Additional trail – it is expensive when there is a road already there • Play area and shelter are too close to blind curve on road to be safe and also come very close to wetland • Proposed outdoor classroom*- not necessary to use up every inch of open space • Proposed sculpture garden* – better to incorporate sculpture into MacEwan Terrace • Proposed native garden - will turn another grassy area into an unusable space • Additional park elements adds too much confusion and opens up uncontrolled capital and staff requirements	• Remove this parking (Lower parking lot) • The bridge that joins Chappell House with Visual Arts Mississauga – not necessary; expensive • Keep parking in one area • Visitor centre - not needed • Experiential play area is not needed – too large and would use up the best open green area in the park • Additional park elements adds too much confusion

Other Comments

- Option A should be the only option.
- Use of Zaichuk terrace to commemorate and demonstrate our Farming Heritage is ideal.
- The current lawn is a great place to play or rest in the shade and should remain untouched
- Riverwood encompasses the Bird property, which was purchased for the Burnhamthorpe bridge construction, the McEwan property, which was the start of the implementation of the Mississauga Forest concept (blocked the sale to the Mormon church), the Zachuck property, and the Chappell property. The latter two properties implemented a new concept for the table lands of a major City garden. However, the deals in both cases were completed through donation with a tax receipt of all lands below the top of bank, implementing the Mississauga Forest concept. The major garden, which has morphed away from its trilogy concept into a multi-purpose arts area, is compatible with the north-south connected valley concept.
- Increase access points into the valley detract from the limitation of movement to the Culham Trail which then protects the wild life habitat in the quiet zones.*
- Riverwood has been a major deershed especially in winter.
- Under the present approved plans, the major stepped walkway up to the Chappell house, was left unused. The cleared slope was allowed to regenerate so that its presence was obscured completely. Option A appears to re-invent this stepped access. This is unnecessary and disruptive.
- Pedestrian access has been afforded for 30 years via the old Chappell farm laneway, which is now an upgraded trail.
- Connection to the valley and the preservation of the naturalized garden concept on the slope and northern deershed are critical.
- Increased pedestrian access is unnecessary and expensive.
- Ramping up of use is contrary to the approved concept.

5.3 Pinchin Lands Concept Plans

Option A	Option B	Option C
What you like (+)		
▪ Regeneration ▪ Creates natural corridor ▪ Keeps a part of orchard alive ▪ Minimal impacts to larger site ▪ Educational element ▪ Keeps with the long term natural valley goals	▪ Orchard provides people with opportunities for learning about nature and Mississauga's history*** ▪ Re-use of barn foundation* ▪ Represents good, balanced option** ▪ Good access (proposed bridge) ▪ Opportunity for trail link	▪ Market and classroom
What you would like changed (-)		
▪ Limited access for getting into park ▪ Should include one pedestrian bridge from the south into the Pinchin site and then back across the Credit River to the Hewick Meadow – in order to remove the present temporary detour through the Credit Heights subdivision.	▪ Downsize the orchard ▪ Too much farming - we need more natural areas ▪ Preserve some portions of dwarf orchard area (lower space) as the microclimate is ideal for tree fruit production ▪ Would like to see secondary trail loops	

Other Comments

- If reforesting is done, consider natural habitat changes and climate change.
- Former orchard has the most ideal micro climate and soil type for orchard use, so should be included as part of the orchards above others. This area would provide good production and better heat/climate for fruit.
- Can't go back to original state (reforestation) – so need to consider what there is now.
- In terms of the importance to the valley, the purchase of the Pinchin site brought the lands below top of bank into public ownership. This provides additional quiet areas for wild life and people.
- When Credit Pointe subdivision was proposed we received all the land in the valley dedicated and the trail construction. We also negotiated the donation of the Hewick land to the north so we could create the pedestrian access from south of 403. The Pinchin site was acquired much later. If the lands fronting off Mississauga Road had been developed when the city had received the valley lands we would have required the trail continuation. Instead we purchased the lands ensuring long term continuity of the valley.
- Failure to comprehend the approved long term valley plan, the consultants do not even note on the map the existing Culham Trail on the east side or its entrance from south of Highway #403.

5.4 Streetsville Memorial Park Concept Plans

Option A	Option B	Option C
What you like (+)		
• Reforestation and riverbank restoration** • Continuation of the linear Culham Trail • Gives access to more of the valley to pedestrians and wildlife • Angling access • Overlook • Bridge	• Retention of the bridge to the island** and its continued availability for use by the Bread and Honey Festival and residents • Best compromise between restoration and utilisation • Reducing cut area on island – this meadow section could be cut once a year for big event • Addition of a wetland • Bridge to Bristol • Overlook • Canoe launch • Angling access • More direct connection to the Culham Trail	• Existing baseball diamond and soccer fields remain* • Bridges to island and to Bristol* • Overlook • Canoe launch
What you would like changed (-)		
• Removal of recreational facilities (soccer and baseball diamond)*** - residents and park users need/want some park space for activities; waste of money to remove • Reforesting of island** • Removal of bridge to the island** - it shouldn't be removed • The removal of the existing armour stone – it is a waste of money to remove flood protection where it now exists • Removal of pavilion – it is well used • Reforestation – is highly unproductive and impractical	• Removing parking* - requires so much additional costs when better existing spatial opportunities are present for minimal impact • Removal of playing fields*** • Trails on island - keep trails to community centre side of park • Creating a new engineered wetland and removing existing armour stone – unnecessary* • The introduction of an additional island bridge – does not give additional accessibility so it is a wasted costs • Moving picnic areas from existing location on the island – creates additional costs at no added value. • Too much removed for area that only floods occasionally • Need to prevent ice jams from destroying planted trees	• Sports fields are in floodplain • Trails on island • Taking picnics from existing area in option B and moving it southward in option C – this is a waste* • Too many trails

Other Comments

- Option B is preferred.*

- If areas are reforested then the Honey and Bread festival and other activities will not have a place to go.*
- Note: "If you take away our ballpark and batting cage, you need to plan to build one elsewhere before decommissioning. Our kids and adult players really need the lit diamond and batting cage."
- Do not remove the baseball and soccer fields - residents and park users need/want some park space for activities; waste of money to remove.
- Streetsville Memorial Park has worked for the community as it is used for baseball, soccer, festivals, picnics, Canada celebration etc.
- Do not remove the parking lot as the Vic Johnson parking lot is already well used by the arena and swimming activities. The 2nd pedestrian bridge is an asset.
- A combination of Options B and C is preferred.
- There should be less reforestation of the island.
- None of the options make provision for the connection of the Culham Trail south to Barbertown Road.
- This southern part is a strategic necessity for connecting the valley for fishermen and pedestrians.
- The reforesting of the Streetsville Island has been going on from 1992 to very recently with most of the forest cover on the edges.
- Removing existing picnic areas here where it exists is contrived.
- The City blocked the construction of the curling arena in 1974 on the old sewage treatment facility space that is now a departmental storage area. There are better locations on the valley to recreate wetlands such as at Erindale Park, or south of Britannia on the old hydro electric dam site.
- The features in the three options are not pressing priorities.
- No attempt is made to deal with the pedestrian connection to the south through the Kraft lands.

5.5 Credit Meadows Concept Plans

Option A	Option B	Option C
What you like (+)		
• Large reforestation area***** • Links to other park areas and the Culham Trail** • Preferred option** • Would protect and support wildlife* • Least intrusive option* • Natural heritage restored • Addition of walking/cycling trail • Maintains the park as it is	• Natural stormwater management** • Additional and improved nature paths/trails** • Maintenance of meadow habitat** • Access for canoes/anglers** • Maintaining the natural trails* - this will allow for more bird watching access points • East trails; except they would disturb deer • Lower ring trail • Extension of Culham Trail • Partial reforestation – benefit to the deer • Trail linkage to Hewicks • Overlooks • The road is away from homes • Nothing*	• Nature trails* • The bridge that connects the trails* (reference to east-west bridge) • Integration of the two trail system • Opens trails where people want to go – so that less damage will be created • North-South Culham Trail connection • Passive open space - just a little smaller • The pavilion • Nothing***
What you would like changed (-)		
• Path for the Culham Trail should be pushed away from peoples' homes****** • Trail should be moved closer to/along the River***** - this will make for a more enjoyable use of the Park and views of the River • Parking entrance to walkway should be moved nearer to the River, and not the homes* • Not enough trails • Trail should cross Creditview to join path at Pinecliff, Path - continue under the bridge at Creditview* • Add stormwater pond from options B/C • Reducing the existing parking lot* - area currently overflows from time to time • Extension of Culham trail – there shouldn't be one • The trail is on the flood plain and should be moved south* - it can be under water from melt until minimum of May every year)	• Increasing access/traffic will disturb wildlife in this area******* • The main path needs to be moved further south, away from the residential areas and closer to the river** • Parking area may not be large enough to accommodate increased traffic ** • Too much car traffic – noise will scare away wildlife* • More trails will encourage more garbage and littering* • Encourages excessive use • Too much meadow • Too many canoe launch sites • Unpaved road surface	• Bridge (reference to east-west connecting bridge)** – will increase traffic flow. There is already access from the east via other new bridge • Loss of walkway connection to park (reference to west side residential pocket) • Camp - area lacks trees and other natural cover and this forces building of more shelters, will increase park traffic which is not welcome**** • Proposed open space • Extension of the Culham Trail • Culham trail should be moved closer to the river and away from people's homes** • Proposed recreation area and pavilion – will encourage more garbage and littering negatively impacting the existing natural woods and meadows***** • Increase in park traffic – will scare away wildlife******* • The pavilion – in such a

• Reforestation of the entire area - it is important to maintain some meadows • Having a path on both sides of the river – seems unnecessary • The proposed trail – it will increase traffic and disturb wildlife • The road into the park area – it is needed? • The proposed bridge to the Harris Lands should be moved further south as the current site is prone to extensive spring flooding		secluded area will invite further teenage night activities, drinking and possible vandalism, that is already witnessed in the parking lot of the park*** • Leave Credit Meadows as it is** • Too many pathways* • Too many canoe launch sites • Excessive costs • Parking might not be large enough

Other Comments

- This area should remain untouched since there are so few areas such as this, if any, remaining within the city.****
- Creditview Road likely cannot handle extra traffic.****
- Option A is most desirable.**
- Building pavilions and running summer camps would be more effective on the Harris property*
- Keep paths mowed for low impact or use granular path for trails.*
- Keep Credit Meadows as natural as possible.
- Trails could impact ground nesting birds.
- Off leash dogs are a concern.
- Use living fence at property line instead of fence.
- The park needs proper maintenance. Picnic tables are sometimes unclean.
- Concern about location of the fence. Fencing will make access difficult for local residents.
- There could be potential parking issues on surrounding streets.
- The pavilion causes safety issues and may encourage teenagers to hang out there.
- Encroachment needs to be dealt with on a case by case basis.
- It is important to account for deer movement.
- Path needs good connection with Culham Trail.
- Residents are concerned about security and vandalism.
- Option B and C will change the whole dynamic of the area
- There needs to be analysis justifying the reduction or increase of provided parking.
- There are currently deer, rabbits and gophers in this area that will be disturbed by increasing traffic and access in this park.
- The Plan should combine reforestation and meadows.
- Option B and C are unacceptable.
- Option A best continues the existing preservation policy.
- Culham Trail could be aligned through the woodlot as an interest feature.

* Note: Due to the public information centre (PIC) held with Kenninghall residents, which specifically examined the plans for Credit Meadows, the asterisks representing the number of comments may not reflect the actual number of times that each comment was made.

5.6 Former Harris Lands Concept Plans

Option A	Option B	Option C
What you like (-)		
• Large reforestation area******* • Urban farm** - it is unique in the city • Returns the site to natural state as much as possible** • Least intrusive and minimizes human impact on the area* • No increase in agricultural use • Planned educational programming for youth and community • Promotion of local food and agriculture • Creation of meadow habitat • Connection to Culham Trail – allows residents to access the valley	• Organic farming* • Community educational centre promoting local food, urban agriculture, local environment • This is the best compromise • Two bridges • Good access • More trails • Planned educational programming for youth, community members • Maintaining meadow • Nice scope • Diversity of activities • Culham & primary trails only • Alternative energy demonstration • Moderately intrusive	• Planned educational programming for youth and community members • Community educational centre promoting local food, urban agriculture, local environment • Retains/returns land to farming and doesn't add large amounts of traffic • Day camp pavilion • Community garden and organic farm • Additional farm land • Represents a decent mix of uses
What you would like changed (-)		
• Urban farm** • Proposed reforested area* - there is a very large deer population on this property which will make reforestation extremely difficult. Reforestation will also destroy the feeding grounds of the deer population • Move the urban farm from the low ground, which floods, to the high ground* • Move farm to north east portion of site • Move the parking lot either to the barnyard or high ground – otherwise it will be inaccessible during seasonal floods • Most suitable land for farming is proposed for reforestation • Urban farm office needs further clarification. • Need more synergy with cultural heritage of the space – disregards the farming	• Too intrusive and too much infrastructure*** • Excessive costs* • Additional parking areas – will cause too much traffic* • Locate farming above flood line; valley should be returned to nature below the bank* • Energy component – does not fit into context • Fields should be closer to the 401, further from river area • Proposed reforestation • 'Non-organic' farm use • Too many trail loops - will cause disturbance • Urban farm office – not ideal for wildlife • Energy demonstration area – not ideal for wildlife living in the area • Sugar shack – currently sited in a flood zone – should be moved adjacent to trees and below maple trees in elevation. Consider moving to	• Too much agriculture • Cutting down trees • Should be plots, not gardens • Why replace an authentic bridge with a new one? • Inclusion of a second bridge – seems wasteful • Should be some reforestation* • Major concern about traffic in the area • Pavilion • Summer camp area • Trail to north goes to private land • Move community gardens to high sandy soil.

history by eliminating so much of the cultivated landscape • Switch farm from "urban" to "organic" farm • What is suggested is excessive and expensive* • Needs more parking • Will disturb current wildlife	land adjacent to Harris property • Sugar bush expansion is in the wrong area - there is no bush there to expand and floods regularly – therefore inappropriate for sugar maples • CSA should be sited on the best land and above the wet areas - where the 'alternative energy' site is located • The reforestation area and the organic agriculture area should be switched • Organic agriculture - inappropriate because due to poor drainage, they would be difficult or impossible to cultivate • Proposed reforestation area- move to SE corner of the farm to make it contiguous with current woodland along Fletcher's Creek	

Other Comments

- Option A is the preferred option.**
- Option B is the preferred option.**
- Will create too much additional traffic on Creditview Road which is already very busy.**
- Some good ideas but in the wrong locations.
- There may be polluted water runoff from highway, especially during winter salting of highway
- Most viable area for agriculture is up in this area (near 401) so keep this space available as first priority.
- Limit food production in table area (in close to house) to native edible landscapes/native permaculture (i.e. service berry, nut tree).
- Some good ideas but in the wrong places.
- Urban farm office could be run by alternative energy.
- What is an urban farm? (written response: Intensive organic farming within a city boundary).
- In March (first break up of ice jams) flooding occurs up to existing house.
- Could be security issues.
- Proposed farm market should be along Creditview Rd – the designated area floods regularly and would be inaccessible in a flood year. Do not create isolated woodland pockets. Floods will cause erosion in the lower areas. The wetlands inappropriately sited on Sanford Farm would be better placed on the Harris property.
- This is purchased green space and not a park.
- The preferred concept is not A, B, or C.
- We should not contemplate "urban agriculture' which is an unacceptable level of intensification.

- This proposal contradicts the existing approved "Mississauga Forest Plan. In this approved concept, agricultural and industrial uses are viewed as temporary.
- The Culham Trial should be completed with the present farm bridge used for additional pedestrian accessibility.
- Additional east and west access is unnecessary and expensive.
- Present farm structures could be utilized for city purposes in the short run.
- If necessary, some of the open fields could be used for the function of tree nursery growth.

5.7 Lands in Private Ownership

Option A	Option B	Option C
What you like (+)		
▪ Large green spaces	▪ Large green spaces ▪ Accessible trails	▪ Large green spaces ▪ Accessible trails
What you would like changed (-)		
▪ The trail should be on the west side of the river – to connect with the conservation area. ▪ Trail following main road	▪ Highway underpass possible area for crime/vandalism ▪ Native plant/nursery center requires more explanation ▪ The access road from Derry Rd is inadvisable as this is the part of the farm that floods more frequently	▪ Highway underpass is a possible area for crime/vandalism ▪ Native plant/nursery center requires more explanation

Other Comments

- The trail could follow Levi Creek. The west side floods less than the east. Instead of going along Derry Rd. it could go on the west side of the river, down Levi Creek and follow the old farm driveway to cross to the east of the river, as in option 'C'. Plant trees along Levi Creek. The secondary access trail going east from the centre of the Plan is inappropriate as it crosses several private dwellings.
- The preferred concept A is more in keeping with previous concepts.
- If there is to be agriculture left in the valley, it should be at this location within a concept of private family farm business and not a city government operation. However, the preferred long term scenario is public acquisition with the lands left to naturalize.
- This is an area of future potential new wetlands as accomplished north and south of Old Derry Road in the 1990s. Given access from the Old Derry Road or from the Harris Farm there is no need for expensive access from the east and west.
- People should walk be able to around.

6.0 CONCLUDING REMARKS

The feedback received from members of the public and stakeholders on the preliminary Master Plan provided the project team with a thorough understanding of preferences as well as issues that need to be addressed related to the proposed Plan and feature site concept plans. All feedback will be considered by the project team and City staff during the development of the final Master Plan and the concept plans for each feature site. There will be opportunities for the public and stakeholders to provide input on the final Master Plan and concept plans.

Appendix M-2.1

Questions and Answers (Community Meeting and Bus Tour)

Community Meeting Question and Answers – June 28, 2011

Q – How are you going to implement the plan? Are you going to do this piecemeal? What is the time frame?
A – We are developing a long-term vision, but we are also looking at implementation. We haven't this yet. There are things that can be done easily and quickly – such as reforestation – that would get prioritized.

Q – What prospect is there for accessing the golf courses?
A – We have spoken to golf courses and their responses have been positive. We are looking to put a link through the golf courses. We need to continue to have these conversations and be be creative about the approaches we take.

C – You want to put in reforestation; however you can't bring back the land to the way it was before people were there. It is much different now. Large scale reforestation, will confine people and will result in invasive species and other problems. Sanford farm – people use it for weddings, fishing, picnics, cricket, soccer. You can't take the man out of its manmade environments. People need the environment. Adults need playgrounds and places to experience the outdoors. There should be native plants and gardens, to make use of the rich top soil. The plan does not taken account of the archaeological features if the park. What have you have given us. You have taken away from the people. I would like to see better.

Q – I play baseball in Streetsville Memorial Park on the playing field that is being proposed to be removed. Losing this baseball diamond would be very upsetting to me and our club. We recently spent a lot of money on this diamond. This is also a heritage resource. Can we have a discussion about what would happen?
A – Yes. This is a discussion that we need to have.

C – The survey that was conducted showed that people said we want this park to be left alone and preserved. This is our green resources. Provincial policy also says we are not allowed to have active recreation in floodplains.

Q – Is expropriation on the agenda?
A – No.

Q – Have there been discussion about communities north of the river? What they are doing could affect us.
A – We have heard this from other stakeholders and it is a concern. Part of our strategy will be looking north and dealing with some of these issues.

C – First Nations representative – The Credit River and the city of Missisuage get their name from our heritage. Our ancestor's home is within the Mississauga Golf and Country Club. We have lost a lot. It is important that First Nations culture and archaeological resources and burial sites are remembered when developing the plan. do you know that you gold over our burial sites. I am happy to hear that it is being acknowledged as part of the plan, but do not forget us.

Q – I am excited with what I have heard. Is there any mechanism for private property to be made part of the Plan.
A – Yes. In the Rouge north plan, our strategy there was to involve residents with stewardship in the Park. That has been successful and so we are thinking of promoting that here.

Bus Tour Question and Answer Period – July 12, 2011

Erindale Park

Q – You noted in one of the options that you will move the existing trail along the river, but my fear is that people will create their own pathway to get access to the water.
A – The trail will be moved further away from the river, but it will still have access points and a potential canoe launch/kayak access.

C – The best place for a trail is the inside bend of the river, because the outside bend has more erosion.
A – The trail has to remain on the same side as the parking lot due to access.

Q – What is the exact location of the current path?
A – It follows the river flood plain.

Q – What about the connection to University of Toronto Mississauga (UTM)?
A – The unofficial trail to UTM is a foot path with a hole cut in the fence. We are recommending that we formalize this trail to reduce the negative impacts on the surrounding trees and forest.

C – I think the reason people continue to use this path is that parking at UTM is paid, whereas as parking at Erindale Park is free. Students park here and walk over.

C – Parking at the park is hard to come by on the weekends, and you are proposing to reduce parking?
A – Since we will reduce the amount of facilities at the park less parking will be required.

Q – People want to be close to the river, and they need a connection to the river. How will you maintain that connection?
A – We will provide access to the river for fishing, as well as various lookout points. The trail will be close in some areas and you will be able to see the river from parts of the trail. People do want to get to the river, we are aware of that.

Q – Will you encourage transit use and cycling as part of these concepts?
A – Yes. That is one of our goals.

C – There are not enough east/west connections for cyclists to access the park. We need an efficient city wide cycling path. However, the valley is very steep so that would be an issue.

Q – Are there direct buses from City Hall or other main points?
A – No, not that I know of.

C – The UTM trail might be a good connection once that trail gets formalized. People can take transit to UTM and then walk over to park.

C – Option C is not acceptable from an environmental point of view and with respect to the health of the river.

Q – How is the final decision about the concepts being made?

A – Your feedback will inform, as well as science and policy will provide the basis for making decisions about the final plan. Credit Valley Conservation owns this land so they also have a say. We will gather stakeholder feedback and it will inform the final plans.

Q – How many online surveys have been filled out? What is the main theme that is coming out of the surveys?
A – Approximately 300 surveys were submitted. The main theme is that the Credit Valley is viewed as the most important natural feature in the City.

Riverwood

Q – Will parking expansion be part of Option A?
A – No.

Q – Is the environmental art garden static or interactive?
A – It is interactive, in that it will allow people to walk around.

Q – Will reforestation be part of the concepts?
A – Yes.

Q – What about flooding in the area?
A – Option A adjusts the trail location to avoid natural hazards.

Pinchin Lands

Q – Is there a black walnut tree at this site?
A – Yes. It will be retained in all three options.

C – This site in 21 acres of table land.

Q – Could there be a demonstration farm at another site, to allow this site to be reforested?
A – This is a natural heritage site with last remaining orchard in Mississauga. There are important tree species found here.

C – How important is reforestation for climate change? Is there a target for reforestation for Mississauga? We need a balance of uses and natural features across the various sites. More suited to reforest in other sites, look at each site individually.

Q – Is this property owned by Mississauga?
A – Yes. It is public space and you can walk through it like a park.

C – Agriculture and reforestation can work together. There are fruit trees that can be planted to create public interest, something for people to touch and taste.

Streetsville Memorial Park

C – The Bread and Honey festival happens here every year and it's a big draw for people. Why not mow the area when the festival occurs and allow a natural meadow to flourish the rest of the year?

C – This is the best area for natural restoration and reforestation. Thinking of the Living Green Master Plan – we as a City need to be leading by example. We should do our own reforestation and bring back the river valley. We should not have heavy industry in the valley and hold industry accountable.

C – Every school has baseball and soccer fields, we don't need sports field here. Take them out of the river valley.

C – We need to remember the value of natural areas. Today, ee use natural areas for recreation, but in the past these areas provided life sustaining resources such as food, water and fresh air. We still need natural areas for these things. We take them for granted.

Credit Meadows

Q – What about the direct connection that already exists to the Culham Trail under the bridge?
A – We looked at this option; however there are headroom issues there.

Q – Can you push the trail back from the properties?
A – Yes.

Q – Why put this trail close to the river?
A – We will have a mowed trail close to the river and a granular trail will be further from the river.

Q – Will the city maintenance vehicles use the granular trails to access the site?
A – Yes.

C –Reforesting the river edge will help with erosion.

Q – Will you plant trees to create a buffer between the residences and the trail?
A – Yes, we will create a tree buffer.

Q – Can we plant our own trees on the site?
A – Yes, but only if they are native. We can prepare a list of approved trees for those of you who are interested.

C – There are trees here currently that are invasive and non-native, we don't want more of those.

Q – I only heard about the consultation 2 days ago, how did you advertise it?
A – The City sent mail notices to 6500 addresses. If your property lies within 400 feet of the feature sites you would have gotten a notice. We also spoke to 38 organizations, and we as CVC and the Region of Peel. We also have a website and designated phone line, as well as Twitter and Facebook.

C – We were not notified. Please meet with all of us (residents) and get our addresses and emails. We need to be involved.

C – I got a notice before the November meeting. My neighbours also got them but they threw them out.

C – There are 41 parks along the Credit River, and we need a full Master Plan. The feature sites need to be done right, since they will lead the way.

C – I fear that option 2 and 3 will drive out wildlife.
A – These are concepts, they are not firm.

Former Harris Lands

Q – What will happen to the deer on this site?
A – Give them more range and mitigate. Deer move through this area, not necessarily live here.

Q – Will the proposed farms be below table lands?
A – Yes.

C – We can't have urban farms infringe on natural heritage. Natural capital will be reduced.
A – This would be locally accessible agriculture and food. We should also note that agriculture is a transient use that can always be re-naturalized later.

C – Better drainage and soil tillage should be higher above the flood plain.

C – Reforestation should be done closer to the river to create a forested corridor, to mirror nature.

C – Natural capital is very important. Can we leave the river valley alone? Leave out the farming.

C – Fertilizer and pesticides from farms will get into the river.
A – Organic farming is proposed as part of the concept.

C – Consider creating an education resource here with a focus on food production. Teach about the environmental impacts of how and where we grow our food. Discuss organic farming.

Appendix M-2.2

Additional Comments on Preliminary Master Plan

Additional Comments

Sanford Farm – a permanent base for a white water canoe school is a very good idea and as there are two certified white water canoe instructors resident here they could provide you with good feeback. Access for anglers is a good idea. Wetlands should be located on wetalnds not at Sanford which has serious flooding very rarely and does not have permanent wet spots. Locate wetlands on the Harris property. Blanket reforestation is a poor option for this site. This is some of the best agricultural land in Southern Ontario. Don't spit in the face of good fortune, use it creatively. A Native Plant reserve is fine if it is well done. Massive reforestation will not work. There are too many deer, too many beavers and you will not have the staff to maintain it properly. It will very rapidly be taken over by Manitoba Maples, Buckthorn, Tartarian Honeysuckle, Giant Hogweed, Poison Ivy and Burdock species. It will not be a pleasure for people to walk through nor a suitable habitat for animals. It will destroy the meadowland for birds. Create a mini arboretum for Carolinian Species. Create picnic places for the large and growing population to celebrate with their extended families and communities. Provide a place for wedding photos. Give some space for dogs to run off leash. Creat a pony trail. You might even run pony rides, thereby creating revenue. Rent out golf carts for people to get up and down the river, creating revenue. Remember this is not pristine wilderness, it is already a man made environment and you are in charge of creating another man made environment. To be green, ecologically correct and a good carbon sink does not require it to be unfriendly to people. As it is conceived now it is friendly neither to man nor beast. It relects the 'fashionable' thinking of the day, not new and creative ideas.

Implementation of the plan should be as cost effective as possible. Do not duplicate elements such as multiple bridges over the water. (i.e.: those in Options B and C of the Plans for P-505 and Option C for Credit Meadows Park) and removing existing facilities that are in good repair and well used (i.e.: those in Streetsville Memorial Park) are wasteful uses of capital.

For engaging residents (which is hard) maybe doing in-person surveys of park users during high use times might get a better opportunity to interact with residents who are most frequesnt visitors to space.

Please keep the residents of this city in mind also and I know the ravine is not our property, but our houses back on to it and these proposed projects impact us greatly.

All sites – should use CRL (Crusher Run Limestone) on trails rather than asphalt

Don’t see a lot of engagement from recreation park users who might have opinions about the picnic/parking – if you took the plant to the park and discussed on a Saturday afternoon or did a survey would you get better feedback?

This project has the potential to significantly affect out neighborhood - shouldn't we have been the first to know. I'm very disappointed in the City's lack of communication.

It is great to see innovative uses of land, and the inclusion of food security and urban agriculture in parks planning. Agriculture is an important part of Mississauga's history, and links to food production in our local community are important for building awareness of the human and environmental impacts of food production. There are virtually no working farms remaining in Mississauga so it is wonderful to see the City taking the lead in preserving both field crop and orchard spaces as a priority.

Maintaining residents' connection overall to the river and fostering their ability to interact with it are important elements. Without the opportunity to connect to our river and experience it's many elements, it is difficult to believe that future generations will build a strong connection and value the space. It is great to see many different and creative ways at each site in this plan where restoration and rebuilding the river

ecosystem is integrated with opportunities for education and awareness. This diverse approach will help to build a strong long term relationship between community members and the river as a community resource, allowing those with divergent interests, even outside the traditional scope of 'environmentalism', to learn about and value the river.

I would have liked to have further information as a person who is directly affected. The city has not provided ANY information on the prospective changes in the area.

It is important to protect the deer, coyotes, birds etc that visit the credit meadows area. CVC has advocated for years to maintain this area in a natural state. I think that philosphy should continue. Building pavillions, running summer camps will do nothing to benefit this. If people want open areas, there are lots of parks in Mississauga with wide open areas. From an air quality standpoint I would think you would want to increase the number of trees. For the health of the credit river I would thing you would want to reduce soil errosion as much as possible thorough natural means, not bringing in boulders to shore up the shoreline which is already happening.

Really need to focus on educational element at Pinchin and Harris. Similar to Riverdale Farm or Black Creek Pioneer Village in Toronto. A lot of potential at these sites to tell a story and educate. - Mississauga has a rich agricultural history and demand and needs for urban farming is rising fast. It would be a real shame to not keep the main focus of the Harris land agriculture-based. However, I think it would have to be organic farming practices only. - Instead of trying to convert heavily used parks back to largely natural state, work on protecting those that are already fairly natural or have low use and reduce impacts there (credit meadows, harris, pinchin) - Square One Farmers Market leaves something to be desired. A lot of potential to create an amazing market and farm atmosphere at either orchard or farm sites. - Riverwood is heavily used for mountain biking. We need to decide if we encourage or allow this. If so, should there be separate bike routes and pedestrian routes.

Is it possible to get students or staff in these parks talking with park users? Are the people using these sites most are not being heard? Many people even though invited will not attend public meetings. May have to go to them.

Campground, pavilion, traffic should be built on the Harris Farm grounds, it is isolated away from neighbourhoods.

The Credit River should be used more, but realistically, in the summer months, it is far too shallow for the kayaking, canoeing etc that would be great for enjoying the river. A path the length of the river would be invaluable to Mississaugans and can be done without ruining property values, communities and the wildlife habitat. We have lots of parks that are in disrepair, schoolyards that could be put to proper public use and works. Why the push to ruin the few undeveloped, pristine areas of the City? It also seems strange that there have not been bulletin road boards and mailings to local residents, but then it's quite obvious why you would not want that.

I believe the strategy should be one that ties the City to the Credit. To have a hodgepodge strategy that does not tie in from Lake Ontario through Mississauga makes no sense at all. Further anything that decreases wildlife, as a conservation strategy, is completely off the mark. Certain areas should be more open to people. Streetsville, Erindale can all be further developed to bring in more people without the impact places like Credit Meadows will suffer. Not only for wildlife, but for residents whose quiet neighbourhood will be turned in to a cultural circus if the worst of plans are selected.
Leave credit meadows alone as is

I'm not sure i understand everything, but from looking at the proposals, many of the spaces will have wildlife that will be disturbed. Has any studies been done on the impact to the area and it's inhabitants?

Proper ground truthing should be carried out before the preparation and finalisation of any further plans as there are several natural features, i.e. wetlands, marked on current Mississauga maps that do not actually exist on the properties in question. Comments on specific sites are included below. In general 1. 'wet lands' should not be created on A1 agricultural high lands. They should be created in low lands. 2. A1 agricultural high lands should be used for agriculture, such as CSA and Urban Agriculture. 3. A1 Agricultural land should not be used for industrial puposes, i.e energy production. Wind turbines should not be tried as they are harmful to birds and bats. Alternative energy at the site should be roof mounted. 4.Reforestaion should be contiguous to existing woodland, not developed in pockets. Reforestation should reflect changing climate and population pressures, both human and wildlife. Reforestation on the scale the study has suggested will reduce habitat of wildlife dependent on open spaces. 5. Consult with current farmer, Allan Humphries, for detailed ground knowledge of the Harris property. 6.Use wetlands along the river to make a wetalnd interpretive trail with wheelchair access. Don't put wet lands on high ground where none exist.

Naming of new trails should have appropriate and locally derived names.

If there is a mature canopy a path can be created without damaging the canopy and if the path goes in an area beign reforested, the canopy can develop over the trail.

To further build and bring in more vehicular traffic, building more roads is completely counter to this. It should be done entirely with the pedestrian, cyclist, skier, rollerblader in mind and should be City wide, not just in a few neighbourhoods.

Riverwood - This area is currently being used daily by 75 summer camp kids for 10 weeks of the summer. It is the only shaded area where they can safely play, run and relax. Supervision would be very difficult and costly is a play area replaced the open lawn.

If you take away the ballpark and batting cage, you need plan to build one elsewhere before decommissioning. Our kids and adult players really need the lit diamond and batting cage.

Sanford Farm does not want to see a 'Culham' trail cross its property.

This format, not being able to see what has been written and not being able to copy it, has wasted so much of my time and frustrated me to no end. So I am stopping at this time and giving up on communicating in this bastardized way.

Streestville Memorial park has been in existance for 50 years. It has worked for the community as it is with baseball, soccer, community centre, island, festivals, picnics, Canada celebration etc. Please do not remove the parking lot as the Vic Johnson parking lot is already well used by the arena and swimming activities. The 2nd pedestrian bridge is an assett. Why remove the existing 2 ton bridge? This property is actively used by hundreds of people each and every week. It is used by 40 to 50 thousand people for the Streetsville Bread and Honey Festival and also by 5 thousand for the Canada Celebration. Don't fix what isn't.

credit river parks strategy

CREDIT RIVER PARKS STRATEGY

July 2012

Community / Stakeholder Meeting Summary Report #3

Prepared by Lura Consulting and Schollen & Company Inc.

for the City of Mississauga

LURA
LISTEN · UNDERSTAND · RELATE · ADVANCE

This Community/Stakeholder Meeting Summary Report was prepared by Lura Consulting. Lura has been retained to provide third-party facilitation services as part of the Credit River Parks Strategy. This summary captures the key discussion points raised during the meeting. It is not intended as a verbatim transcript of comments received. If you have any questions or comments regarding the summary, please contact either:

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1.0 INTRODUCTION

The purpose of the Credit River Parks Strategy is to develop a sustainable, innovative and environmentally responsible strategy to guide the planning, development, conservation and management of publicly owned and accessible parklands along the Credit River over the next 25 years. The strategy will provide a framework for emphasizing the Credit River, fostering awareness and action around its conservation, providing all-season activities and be a destination for residents and tourists alike.

City staff and a multidisciplinary team of expert consultants have been working together since 2010 to develop the strategy. Throughout this process, extensive consultation with a range of stakeholders and the public has taken place, including several public meetings, a bus tour, online survey, 'Places and Spaces' conversations, focus groups, and one-on-one meetings with stakeholders.

The final round of Stakeholder/ Community Meeting for the Credit River Park Strategy was held on June 18th, 2012 at the Living Arts Centre in Mississauga. Stakeholders and members of the public were invited to attend either an afternoon or evening session on June 18th to provide their comments on the proposed master plan and feature site concepts. This report summarizes the event proceedings and the input and comments received from the participants.

2.0 PUBLIC INFORMATION CENTRES DETAILS

2.1 Purpose

The purpose of this meeting was to obtain feedback from the general public and stakeholders on the proposed feature site plans and overall master plan. The input will help the project team and City staff to finalize the Credit River Parks Strategy.

2.2 Meeting Notification

Notice of the Stakeholder/ Community Meeting was provided through a variety of means in an effort to promote the consultation opportunity to the broadest possible cross-section of interested parties. Notification regarding the meeting included, but was not limited to:

- All parties having previously attended an information session or had contacted the City with regard to the project, and had indicated e-mail as their preferred means of contact, were notified via e-mail
- Those parties having previously attended an information session or had contacted the City with regard to the project, and had indicated mail as their preferred means of contact were notified via Canada Post
- Those parties who had indicated e-mail as their preferred means of contact but who could not be reached were also, notified via Canada Post.
- A City wide invitation regarding the final public information sessions was advertised within the Mississauga News for a period of one week having an approximate circulation of

195,000 households notice on the project specific webpage (part of the City of Mississauga website)
- Provision of a press release to local media
- Portable signs
- Meeting information to the local cable television channel

2.3 Meeting Format

The community/stakeholder meeting consisted of a morning and afternoon session held at the Living Arts Centre in Mississauga. Both sessions started with an open house, during which participants were able to view maps of the feature sites and overall master plan and speak with members of the project team.

The open house was followed by a formal presentation given by Mark Schollen from *Schollen & Company* Inc. Following the presentation, a short question and answer period was facilitated by David Dilks from *Lura Consulting*. The comments were recorded and are summarized in Section 5.0 of this report.

A feedback session followed, which gave participants an opportunity to provide their comments using post-it notes on the maps. Comment forms were also available to record comments and were collected at the end of the meeting. Participants were asked to identify what they liked/supported about what was being proposed and what refinements they would suggest. A full summary of this input is included in Sections 4.0.

2.4 Summary of Presentation

Mark Howard, Project Lead, City of Mississauga thanked everyone for coming. He introduced himself as the project manager and community services planner for the City of Mississauga. Over the past 18 months, the project team received a great deal of feedback from various community events and activities, including community meetings, bus tour, interviews. Mark introduced the members of the project team, including David Dilks, Mark Schollen and several other members of the consultant team and City staff.

David Dilks, Lura Consulting stated the purpose of the meeting, which was to review and provide feedback on work that Mark and his team had completed since the last round of Stakeholder/ Community Meetings. He noted that the master plan is still "proposed", meaning that it is not final and comments are still welcome. David reviewed the agenda, which included a presentation, a question and answer period, then a feedback session – using comment forms and stations. Comments could also be submitted online until July 3, 2012.

Mark Schollen, Schollen & Company Inc. stated the mandate of the study, given by the City, was to guide future development within the study area and to creative a connective system with the river as the spine. Mark noted that this is a long-term plan – with a 25 year timeline. It is a framework and a vision along with an implementation strategy. Mark reviewed a map showing the existing conditions of the study area, including areas of natural significance and floodplains. He also summarized the consultation process. The key findings from the consultation process to

date are that the preservation and naturalization of natural areas are of paramount importance, the river valley should be positioned as our greatest natural asset and it should be primarily passive in nature.

Mark presented the vision statement and explained the associated objectives. He stated that the master plan is the overall vision and has three components: 1) Credit Valley natural corridor 2) Transitional Beltlands and 3) the 7 feature sites. Mark acknowledged that there are private lands in the study area. The plan will not prescribe things on private lands without further consultation and agreement with property owner.

The feature sites were identified as nodes of importance by the City. Mark reviewed the feature sites in detail, including the Lands in Private Ownership, Former Harris Lands, Credit Meadows, Streetsville Memorial Park, Pinchin Lands, Riverwood Park, and Erindale. Each feature site has a series of key elements, themes and prospective uses.

It was noted that the ambition of the project is to create a continuous recreational and interpretive route from the lake front to the northern limit of the city – in other words create a "river trail". Other elements that are being recommended include: Wi-Fi in the parks, integration with neighbouring communities, and celebration of cultural heritage.

Mark described the implementation plan, which includes: technical studies, ongoing consultation, business/operational plans, lease/ownership arrangements and coordination of groups and within the City of Mississauga. The strategy also recommends ideas for partnerships. The City will put together a management team and there will be property managers assigned to specific sites.

The implementation plan is on a 25 year timeline, broken into 5 year intervals. A work plan has been set-out to show how and when key elements of the strategy should be completed. The project team is also recommending that the City seek designation of the Credit River as a heritage river.

Mark discussed the next steps. The draft strategy is scheduled to be completed in fall 2012 at which time a presentation will be given to Mississauga Council. The feedback received at this meeting will help the project team to develop the final draft Plan.

2.5 Attendance

Approximately 175 participants attended the community/stakeholder meetings, including 77 in the afternoon and 98 in the evening session.

The following is a list of the project team members present at the meeting:

- Mark Schollen – Schollen and Company
- Markus Hillar – Schollen and Company
- David Dilks – Lura Consulting
- Ariana Cancelli – Lura Consulting
- Leah Lefler – North-South Environmental
- Mark Howard – City of Mississauga

- David Marcucci – City of Mississauga
- Geoff Smith – City of Mississauga
- Jill Goldie – City of Mississauga
- Brenda Osborne – City of Mississauga
- Mary Bracken – City of Mississauga
- Andy Wickens – City of Mississauga
- Diana Simpson – City of Mississauga
- Elaine Eigl – City of Mississauga
- Jessika Corkum-Gorrill – City of Mississauga
- Laura Waldie – City of Mississauga
- Alexis Fung-Fook, City of Mississauga
- Eva Kliwer – City of Mississauga
- Joanne Rogers, Dufferin-Peel Catholic District School Board

3.0 MEETING HIGHLIGHTS & KEY THEMES

The following provides a summary of the key themes emerging from the feedback at the June 18th meetings. For a full description of the input received, please see Section 4.0.

- **Support for the Strategy** – Overall, the public and stakeholders are very pleased with the strategy and feel that it does an excellent job at achieving the project objectives.
- **Agreement with Focus on Naturalization** – There is a high level of agreement with the strategy's focus on naturalization. Stakeholders representing environmental groups are satisfied with the strategy and believe it has been successful in planning for the preservation of the natural elements of the park system.
- **Successful Consultation Efforts** – The public and stakeholders feel they have been listened to and appreciate the changes made to the plan based on their recommendations.
- **Financing and implementation** – A comprehensive implementation plan should be a key element of the final report and should realistically reflect expected funding availability. The implementation plan should recommend opportunities to speed up the process for priority projects/areas.
- **Focus on Education and Interpretation** – The interpretive and educational components of the strategy are important. There are opportunities for partnerships with schools, school boards and other organizations to incorporate education.
- **Gardens and Food** – Farmers markets, community gardening, the orchard and local food aspects are well liked and needed in the area.
- **Alternative locations for Park Elements** – There are some concerns and suggestions for alternative locations for new structures, trail connections and bridges. For example there are opportunities to improve the location of trail connections to improve safety.

- **Focus on the River** – There is a great deal of interest in the opportunities for canoeing and kayaking on the river. Some suggestions were made about how to set this up to be most effective and accessible.
- **Effects on Private Property** – Private property owners are concerned about the potential impacts on their property. The importance of engaging and partnering with private land owners was noted.
- **Impact on Wildlife** – There is still some concern that the proposed elements will impact the wildlife that live in these areas.

4.0 DETAILED FEEDBACK

A summary of all feedback received as part of the final round of consultation is presented below. This includes comments from the post-it note exercise, comment forms submitted on the day of the event, the online survey and additional comments sent to the project team by email. The feedback is organized by feature site and master plan. An asterix (*) indicates the number of additional times a comment was made. Please note that the comments in this section have been summarized and are not verbatim.

1) Lands in Private Ownership	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• Nursery to support enhancement work of overall valley* • Canoe training centre Interpretive signage • LID parking lots • The wetland	• Make connections to heritage conservation district • Kayak/canoe rentals should have pick-up at other end • Include a greenhouse
Other Comments:	
• Accessible access features should be considered • There may not be a demand for such a strong focus on canoeing • Consider including opportunities for paddle boating • Concern about traffic in this area • Treat this area as a profit centre	

2) The Former Harris Lands	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• Farmers market - Mississauga needs a great farmers market** • Demonstration, functioning, teaching aspects of operating market garden*	• Include an innovative stormwater handling feature (including reuse) as a demonstration site • Add honey bees and alfalfa which need

• Providing access to the public • Guiding some of the reforestation to reduce the dominance of only a few tree species	bees to pollinate • Existing use is managed grassland – why not have managed grassland here • Include a catchment pond on the west side of Harris lands to prevent the direct entry of effluent into the river
Other Comments:	
• Add enough outdoor education components that school groups could visit for a whole day and not have to leave the city • The proposed gardens should be organic only to prevent run off of chemicals to the river • Treat this area as a profit centre	

3) Credit Meadows	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***

• Location of the trail – away from the houses and closer to River. Thank you for listening *****
• Preservation aspects
• Habitat enhancements
• Canoe launch
• Removal of hazard (bikes) on Creditview Rd. across from 401
	• Move the proposed hiking trail further away from the houses – could result in issues of property damage and break-ins*
	• Identify/develop playgrounds to have accessible play features
	• Canoe launch
	  o Unnecessary at this location - take the savings and apply to overall budget
	  o Remove the canoe launch here – too many launch points already
	  o River is too shallow/slow here to launch
	• Bridge crossing
	  o The crossing over Creditview bridge will be dangerous. Under the bridge may be a better location*
	  o Creditview bridge is currently being redone (Fall 2012) – this should be coordinated with the transportation department

Other Comments:	
• More consideration should be given to providing/maintaining habitat for the coyotes and deer* • It seems that you are treating this area as a park instead of conservation land • Increased traffic will impact the natural features in this area • Credit Meadows is too small to accommodate the heavy traffic that the connecting bridge will bring, especially when you consider the flood places • The middle part of the area where you propose to mow the meadows is where the dear sleep under the shrubs. Your proposal suggests all that area will be mowed, which will disturb them	

4) Streetsville Memorial Park	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• Re-establishment/naturalization of corridors that move fields and city equipment elsewhere • Keeping the bridge to the island • Addition of the second bridge • Losing the dam • Keeping the soccer and baseball fields • Solution for David J. Culhum trail - through the park • Expansion of trail connections • Enhancement of the natural setting	• Improve access to island for passive natural use • Run trail under Bristol Road – safer • Consider including an education centre at St. Joseph Elementary School • Maintain the sports fields
Other Comments:	
• City needs more soccer/baseball facilities, not just in this park • Across from Timothy Street house by the bridge, there is a valuable, vacant piece of land that is now up for sale • There are opportunities for education centres in neighbourhood schools – this should be discussed with the school boards	

5) The Former Pinchin Lands	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• The focus on heirloom species • Adventure experience/challenge park – nearest one is 1 hour away • Community orchard • Bridge	• Include more bike and recreation programming • Include a pedestrian suspension bridge to connect Pinchin to Riverwood - would offer different views and tourist attraction • Remove the challenge park from this area – it would disturb the deer • Challenge Park should extend westward to the river • Move bridge north – it may be too close to a steep hill which could discourage access/usage • Consider proposing fewer new structures
Other Comments:	
• Cider Hill could be a meet-up point for trail running/walking group year round • Contract out the challenge park, rather than having it run by City. Will be more exciting.	

6) Riverwood	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• Improved trail connections • Centre of excellence • The main interpretive centre • Restaurant/patio area	
Other Comments:	
• Does the City require more meeting spaces?	

7) Erindale	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***
• The focus on water/water theme* • Interpretive signage program • First Nations celebration site • Minimal picnic sites • Decision to decrease of leave parking as is	• Need better access to UTM • No need to propose a transit stop here • 'Campus' theme is confusing • Have at least 2 picnic pavilions – they are important to people • Don't relocate the pavilion - make more available • Need more work/clarification on the themes – there are so many • Need for park operations compound bunker • Erindale is a better place for the challenge park than the Orchard Area
Other Comments:	
• Erosion of the track right by the river is a concern • There is a huge stormwater management wetland nearby which should be considered • Consider the potential for vandalism of the interpretive signs and the audience • Consider other, better locations for experimental playground • There are often deer in this field near the river along old Derry, which should be protected • Ensure that construction of the kayak launch ramps consider the potential impacts to fish and egg survival during spawning • Considering that the hydro culvert close by has nothing to do with stormwater management; the theme should be re-evaluated • Need to appropriately communicate the decision to reduce the number of public picnic area and why • Confusion about the giant circle to view the old dam site? Seems a little big for something so small • Develop academic partnerships with UTM	

• Allow for campfires or outdoor cooking area throughout

Overall Master Plan	
What do you like/support about what is being proposed	***What refinements, if any, do you suggest?***

• Great work**********
• Consultation efforts ***
  o The refinements and efforts in consultation show in the presentation
  o Allowing taxpayers and interested parties to comment on the plan
  o Broad, multi interest perspectives taken in preparing the strategy
• The overall strategy of naturalization in the river valley**
• Canoe and kayak 'water trail' **
• Continuous Culhman/Credit River trail*
• Multi-use trails
• Planting White Oak Savannah in order to avoid fast growing trees from dominating
• Connectivity to community and between sections
• Idea of a connected river contoured park with open greenspace
• Urban agriculture/community gardens
• Credit meadows pathway and bridge
• Removal of Streetsville Dam – this is key for wildlife
• The idea of speeding up the process
	• Do not remove the soccer and baseball diamonds*
	• Include a garden for the Mayor
	• Consider adding a bee farm in conservation friendly location
	• More detail about the timeline and 5 year plans
	• Make business centres – compete them publicly
	• More unplanned open spaces – they don't have to be large
	• The trail at the Mississauga Golf club should be on the east side so people can experience the valley land

Other Comments:	

- Financing and implementation
    - Need for a practical implementation plan that realistically reflects expected funding availability*
    - Start with main trails and fill in details later as time and money allows
    - Speed up implementation of plans
    - Fast track the first 2 features sites at $25 million each
    - Use straightforward economical solutions
    - Expanding biking and walking trails should be a priority
    - Timeline is too slow but understandable
    - There should be someone who has the ability to make sure this plan is realized
    - Another presentation would be appreciated before the final report, but more important to get it approved by council before Mayor Hazel leaves
    - Consider a 10 year plan instead of a 25 year plan - as it is easier to comprehend
- Private property
    - The Master Plan needs to be explicit about how the strategies being considered that will impact private land owners
    - Not supportive of the use of private property as people are often disrespectful and leave garbage behind
- Natural environment concerns
    - It seems as if these areas will no longer be conservation land
    - Keep in mind the sensitivity of existing wetlands
    - Need to consider the impact of overcrowding and over use of the parks
    - The Master Plan should reflect the expected usage (i.e. density) and the availability of land in the less populated areas
- Sporting facilities
    - Sporting facilities can be integrated in this plan over the long-term and should not be removed
    - The soccer and baseball diamonds are well used by the community, especially during the Bread and Honey festival
    - It seems the interests of the naturalists have overshadowed the interests of the sporting community
- Canoes and kayaks
    - Launch area should be at a northerly location to allow movement downstream
    - Should be a focus on portage trails so people can move around shallow areas in the summer and also fast moving waters in the spring
    - Provide boat rental similarly to Bixi bikes for moving boats up and downstream
    - Final terminus for the canoe trail should be at Snug Harbour in Port Credit - Users would be able to take the Hurontario LRT back to their original start point
    - Turn Snug Harbour location into a boat rental and Canoe/Kayak training centre
- Bridges and connections
    - Need to make a pedestrian/cycling bridge at CNR in view of congestion on Lakeshore Road to get to GO Bus/train and employment areas to the east
    - Concern that there needs to be more east-west connection south of QEW at Indian Road
    - Need pedestrian/cycling bridge from Mineola Road to Indian Road
    - The overall map needs to show Port Credit Go station
    - The east-west connection from over the river needs to be increased to accommodate flow of commuters in the "transition" zone south of the QEW to CNR - this segment is key
- The botanical garden should pay for itself, otherwise natural gardens are good enough
- The proposed bike path south of QEW on the lakes does not appear to be feasible – most properties go steeply to the river. There also wildlife there to consider
- Visitors centres should only be created it there is a demand to support them

5.0 QUESTION AND ANSWER PERIOD

The following is a summary of the questions and answers raised at the June 18th Stakeholder/ Community Meeting. The comments have been summarized for the purposes of clarity.

Afternoon Session

Q: I was glad to see you are not altering the David J. Culham trail. I recently rode the length of that trail – and it was dangerous. What are you planning to do about this? Have you looked at treatments for this trail?

A: We are recommending granular trail – with proper pavement. Our recommendation is to spend a little more on capital upfront to reduce maintenance. We don't specify the detail beyond that.

Q: Would that be a priority?

A: Yes, because it is a safety issue.

Q: I am here on behalf of the Riverwood Conservancy. Thank you for taking into account our previous recommendations. I also appreciate that you are trying to achieve connectivity for people and wildlife. How receptive are private landowners and business?

A: We have had meetings with many private land owners within the study area, although some have declined. Golf clubs have been positive. Mississauga Golf Club has offered us a seasonal connection. Credit Valley Golf Club has more concerns, so making the connection through there may not work. The east-west connection is more of a possibility. Our strategy showed what restoration and connections should happen, but they are not set in stone. We do need to make a more concerted effort to bring in private landowners.

Q: Have you had any interaction with Kraft?

A: They declined our request to meet.

Q: Have you had any interaction with Croatian Park?

A: We need to work with them.

Q: Why has the southern point, near the Lake, been left out of the study area?

A: The City of Mississauga has completed a study on this area, called that Waterfront Park Strategy. Thus, the area was not included to avoid duplication.

Q: You mentioned reconfiguration of parking lots. Given the bioswale nature in Riverwood, are the parking lots going to be designed in a sustainable way?

A: That is the intent. In certain areas we will use different techniques – such as permeable pavement. The idea is to have a positive action for every reaction and to have no environmental effect. The specifics will have to be worked out. Most of the current parking lots were never really designed. We can actually accommodate more cars in less space.

Q: When it comes to various feature sites, I am curious to know if are going to determine the carrying capacity. We want people to get into the parks, but at what point are there too many people – walking the trails and impacting wildlife. As part of your plan, are you going to sit down with Credit Valley Conservation to understand this issue?

A: We have spoken to CVC, they are key members of the City's team – but not exactly about this issue. The discussion about carrying capacity is interesting – it is directly related to the infrastructure that you use. For example, if you use a boardwalk rather than a pathway the carrying capacity will be greater. We have discussed this in our document. That is critical in Riverwood. We need to make sure that what we build is able to support the people.

Q: Can you put a budget to the entire strategy?

A: We have a number of ideas. There are a number of partners that can be involved and we want to include some volunteers. So, we can utilize those funding sources. We have also recommended some potential funding sources. The Plan also includes a list of business opportunities.

Q: Could you provide an estimate?

A: Over $100 million on features sites and trails, over the course of 25 years, plus inflation.

Q: You mentioned winter activity in your presentation – can you elaborate?

A: We would like to see these parks uses during all four seasons (i.e. snowshoeing, cross country skiing). River conservancy runs a popular winter program. There are locations that have a great ambiance in the winter. However, skating will not be recommended.

Q: I represent the baseball association. We appreciate you left our diamond where it is; however, you mentioned that you would like to eventually move the recreation fields to another location. There are many other places that have integrated baseball and soccer fields on the waterfront. We bring hundreds of children to these parks. I don't see baseball and soccer and your project as mutually exclusive – they can work together.

A: This came out of out consultation efforts. The public put a very strong emphasis on the natural environment. They say there are lots of other parks for sports. This park is important because it is a continuous corridor. We also tested that at the concept stage – when we had 3 options. The consistent message was that 'option A' – the most natural – was the best option. So this is a product of the consultation process.

Q: You have mentioned multi-use trails. How will this affect the safety of the trails? How can we have effective multi-use trails that are safe – without all sorts of signage? Have you thought about how we are going to make sure they are safe?

A: That is a challenge for most of our projects. The multi-use trail does accommodate cycling. So, we will need to build the trails with a sufficient width. It also comes down to courtesy and coming up with a cross section that accommodates everyone.

Q: You have a number of educational opportunities – have you had any discussion with the school board?

A: The message from the schools is that there is an opportunity right in our neighbourhoods. They would like us to be a bit broader and more fulsome with how it mixes with their curriculum; for example, with art and cultural heritage. That is what we have tried to do with the agriculture component.

C: There is a spot just north of Timothy Street where there is some very valuable, open land. A developer has tried to purchase it, but was unsuccessful. It is a perfect place for a statue of Hazel McCallion. It belongs there.

Q: Do you have a map that shows what it will ideally look like in 25 years?

A: Yes, the first map we showed shows this.

Evening Session

Q: I think you have done a good job at modifying the strategy and the purpose of the project over the past year. Why haven't you gone back to the CPRS strategy and renamed it to get away from the idea that is a 'park'. It is more of natural corridor. Given corporate memory and our ability to mess things up, we should think seriously about renaming the project.

A: The name has recognition internally and may be easier for the public to relate to. When it was first named – we didn't want the study to be misinterpreted. Also, the land is city-owned parkland. We were also cautious not to overlap with other strategies, that were looking at natural heritage for example. We did take it quite seriously. There are opportunities however to use that language in the studies that come out of this Plan.

Q: Can you not call it the Credit River Valley Strategy?

A: With few exceptions, everything we are doing is on City owned or managed park land. There is a natural heritage system strategy, which deals with public and private land. We don't make recommendations on private lands. That was never the intention.

Q: I am interested in access north of Bristol road, going up towards the Rivergrove community centre. Will there be access across the trail into Streetsville?

A: We recommend connecting to Bristol Road at the sound end. If you have an idea for a connection, we can talk one-on-one.

Q: Would this project qualify for additional funding if we designate the Credit River as a heritage river?

A: No, not really. The CVC was pursuing designation of the river in 2011 but the program was cancelled federally with no replacement.

Q: What is the budget figure?

A: Approximately $100 million dollars. That is for the feature sites and Master Plan.

Q: I noticed the schematic ends at a certain point. Does the strategy incorporate part of the QEW?

A: Our plan does go there. We are proposing connections to the waterfront; however they go through some private lands, including golf clubs. We have met with them and have obligations to work with them again. They have some concerns. The line going southbound is an aspiration.

Q: Have you thought about the effect on water quality and the effects of the things you are recommending i.e. removing a gravel pit?

A: In our plan – we are working within a number other nested reports, including the Adaptive Management Study. We took their information and ingrained it in our study. For example, where we recommend moving the river, it comes from that study. One issue is that we are not the master of our own destiny. A lot of the changes that occur will happen as a result of development in Brampton and upstream.

Q: Is there a feedback loop in the final document to review and revise.

A: You make a good point. We are writing the report at a particular point in time. We are providing a process for decision making that should continue to make sense as time goes on and conditions change.

Q: I like the idea of kayaking – but one of the areas you have suggested is too shallow at many points in the year.

A: You are right. At some parts of the year it is navigable and sometimes it isn't.

Q: Are there any increase in picnic sites?

A: No. Erindale Park is the primary picnic area. And we are proposing only to move the picnic site.

Q: What about increasing the parking at Erindale Park?

A: That is a double edge sword, because if you increase parking, you increase capacity and lose parkland.

Q: Wouldn't it be better to expand the picnic space in other areas.

A: Our mandate is that there are other areas for picnicking within Mississauga. Trading natural heritage for picnic areas doesn't work.

6.0 NEXT STEPS

The input received from this Stakeholder/ Community Meeting will be reflected in the final Draft Strategy. Some additional consultations and meetings will be conducted over the summer months. The target for completion of the Draft Strategy is fall 2012. A presentation to Council will be made at that time.

Appendix N

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Appendix O

Glossary

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Glossary

- Aquatic: Refers to living in or near water or taking place in water.
- Biodiversity: The term used to describe the variety of life on earth.
- Biofunction: A joining of the words biological and function, referring to the function the living organisms within a system
- BRT: City of Mississauga's Bus Rapid Transit System
- Business Plan: Set of documents prepared to summarize the operational and financial objectives of a business in the future and to show how they will be achieved. It serves as a blueprint to guide the projects' policies and strategies, and is continually modified as conditions change and new opportunities and/or the need for modifications emerge. The plan details the past, present, and forecasted performance of the owner/ vendor and usually also contains pro-formabalance sheets, income statements, and cash flow statements, to illustrate how the financing being sought will affect the organizations financial position.
- CC: Coefficient of Conservatism
- CGBC: Canadian Green Building Council
- COSEWIC: Committee on the Status of Endangered Wildlife in Canada
- COSSARO: Committee on the Status of Species at Risk on Ontario as defined by the Ontario Ministry of Natural Resources
- COSSARO: The Committee on the Status of Species at Risk in Ontario as defined by the Ontario Ministry of Natural Resources
- CPTED: Crime Prevention through Environmental Design
- CRAMS: Credit River Adaptive Management Study, as prepared by Credit Valley Conservation
- CRP: Credit River Parks
- CRPS: Credit River Parks Strategy
- CVC: Credit Valley Conservation, the Conservation Authority that oversees the management the Credit River Watershed
- DFO: Department of Fisheries and Ocean Canada
- DPDCSB: Dufferin-Peel District Catholic School Board
- Ecofunction: A joining of the words ecological and function, referring to function of the abiotic (non-living) and biotic (living) interactions within a system.

- Ecosystem: Consists of all of the organisms and all the abiotic pools (non-living chemical and physical factors in the environment, such as soils and minerals) with which they interact
- ELC: Ecological Land Classification as defined by the Ontario Ministry of Natural Resources
- ESA 2007: Ontario Endangered Species Act as defined by the Ontario Ministry of Natural Resources
- ESA: Environmentally Sensitive Area as defined by the Ontario Ministry of Natural Resources
- FQI: Floristic Quality Index
- GIS: Geographic Information System
- HADD: Harmful Alteration, Disruption or Destruction as designated under the Fisheries Act administered by the Department of Fisheries and Oceans Canada
- HAVE: Heritage Appreciation and Visitor Experience Plan
- Heritage Orchard: Existing remnant orchard that will be allowed to naturally decline contingent of completion of recommended business plan
- HSTPP: High School Tree Planting Program
- IHTEC: International Holistic Tourism Education Centre
- IMP: Integrated Monitoring Program
- Instream timing window: Also referred to as the "instream work window". When works are timed to occur during the instream window, there is a reduced risk of damage to spawning habitat, fish eggs, and juvenile fish and reduced impacts to adult and juvenile aquatic organisms that may be migrating, over-wintering or rearing.
- Invasive species: Are plants, animals and micro-organisms introduced from other countries or regions that threaten our environment, economy, or society by disrupting local ecosystems.
- Jefferson Salamander (Ambystoma jeffersonianum): Salamander ranging in 12-20 cm long with a grey or brown-coloured back, lighter underparts, and blue flecks that may be visible on the sides and limbs. Listed as endangered both federally and provincially and ranked S2 in the province.
- L.I.D.: Low Impact Development
- LOISS: Lake Ontario Integrated Shoreline Strategy as prepared by the City of Mississauga and CVC
- LSA: Landscape Scale Analysis
- MNR: Ministry of Natural Resources Ontario
- MRL: Minimum Risk Level

- NAS: Natural Area System as designated by the City of Mississauga
- NHIC: Natural Heritage Information Centre
- NWPP: Navigable Waters Protection Program administered by Transport Canada Marine
- OASD: Ontario Archaeological Sites Database
- Operations Plan: Set of documents prepared to describe the production management system for a production-oriented facility. It describes what is to be produced and how. The plan documents the critical operational procedures that will make the business successful.
- PBWP: Parkway Belt West Plan developed by the Province of Ontario
- PRDSB: Peel Region District School Board
- PSW: Provincially Significant Wetlands as designated by the Ontario Ministry of Natural Resources
- PWQO: Provincial Water Quality Objectives as defined by the Ontario Ministry of the Environment
- QEW: Queen Elizabeth Way, provincial highway linking Toronto to the Niagara Region
- Redside Dace (Clinostomus elongates): A minnow reaching up to 12 cm in length with a red stripe along the front half of the body and a bright yellow stripe above that extends almost to the tail fin. Listed as endangered both federally and provincially and ranked S2 in the province.
- RVA: River Valley Alliance
- SAR: Species at Risk as defined by the Ontario Ministry of Natural Resources
- SARA: Species at Risk Act as defined by the Ontario Ministry of Natural Resources
- SWM: Stormwater Management, initiatives proposed to moderate runoff rates and improve water quality
- SWOT: Strengths, Weaknesses, Opportunities and Threats
- TCPL: Trans Canada Pipeline
- Terrestrial: Refers to objects or processes occurring on land rather than in water.
- Understory Vegetation: The assemblage of plant species growing below taller plants such as trees or tall shrubs.
- UTM: University of Toronto Mississauga Campus
- VAM: Visual Arts Mississauga

- Wetland: As defined in the ORMCP (2002) vegetation communities "such as a swamp, marsh, bog or fen (not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics) that,

  (a) is seasonally or permanently covered by shallow water or has the water table close to or at the surface;
  (b) has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants; and,
  (c) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time".

- Woodland: As defined in the Oak Ridges Moraine Conservation Plan (ORMCP) (2002), "vegetation communities are identified as woodlands if they either:

  (a) have a tree cover of over 60%, considered "forest" in the Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998); or
  (b) have a tree cover of over 10%, considered "treed area" in the Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998) and satisfy the following criteria:
    - 1,000 trees of any size per hectare, or
    - 750 trees measuring over five centimetres in diameter, per hectare, or
    - 500 trees measuring over 12 centimetres in diameter, per hectare, or
    - 250 trees measuring over 20 centimetres in diameter, per hectare.

  And the diameter of a tree shall be measured at breast height (1.37metres from the ground)".