



# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.MIS

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**DATE:** August 19, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 8, 2014

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

**SUBJECT:** **Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan - Report on Comments**

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**RECOMMENDATION:** That the amendments to Mississauga Official Plan proposed in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan - Report on Comments" dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

**BACKGROUND:** On May 14, 2014 City Council considered the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014 from the Commissioner of Planning and Building (see Appendix 1) and directed a public meeting be held to consider proposed official plan amendments as recommended in the report.

A statutory public meeting to fulfill the requirements of the *Planning Act* was held by the Planning and Development Committee on June 23, 2014. At its meeting of July 2, 2014, City Council approved the following recommendation (Resolution 0135-2014), "That the submissions made at the public meeting to consider the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated June 3, 2014, from the Commissioner of Planning and Building, be received."

No comments were received regarding the proposed amendments.

**COMMENTS:**

The amendments to Mississauga Official Plan as outlined in the report titled “Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan” dated April 15, 2014 are the following:

- an amendment to the Designated Greenfield Area policy;
- an update to the Designated Greenfield Area map;
- a reference to Greenfield Density Target; and
- the addition of policies relating to Human-Made Hazards.

These amendments should be approved.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:**

The amendments to Mississauga Official Plan as outlined in the report titled “Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan” dated April 15, 2014 from the Commissioner of Planning and Building should be approved.

**ATTACHMENTS:**

Appendix 1: Corporate Report “Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan” dated April 15, 2014 from the Commissioner of Planning and Building

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*



# Corporate Report

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**DATE:** April 15, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 5, 2014

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

**SUBJECT:** **Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan**

**RECOMMENDATION:** That a public meeting be held to consider proposed official plan amendments as recommended in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014, from the Commissioner of Planning and Building.

**REPORT  
HIGHLIGHTS:**

- The purpose of this report is to propose modifications to Mississauga Official Plan that are required to conform with amendments resulting from the Peel Region Official Plan Review (PROPR).
- Amendments required to bring Mississauga Official Plan into conformity with the Region of Peel Official Plan are:
  - an amendment to the Designated Greenfield Area policy;
  - an update to the Designated Greenfield Area map;
  - a reference to Greenfield Density Target; and
  - adding policies relating to Human-Made Hazards.

**BACKGROUND:**

The Peel Region Official Plan Review (PROPR) conducted from 2008 to 2011 resulted in seven amendments to the Region of Peel Official Plan (ROPAs 20-26). City Council has supported all the amendments to the Region of Peel Official Plan.<sup>1</sup>

The purpose of this report is to propose amendments to Mississauga Official Plan that are required to achieve conformity to the Regional Official Plan based on the PROPR review.

Selected policies in the PROPR amendments are still under appeal. These appeals relate primarily to the GTA West Corridor and natural heritage policies. Resolutions of the appeals are in process and will be addressed in Mississauga Official Plan policies through amendments to natural heritage policies or in a future general amendment to Mississauga Official Plan.

**COMMENTS:**

In consultation with Regional Staff, the following amendments to Mississauga Official Plan are proposed to bring Mississauga Official plan into conformity with the Region of Peel Official Plan:

- amendment to the Designated Greenfield Area policy;
- an update of Map 16.4-1 Designated Greenfield Area;
- a reference to the Greenfield Density Target; and
- addition of Human-Made Hazards policies.

**Designated Greenfield Area**

The Growth Plan requires that the designated greenfield areas of each upper or single tier municipality achieve a minimum density target of 50 residents and jobs combined per hectare (20 residents and jobs combined per acre). In the Region of Peel, a Land Budget was prepared to illustrate that Peel meets the Growth Plan targets and a density target for each of the area municipalities was developed.

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<sup>1</sup> The Region of Peel has commenced another official plan review referred to as “Peel 2041” and is proposing two amendments. On April 14, 2014, Planning and Development Committee considered the first amendment through a report titled “Regional Official Plan Amendment (ROPA) 27 – Peel 2041” from the Commissioner of Planning and Building. The second amendment is anticipated in 2015.

Mississauga's density target reflects current development patterns and supports the achievement of the Regional density target. To conform with the greenfield density target for Mississauga in the Region of Peel Official Plan, Policy 16.4.1.1 in Mississauga Official Plan is proposed to be revised as follows:

*16.4.1.1 The designated greenfield area will be planned to achieve a minimum density of 75 77 residents and jobs combined per hectare, excluding permitted environmental take-outs.*

### **Designated Greenfield Area Map**

Minor adjustments are required to Map 16.4-1 Designated Greenfield Area in Mississauga Official Plan to reflect the depiction of the designated greenfield area in the Region of Peel Official Plan. Appendix 1 illustrates the existing and revised Map 16.4-1.

### **Greenfield Density Target**

Reference to the greenfield density target is required to be included in Mississauga Official Plan. Policy 5.6.1 is proposed to be revised by adding the following highlighted text:

*5.6.1 Character area policies may specify alternative density requirements, provided the total designated greenfield area in the Region will achieve a minimum density target of 50 residents and jobs combined per hectare, excluding environmental take outs.*

### **Human-Made Hazards**

In order to be consistent with the direction in the Provincial Policy Statement, the Region of Peel included policies relating to human-made hazards such as oil, gas and salt hazards. These direct the area municipalities to include corresponding policies regarding development on or near these hazards. To address this issue the following is proposed to be included immediately after Section 6.7 Brownfield Sites (identified 6.X as a placeholder):

### 6.X Human-Made Hazards

Human-made hazards may have potential adverse impacts on public safety and property and occur when sites have not been properly rehabilitated. They are generally associated with oil, gas and salt hazards and former mineral aggregate and petroleum resource operations.

6.X.X Development will be directed away from human-made hazards. Development may be permitted only if rehabilitation or mitigation of known or suspected hazards has been completed.

In addition, Section 1.1.4.mm is proposed to be amended to identify the following terms that are referenced in these policies:

- Oil, gas and salt hazards;
- Mineral aggregate operations;
- Petroleum resource operations;

The definitions of these terms from the Provincial Policy Statement are found in Appendix 2 and should be added to Mississauga Official Plan Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006).

**STRATEGIC PLAN:** Not applicable.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Mississauga Official Plan is required to conform with amendments to the Region of Peel Official Plan associated with the Peel Region Official Plan Review (2008-2011). Amendments required to bring Mississauga Official Plan into conformity are:

- an amendment to the Designated Greenfield Area policy;
- an update of the Designated Greenfield Area map;
- a reference to Greenfield Density Target; and
- adding policies relating to Human-Made Hazards.

**ATTACHMENTS:**

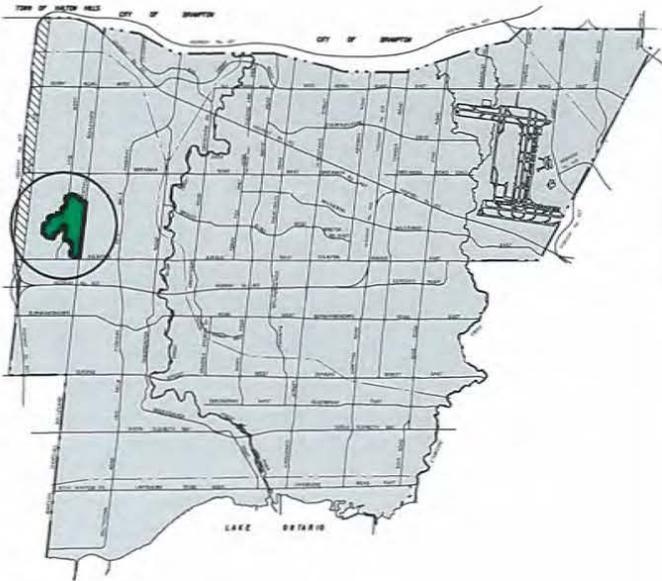
- Appendix 1: Map 16.4-1 Designated Greenfield Area  
Appendix 2: Definitions from the Provincial Policy Statement



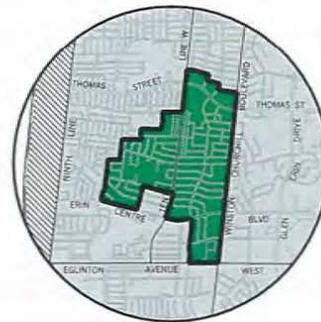
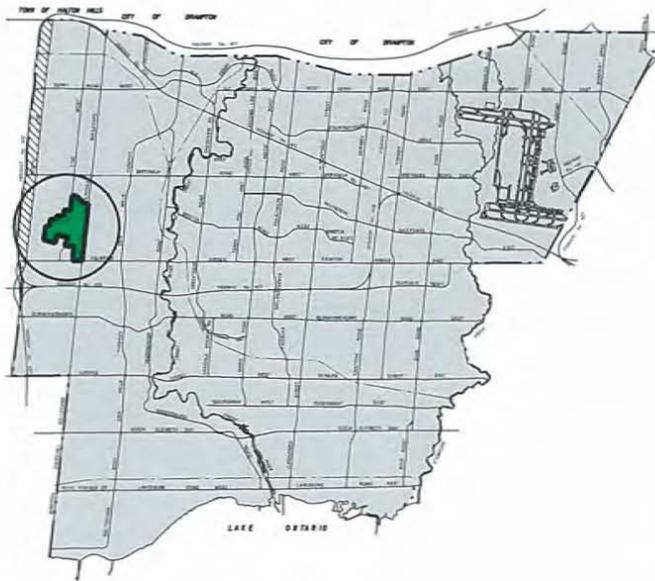
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*



EXISTING GREENFIELD AREA DESIGNATION



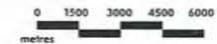
AMENDED GREENFIELD AREA DESIGNATION

Designated Greenfield Area

-  Designated Greenfield Area
-  Built-up Area
-  Special Study Area
-  City Limits

 AREA OF AMENDMENT NO. ???

**DRAFT**



Map 16-4.1  
Designated Greenfield Area  
of Mississauga Official Plan

## Definitions from the Provincial Policy Statement

**Oil, gas and salt hazards:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**Mineral aggregate operation:** means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.