



# MINUTES

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## **PLANNING & DEVELOPMENT COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 3, 2010**

**AFTERNOON SESSION – 1:30 P.M. (CANCELLED)**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present:

- Councillor Carmen Corbasson (Ward 1)
- Councillor Pat Mullin (Ward 2)
- Councillor Maja Prentice (Ward 3) **(Chair)**
- Councillor Frank Dale (Ward 4)
- Councillor Eve Adams (Ward 5)
- Councillor Carolyn Parrish (Ward 6)
- Councillor Nando Iannicca (Ward 7)
- Councillor Katie Mahoney (Ward 8)
- Councillor Pat Saito (Ward 9)
- Councillor George Carlson (Ward 11)
- Mayor Hazel McCallion

Members Absent:

- Councillor Sue McFadden (Ward 10)

John Britto, Legislative Coordinator, Office of the City Clerk  
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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Mr. J. Calvert, Director, Policy Planning

Ms. A. Dietrich, Manager City Wide Planning

Mr. M. Minkowski, Legal Counsel, Litigation

Ms. J. McAuliffe, Planner, Planning and Building

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

Ms. A.L. La Rosa, Legislative Coordinator, Office of the City Clerk

## **PLANNING & DEVELOPMENT COMMITTEE –MAY 3, 2010**

**CALL TO ORDER : 7:00 P.M.**

### **DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

Councillor Eve Adams declared a conflict of interest with respect to Item 3 – Draft Mississauga Official Plan, March 2010, as her husband works on drive-through policies.

### **MATTERS CONSIDERED**

#### **AFTERNOON SESSION – CANCELLED**

#### **EVENING SESSION – 7:00 P.M.**

1. **PUBLIC MEETING – Information Report, Proposed Housekeeping Amendment – Mississauga Zoning By-law 0225-2007, City of Mississauga, Bill 51**

Councillor Maja Prentice called this public meeting to order at approximately 7:02 p.m. and read the recommendation from the Corporate Report.

There were no individuals in the audience who expressed an interest in this matter.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0018-2010

That the Report dated April 13, 2010, from the Commissioner of Planning and Building regarding the proposed housekeeping amendment to Mississauga Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

BL.09-COM

**APPROVED:** Cr Mahoney

2. **Proposed Amendment 199 to the Parkway Belt West Plan – Ministry of Municipal Affairs and Housing (File: 93-PHA-930000-199)**

Responding to a question from Mayor McCallion, Mr. John Calvert, Director, Policy

Planning stated that a letter dated February 12, 2010 was received shortly thereafter requesting comments on the proposed amendment 199 to the Parkway Belt West Plan.

Responding to a further question from Mayor McCallion, Mr. Calvert stated that staff expressed concerns with the proposed definitions, in particular “Linear Facility” to allow power generation. Mr. Calvert further informed the Ministry that the City would need an extension of time to enable Council to consider the matter.

Mayor McCallion inquired whether gas generation was acceptable as part of the Parkway Belt Plan, which was established to protect park land.

Mr. Calvert stated that linear facilities included power transmission lines and transformer stations in the parkway belt. Amendment 199 proposes to include power generation, as well as changes to waste management facilities, which could define a wide range of uses. A site-specific request from the Town of Markham for a District Heating Energy Facility in the parkway belt has triggered amendment 199, which will affect the entire parkway belt. In view of the power generation concerns in Mississauga and Oakville, and in view of how residential development has happened adjacent to the parkway belt, staff is concerned about adding these uses to the parkway belt plan.

Responding to a question from Mayor McCallion, Mr. Calvert stated that this is Phase 1 of the study by the Ministry of Municipal Affairs and Housing. Phase 2 will be a more comprehensive study, which could include the possibility of removing lands from the parkway belt.

Responding to a question from Councillor Eve Adams, Mr. Calvert stated that Phase 1 of the study does not include setbacks in residential uses.

Councillor Adams stated that the proposed amendment 199 would have a tremendous impact on the community. She further stated that the Region of Peel has some interesting mapping of air sheds which indicate that there are heavily taxed air sheds along the highway corridors throughout Mississauga and Brampton.

Councillor Prentice stated that information was received a number of months ago of a request to remove a portion of land from the parkway belt west plan, at Audobon Boulevard and Fieldgate Drive. Councillor Prentice stated that Policy Staff should be aware of this matter, as this will involve a City initiated rezoning process subsequent to these lands being removed from the parkway belt west plan .

Ed Sajecki, Commissioner of Planning and Building stated that Amendment 199 affects the entire Parkway Belt in terms of what is permitted within it, and the portion of land at Audobon Boulevard and Fieldgate Drive will not be considered by this amendment.

Councillor Katie Mahoney moved the following motion which was voted on and carried.

PDC-0019-2010

That the report titled “Proposed Amendment 199 to the Parkway Belt West Plan – Ministry of Municipal Affairs and Housing” (File: 93-PBA-930000-199) dated April 13, 2010 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.  
BL.09.PAR

APPROVED: (Councillor Katie Mahoney)

3. PUBLIC MEETING – Draft Mississauga Official Plan, March 2010

Councillor Maja Prentice called this public meeting to order at approximately 7:12 p.m. and read the recommendation from the Corporate Report. Councillor Prentice noted that eight (8) written submissions have been received.

Councillor Eve Adams declared a conflict of interest with this item as her husband lobbies on behalf of drive-throughs. Councillor Adams vacated the chamber prior to discussion and voting on this item.

Councillor Pat Saito expressed concerns that the public consultation program for Ward 9 was cancelled due to poor attendance. In view of this, Councillor Saito was of the opinion that it was not appropriate to deal with any submissions relating to this item.

Councillor Carmen Corbasson stated that it was premature to discuss this item tonight considering that public meetings and workshops for Wards 1 and 2 were scheduled to be held on Tuesday, May 4, 2010.

Ms. Angela Dietrich, Manager City Wide Planning confirmed that a public meeting was scheduled to be held at Clarke Hall in Port Credit on Tuesday, May 4, 2010. She also confirmed that a few open houses were cancelled due to lack of attendance. She further stated that comments received at the May 4, 2010 public meeting would be considered in the June 2010 Draft Mississauga Official Plan report.

Referring to her phone conversation with the Director of Policy Planning with regard to cancelling previous public meetings and workshops due to poor attendance, Councillor Carmen Corbasson inquired whether it would be more appropriate if this matter was considered after receiving comments from public bodies and the wider community at the open house and workshops scheduled to be held on Tuesday, May 4, 2010 for Wards 1 and 2.

Mr. John Calvert, Director Policy Planning informed the Committee that all comments received at the May 4, 2010 public meeting and workshop will be incorporated in the June 2010 Report. He further stated that staff have held discussions with stakeholders and are aware of the comments that will be received at the public meeting and workshop. He

further stated that the report presented to the Committee tonight is seeking directions to receive the comments, review them and report back to the Committee in June 2010. Mr. Calvert also stated that a memo was sent to the Mayor and Members of Council informing that two public meetings and workshops were cancelled due to poor attendance.

Councillor Carmen Corbasson stated that it is important to hold public meetings and workshops in order to facilitate input from stakeholders and the wider community.

Responding to Councillor Maja Prentice's suggestion that this matter could be referred to Council without a recommendation, to be dealt with as Unfinished Business, Councillor Carmen Corbasson stated that she would support staff recommendation, based on the advice from Mr. John Calvert, Director Policy Planning.

Councillor Pat Mullin sought confirmation that the questions she had asked at a previous meeting on the subject matter, would be addressed in the June 2010 report.

The following persons who were at the meeting addressed the Committee on the matter:

Mr. Bruce Thom, EMBEE Properties Limited  
Ms. Dorothy Tomiuk, resident

Mr. Bruce Thom, registered owner of numerous properties in Mississauga, addressed the Committee with regard to concerns and objections on both the overall policy direction and the impact on EMBEE Properties' individual sites. He further stated that EMBEE Properties is available to review these concerns and objections with City staff as part of their ongoing Official Plan process. Mr. Thom submitted a copy of EMBEE Properties' concerns and objections and requested that they receive written notice of any and all further actions by the City with regard to this matter.

Ms. Dorothy Tomiuk, resident of Mississauga Road South in Port Credit thanked staff and Council for the public meeting organized on Tuesday, May 4, 2010 at Clarke Hall in Port Credit, which would enable various public bodies and the wider community to provide input into the Official Plan process.

Councillor Nando Iannicca moved the following recommendation which was voted on and carried:

**PDC-0020-2010**

1. That submissions made at the public meeting held at the Planning and Development Committee meeting on May 3, 2010 to consider the Draft Mississauga Official Plan, March 2010, be received.
2. That staff of the Planning and Building Department report back on the submissions made with respect to the Draft Mississauga Official Plan, March 2010.
3. That the following correspondence commenting/expressing concerns on the Draft

Mississauga Official Plan, March 2010, be received:

- (a) Weston Consulting Group Inc. dated April 10, 2010.
- (b) Sciberras Consulting Inc. dated April 28, 2010.
- (c) Ontario Power Generation dated April 29, 2010.
- (d) Manager Development Services, Region of Peel dated April 30, 2010.
- (e) Sorensen Gravely Lowes Planning Associates Inc. dated April 30, 2010.
- (f) Oksana M. Komarnicky, resident of Maingate Drive, Mississauga, dated April 30, 2010.
- (g) Tyndall Nursing Home Limited dated April 30, 2010.
- (h) Roma Clasper, resident of Crestlawn Drive, Mississauga dated May 1, 2010.
- (i) Labreche Patterson & Associates Inc. dated May 2, 2010.
- (j) Davies Howe Partners dated May 3, 2010.
- (k) Pound & Stewart Planning Consultants dated May 3, 2010.
- (l) EMBEE Properties Limited dated May 3, 2010.

CD.03.MIS

AMENDED (Councillor Nando Iannicca)

CD.03.MIS

**ADJOURNMENT – 7:30 P.M.**