



Corporate Report

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BL.09.PAR

DATE: October 26, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 15, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Amendment 199 to the Parkway Belt West Plan - Ministry of
Municipal Affairs and Housing (File: 93-PBA-930000-199)**

RECOMMENDATION: That the Planning and Building Department undertake a review of the uses permitted by the Parkway Belt West designation in the new proposed Mississauga Official Plan and the PB1 and PB2 (Parkway Belt) zoning categories.

BACKGROUND: City Council, on May 12, 2010, considered the report (Appendix 1) 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 and adopted the following:

"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."

On August 30, 2010 Amendment 199 (Appendix 2) to the Parkway Belt West Plan (PBWP) was approved by the Ministry of Municipal Affairs and Housing, with minimal revisions to the draft Amendment as originally proposed.

COMMENTS:

Parkway Belt West Plan Amendment 199 did not address the concerns identified in the report dated April 13, 2010 from the Commissioner of Planning and Building, namely:

- the definition for “Linear Facility”, which includes electric power transmission and generation, has not been revised to delete reference to power generation. As such, power generation will be permitted throughout the PBWP area.
- the definition for “Linear Facility”, which also includes “waste management systems and associated facilities”, has not been clarified and modified to not permit such facilities.
- the term “Public Uses”, which permits “Electric Power Facilities”, has not been clarified as to whether power generation is a permitted use.
- the duplication of some of the uses permitted by “Public Uses” and “Linear Facility”, such as utilities, roads and inter-urban transit, has not been resolved.

Mississauga Official Plan policies currently allow all uses permitted by the PBWP on lands designated Parkway Belt West, but the zoning by-law is more restrictive.

The definitions of “Linear Facility” and “Public Uses” contained in Amendment 199 to the PBWP will now permit power generation in Mississauga on lands designated Parkway Belt West. Previously, Mississauga’s Official Plan limited this use to lands designated Industrial. The Parkway Belt West zones continue to not permit this use. Although the *Green Energy Act* removes municipal approvals for renewable energy generation proposals and the Province can exempt proposed power generating facilities from the *Planning Act*, making the effect of Amendment 199 with respect to power generating facilities largely moot, it is still appropriate that the Official Plan indicate where such uses are considered appropriate.

Similarly, the change in the PBWP to the definition of “Linear Facility” to include “waste management systems and associated facilities”, means that these uses are now permitted in Mississauga on lands designated Parkway Belt West. While, the Parkway Belt zones

do not permit such uses and, as such, City Council still has control over these uses through the development approval process, the Official Plan should establish appropriate locations for these uses to guide the review of development proposals.

Municipalities are not required to permit every land use that is permitted by the PBWP provided the restrictions do not undermine the intent and purpose of the PBWP. Based on the additional uses permitted by Parkway Belt West Plan Amendment 199, it is recommended that a study be undertaken to review the uses that are appropriate to be permitted within the Mississauga portions of the Parkway Belt West.

STRATEGIC PLAN: N/A

FINANCIAL IMPACT: N/A

CONCLUSION: The Ministry of Municipal Affairs and Housing did not revise Parkway Belt Amendment 199 in accordance with the concerns expressed by the City of Mississauga. In view of the forgoing, it is recommended that Planning and Building Department staff undertake a review of the uses permitted by the PBWP and the Parkway Belt West designation in the new official plan and the Parkway Belt Zones.

ATTACHMENTS: APPENDIX 1: Corporate 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
APPENDIX 2: Parkway Belt West Plan - Amendment 199

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ron Miller Planner, Policy Planning



Corporate Report

Clerk's Files

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BL.09.PAR

DATE: April 13, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 3, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendment 199 to the Parkway Belt West Plan -
Ministry of Municipal Affairs and Housing (File: 93-PBA-930000-199)**

RECOMMENDATION: 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.

BACKGROUND: The Parkway Belt was a major element of the Provincial design for development program contained in Design for Development: The Toronto – Central Region (May, 1970) and continues to be a major element of the Provincial planning framework. The original plan had four objectives:

- to separate and define the boundaries of urban areas;
- to link urban areas with each other and with areas outside the region by providing space for movement of people, goods, energy and information, without disrupting community integrity and function;

- to provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area; and
- to provide a system of open space and recreational facilities linked with each other.

The Parkway Belt West Plan (PBWP), within and adjacent to Mississauga (see Appendix 1), forms part of the Official Plan and takes precedence over it. The Province is undertaking a review of the PBWP in two phases. The subject of Amendment 199 is the result of the first phase review. The purpose of the amendment is to modify the PBWP to:

- a) delete certain policies that relate to land that has been removed from the Parkway Belt West Plan either by amendment or as a consequence of the *Greenbelt Act, 2005*;
- b) to update statutory and other references in the plan;
- c) to update the PBWP to recognize current provincial plans and policies;
- d) to make two technical mapping changes regarding corridor designations.

The second phase, to be conducted later this year, will be a more substantive review of the goals, objectives and policies of the PBWP. These amendments are initiated by the Ministry of Municipal Affairs and Housing pursuant to Section 6 (1) of the *Ontario Planning and Development Act, 1994*.

The Ministry has contacted all municipalities which contain, or are adjacent to, the PBWP and have requested comments by March 19, 2010. Staff has contacted Ministry staff and advised of our initial concerns and that formal comments from City Council will be forwarded by mid-May.

COMMENTS:

Amendment 199 (see Appendix 2) introduces new definitions, in particular “Linear Facility”, “Public Uses” and “Utility”.

In the current PBWP, “Linear Facilities” is defined as “Linear transportation, communication, and utility facilities, including necessary accessory facilities and installations such as interchanges, transformer stations and treatment plants that are part of the linear distribution or collection networks”.

In Amendment 199, the proposed definition for “Linear Facility” is:

“Facilities and corridors that form the foundation for development. Includes: electric power transmission and generation, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines, sewage and water systems, septage treatment systems, waste management systems and associated facilities.”

While we have no comments regarding facilities for electric power transmission, we have serious concerns with power generation. As a result of a recent land use study, Mississauga’s Official Plan identified power generation to be an industrial use and limits this use to only lands designated “Industrial”. This proposed definition will permit power generation throughout the PBWP area. Further, since residential development has taken place in the vicinity of many links in the Plan, permitting power generation could result in land use conflicts, not to mention impacts on the taxed airsheds which exist in Mississauga. Further, as an industrial use, it is not a linear facility, and is, therefore, inconsistent with the goals and objectives of the PBWP. It is recommended that reference to power generation be deleted from the proposed definition for “Linear Facility”.

In addition to the foregoing, it is noted that “Linear Facility” also includes “waste management systems and associated facilities”. This term is vague and could permit any form of waste management facility, be it a landfill site or waste transfer station, which could adversely impact a residential area. It is suggested the term be clarified and modified to not permit such facilities.

The term “Public Uses” also permits “Electric Power Facilities”. This term is vague and should be revised to clarify what it includes. If it is intended to include power generation, we reiterate the above comments pertaining to “Linear Facility”.

In addition, we note that some of the uses permitted by “Public Uses”, such as utilities, roads and inter-urban transit duplicate the same uses permitted by term the “Linear Facility”. This duplication should be resolved such that there is a clear difference between “Linear Facility” and “Public Uses”.

STRATEGIC PLAN: N/A

FINANCIAL IMPACT: N/A

CONCLUSION: The proposed change to the definition of “Linear Facility” contained in Amendment 199 to the PBWP would permit power generation throughout the Parkway Belt. Mississauga’s Official Plan limits this use only in areas designated “Industrial”. If this amendment is approved, it could result in serious land use conflicts and impacts on existing taxed airsheds in Mississauga. In addition, since an industrial use is not a linear facility, the proposed amendment is considered to be inconsistent with the goals and objectives of the PBWP.

As the proposal to redefine “Linear Facility” to include electric power generation as a permitted use stems from a request from the Town of Markham to accommodate a 10-gen facility related to a District Heating plant and transformer, perhaps the proposed definition should only apply to that specific link of the Parkway Belt.

The proposed definition of “Linear Facility” also includes “waste management systems and associated facilities”. This definition should be amended to ensure it does not permit a landfill or waste transfer station. Finally, “electric power facilities” permitted under “Public Uses” should be amended to exclude power generation.

The term “Public Uses” should be clarified to eliminate power generation as a permitted use.

ATTACHMENTS:

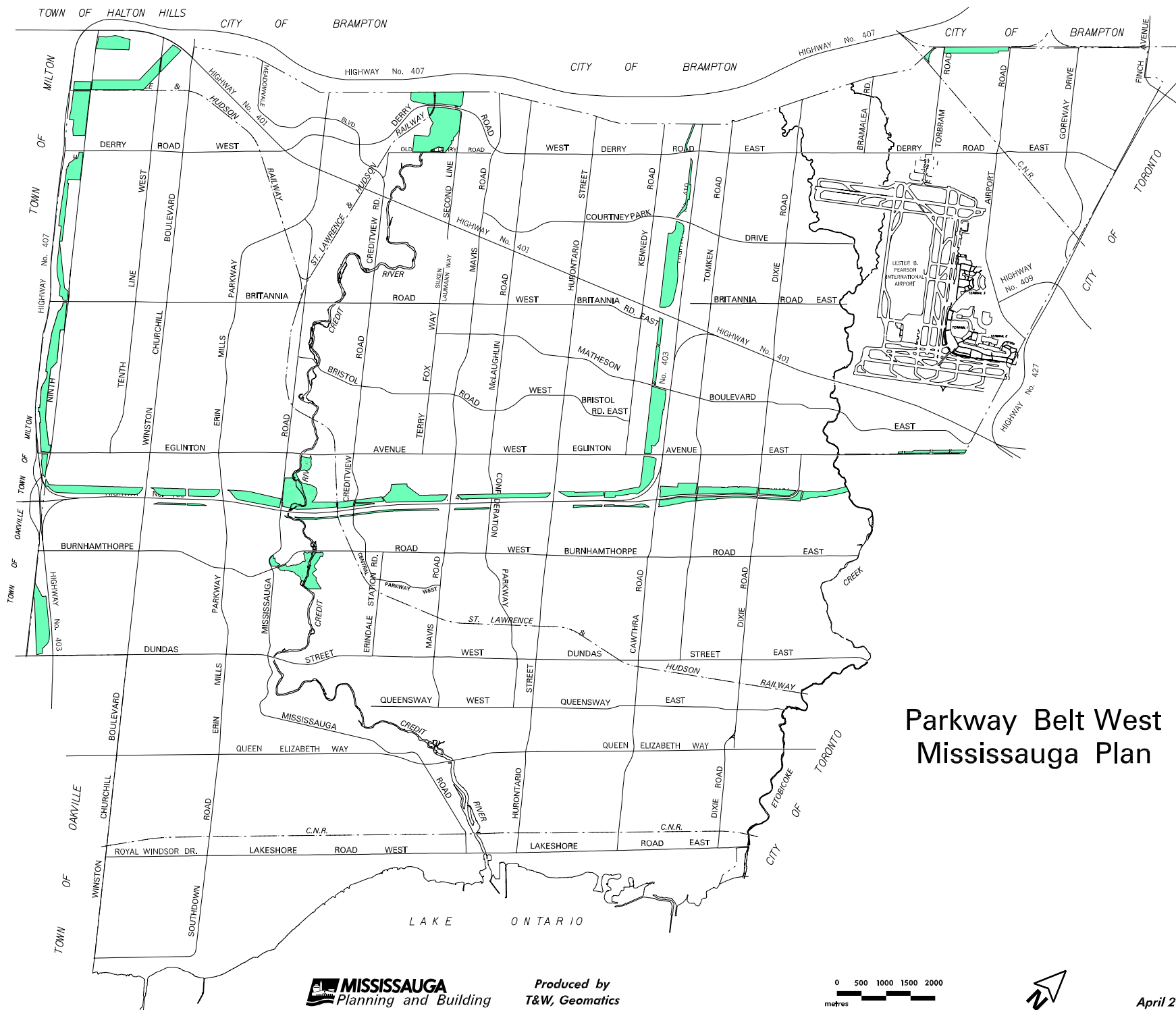
APPENDIX 1: Parkway Belt West – Mississauga Plan Map

APPENDIX 2: Information Summary on Proposed Amendment to
the Parkway Belt West Plan File: 93-PBA-930000-
199

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Calvert, Director, Policy Planning



Parkway Belt West Mississauga Plan



**INFORMATION SUMMARY
ON PROPOSED AMENDMENT
TO THE PARKWAY BELT WEST PLAN
FILE: 93-PBA-930000-199**

TYPE OF APPLICATION:	The application proposes a series of technical changes to the Parkway Belt West Plan.
APPLICANT:	Ministry of Municipal Affairs and Housing
LOCATION:	City of Hamilton, Region of Halton, Region of Peel, Region of York, City of Toronto.

RELATIONSHIP OF THE APPLICATION TO THE PLAN:

The Ministry of Municipal Affairs and Housing is proposing to amend the Parkway Belt West Plan (PBWP). The proposed amendment would achieve the following:

- a) delete certain policies that relate to land that has been removed from the Parkway Belt West Plan either by amendment or as a consequence of the *Greenbelt Act, 2005*
- b) to update statutory and other references in the plan
- c) to update the PBWP to recognize current provincial plans and policies
- d) to make two technical mapping changes regarding corridor designations

The specific contents of the amendment are detailed in the attached Proposed Amendment No 199.

This housekeeping amendment will serve to correct legislative changes and delete policies regarding lands that are no longer within the PBWP area. The proposed amendments are based on the analysis resulting from an inter-Ministry review of the plan, as well as a review of the plan in its consolidated form. This consolidation was completed in fall 2008 in conjunction.

RESULTS FROM CIRCULATION:

The proposed PBWP Amendment was circulated to the following parties:
Ministries:

- Energy and Infrastructure
- Environment
- Natural Resources
- Agriculture, Food and Rural Affairs
- Transportation
- Culture

Municipalities:

- City of Hamilton
- City of Toronto
- Halton Region

- Peel Region
- York Region
- City of Burlington
- Town of Oakville
- Town of Halton Hills
- City of Mississauga
- City of Brampton
- City of Vaughan
- Town of Richmond Hill
- Town of Markham

Conservation Authorities:

- Hamilton Conservation Authority
- Conservation Halton
- Credit Valley Conservation
- Toronto and Region Conservation Authority

Other Agencies:

- Ontario Realty Corporation
- Hydro One Inc.
- TransCanada Pipeline
- Power Stream
- 407-ETR
- Niagara Escarpment Commission
- Enbridge Gas Distribution
- Bell Canada

The Ministry received comments from many of these parties. Overall, all were supportive of the proposed amendments. Many offered further recommendations on amendments to the PBWP in order to add further clarifications and updates.

SUPPORTING INFORMATION:

The PBWP is applied through policies in all of the local municipal official plans, in which the Parkway Belt West is located. All of these official plans map the boundaries of the Parkway Belt West and contain corresponding policies. Applications to amend the plan are made to the Ministry of Municipal Affairs and Housing, who reviews all applications and make a determination based on the merits of the application in relation to the achievement of Provincial goals and objectives.

NOTICE OF A PROPOSED AMENDMENT TO THE PARKWAY BELT WEST PLAN

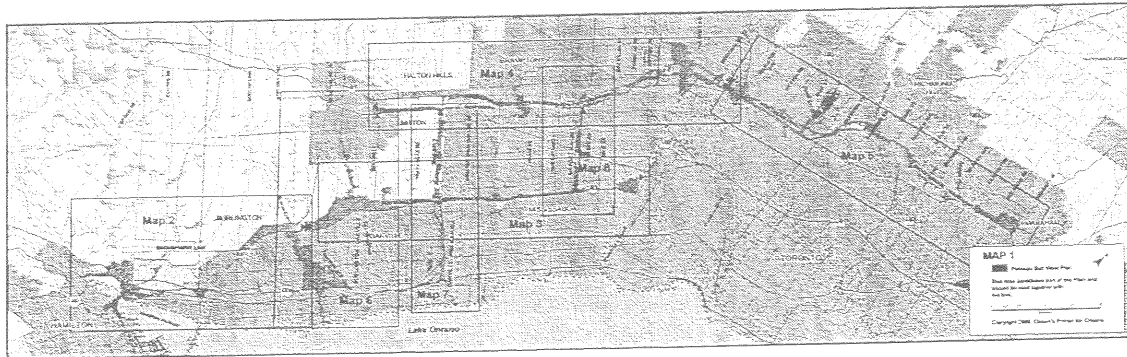
Ontario Planning and Development Act, 1994, Subsection 6(7)(a)

The Ministry of Municipal Affairs and Housing is proposing a series of amendments, File Number **93-PBA-930000-199**, which are intended to update and make technical mapping changes to the Parkway Belt West Plan.

These amendments will impact all lands located within the Parkway Belt West, in the City of Hamilton, Region of Halton, Region of Peel, Region of York, and City of Toronto.

A copy of the requested amendment can be examined at:

- | | | |
|---|--|---|
| 1. Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay Street, 2nd Floor
Toronto, Ontario, M5G 2E5 | 2. The Regional Municipality of York
Planning and Development Services Department
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1 | 3. City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1 |
| 4. The Town of Markham
Planning Department
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3 | 5. Town of Richmond Hill
Planning Department
225 East Beaver Creek Road
Richmond Hill, Ontario, L4C 4Y5 | 6. The Regional Municipality of Peel
Planning Department
10 Peel Centre Dr., Suite A
Brampton Ontario, L6T 4B9 |
| 7. City of Mississauga
Planning and Building Department
300 City Centre Drive
10th Floor
Mississauga, Ontario, L5B 3C1 | 8. City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario, L6Y 4R2 | 9. City of Toronto
Planning Department
Toronto City Hall
12th fl. E., 100 Queen St. W.
Toronto, Ontario, M5H 2N2 |
| 10. The Regional Municipality of Halton
Planning & Public Works
Planning and Transportation Services
1151 Bronte Road
Oakville, Ontario, L6M 3L1 | 11. Town of Oakville
Planning Department
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, Ontario, L6J 5A6 | 12. City of Burlington
Planning Department
City Hall 2nd Floor, 426 Brant Street
Burlington, Ontario, L7R 3Z6 |
| 13. Town of Milton
Planning Department
Town Hall
150 Mary Street
Milton, Ontario, L9T 6Z5 | 14. Town of Halton Hills
Planning, Development & Sustainability Department
1 Halton Hills Drive
Halton Hills, Ontario, L7G 5G2 | |



Submissions on the proposed amendment may be made in writing to the Minister of Municipal Affairs and Housing until **March 19, 2010** at the above-noted address. The options available to the Minister, depending on whether or not submissions are made are set out in sections 7 and 8 of *The Ontario Planning and Development Act, 1994*.

Generally, if no submissions are received within the time specified, then the Minister may approve, modify and approve or propose to refuse all or part of the amendment. If the Minister proposes to refuse all or part of a requested amendment, the Minister shall allow the applicant to make written submissions.

If submissions are received within the time specified, then the Minister may appoint a hearing officer or alternatively, the Minister may refer the matter to the Ontario Municipal Board to conduct a hearing and to make a recommendation on the amendment, approve, modify and approve or propose to refuse all or part of the amendment.

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416-585-6226
Fax: 416-585-6882
Toll-Free: 1-800-668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
Centre de l'Ontario
777, rue Bay, 2nd étage
Toronto ON M5G 2E5
Téléphone: 416-585-6226
Télécopieur: 416-585-6882
Sans frais: 1-800-668-0230



February 12, 2010

Mr. Ed Sajecki
Commissioner of Planning and Building
City of Mississauga Civic Centre
300 City Centre Drive
Mississauga, ON
L5B 3C1

Dear Ms. Sajecki:

Re: Proposed Amendment 199 to the Parkway Belt West Plan
Technical Changes
MMAH File No: 93-PBA-930000-199


In accordance with Subsection 6(7)(a) of the Ontario Planning and Development Act, 1994 (OPDA), a Public Notice will appear on Tuesday, February 16, 2010 and Wednesday, February 17, 2010, in the Toronto L'Express and The Toronto Star newspapers (respectively) for the purposes of informing the public on a series of proposed technical amendments to the Parkway Belt West Plan (PBWP) and inviting written submissions.

The Public Notice provides for the opportunity to view a copy of the amendment and background information at your office. For this reason, I have enclosed a copy of the Notice to be published, the proposed amendments, and an information summary. Copies of the proposed amendments and background reports should be available for public review from Tuesday, February 16, 2010 to Friday, March 19, 2010.

Furthermore, under Subsection 6(7)(b) of the OPDA, requires that each municipality having jurisdiction over the area covered by the amendment and each municipality which abuts the area is consulted with respect to the proposed amendment and provided with a copy of the provision of section 7 and 8, and are invited to make written submissions on the proposed amendment.

If you have any questions regarding the above mentioned matter, please do not hesitate to contact me at 416-585-7323.

Yours truly,


Alejandra Gonzalez, MCIP, RPP
Planner

PROPOSED
PARKWAY BELT WEST PLAN
AMENDMENT No. 199
City of Hamilton
Regional Municipality of Halton
Regional Municipality of Peel
Regional Municipality of York
City of Toronto

A) THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to modify the Parkway Belt West Plan in order to:

- a) delete certain policies that relate to land that has been removed from the Parkway Belt West Plan either by amendment or as a consequence of the *Greenbelt Act, 2005*;
- b) to update statutory and other references in the plan;
- c) to update the PBWP to recognize current provincial plans and policies;
- d) to make two technical mapping changes regarding corridor designations;

This series of amendments was initiated by the Ministry of Municipal Affairs and Housing pursuant to Section 6(1) of the *Ontario Planning and Development Act, 1994*.

2. The Location and Designation

The amendments would apply to the entire Parkway Belt West Plan (PBWP) area. The Parkway Belt West spans from the City of Hamilton in the west to York Region in the east.

B) THE AMENDMENT

The following is the text and maps which constitute Amendment Number 199 to the Parkway Belt West Plan, July 1978.

- 1. Section 1.1 Definitions is amended by removing the definition of minister which states "**Minister:** The Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs", and replacing it with the following:

Minister The Minister of Municipal Affairs and Housing

- 2. Section 1.1 Definitions is amended by adding the following definitions

Inter-urban transit facility

A facility and/or corridor that accommodates multi-passenger (commuter) inter-regional transportation as well as associated facilities including stations, parking, maintenance/storage yards and operation centres.

Linear Facility

Facilities and corridors that form the foundation for development. Includes: electric power transmission and generation, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines, sewage and water systems, septage treatment systems, waste management systems and associated facilities.

Public Uses

Uses which include but are not limited to, public open space, recreation, utilities, electric power facilities, roads and inter-urban transit, and may be publicly or privately owned.

Transit supportive development

A land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports the viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.

Urban Area

A settlement area as defined in the Provincial Policy Statement, 2005.

Utility

A land use associated with infrastructure and includes alternative energy systems and renewable energy systems, as defined in the Provincial Policy Statement, 2005.

3. Section 1.2 Authority is amended by removing the first and second paragraphs which state "The Parkway Belt West Plan is prepared under the provisions of the *Parkway Belt Planning and Development Act, 1973*. The area for which the Plan is prepared is included in the Parkway Belt Planning Area established by Ontario Regulation 472/73, as amended by Ontario Regulations 744/73 and 399/75," and replacing it with the following:

"The Parkway Belt West Plan was prepared under the provisions of the *Parkway Belt Planning and Development Act, 1973* and approved on July 19, 1978.

The Plan is continued and deemed to be a development plan under the *Ontario Planning and Development Act, 1994*, S.O. 1994, c. 23, Sched. A."

4. Section 1.3.2 a) The Maps of the Plan, is amended by deleting the first three sentences which state "Map 1 illustrates the Parkway Belt West Planning Area, the area covered by the Plan, and the location of the seven links. The Parkway Belt West Planning Area is generally shown on Map 1. The precise Planning Area boundaries are described in Ontario Regulation 472/73, 744/73, and 399/75," and replacing it with the following:

Map 1 illustrates the area covered by the Plan, and the location of the seven links.

5. Section 2 Goals is amended by deleting the first paragraph which states "The Parkway Belt is a major element of the Provincial design for development

program contained in Design for Development: The Toronto-Centred Region (May 1970).” and replacing it with the following:

“The Parkway Belt is a major element of the Provincial design for development program contained in Design for Development: The Toronto-Centred Region (May 1970) and continues to be a major element of the Provincial Planning framework. It must be considered and read in conjunction with all other applicable land use planning policies, regulations and/or standards, as amended from time to time. Such documents include but are not limited to the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Niagara Escarpment Plan, and municipal official plans and zoning by-laws. Detailed conflict provisions are set out in legislation governing the foregoing provincial documents.”.

6. Section 4.5. is amended by deleting the first three sentences which state “The terms “Urban Area” and “Future Urban Area” that appear in the Plan are descriptive only, indicating the general nature of possible development adjacent to the area covered by the Plan. The terms are not intended to imply a Provincial planning objective to build up these areas completely. Neither term is intended to show present or future municipal boundaries.” and replacing it with the following:

“The terms “Urban Area” and “Future Urban area” that appear in the Plan are general in nature. For the specific boundaries of such areas refer to the applicable official plans.”.

7. Section 5.1.2 is amended by adding the following paragraph after paragraph four:

Pursuant to the *Ontario Planning and Development Act, 1994*, these land use regulations are deemed to be Minister’s Zoning Orders under clause 17 of the Act.

8. Section 5.1.3 is amended by adding the following paragraph after the third paragraph:

“Municipalities are required to ensure conformity with this Plan at the time they revise their official plan as part of their 5 year review, pursuant to Section 26 of the *Planning Act*, R.S.O. 1990, c. P. 13.”.

9. Section 5.1.4 is amended by deleting the last section of the last sentence of the first paragraph which states “under Section 35a of *The Planning Act*, R.S.O.1970, c. 349” and replacing it with the following “under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13.”.

10. Section 5.1.4 is amended by deleting the first sentence of the second paragraph which states “In order to preserve and protect existing vegetation and physical features and to provide adequate landscaping, the agreement should include provisions regarding the following:” and replacing it with the following:

“In order to preserve and protect existing vegetation and physical features to

provide adequate landscaping, and to ensure land use compatibility with adjacent land uses, the agreement should include provisions regarding the following:”.

11. Section 5.4.1 a) is amended by deleting the text “The Planning Act, R.S.O. 1970, c. 349” and replacing it with the text “the *Planning Act*, R.S.O. 1990, Section 34 (9)”.
12. Section 5.4.3 a) iii) is amended by deleting the entire provision which states “The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in *Design for Development the Toronto-Centred Region (May 1970)* and to retain the open-space character of the area covered by the Plan.” and replacing it with the following:

“The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting urban areas across the area covered by the Plan to those routes that will encourage and support the roles of the those Urban Areas as defined in *Design for Development The Toronto Centred Region (May 1970)*, to encourage and support connections for the purpose of inter-regional movement of people, goods, energy, and information as expressed in this and other Provincial plans and public undertakings, including environmental assessments, and to retain the open-space character of the area covered by the Plan.”.
13. Section 5.5.1 a) is amended by deleting the text “the Planning Act, R.S.O. 1970, c. 349” and adding the following: “the *Planning Act*, R.S.O. 1990, Section 34 (9)”.
14. Section 5.5.1 b) is amended by deleting the text “Agricultural Code of Practice for Ontario” from the first paragraph and replacing it with the following “the Guide to Agricultural Land Use and Minimum Distance Separation formulae, as defined in the Provincial Policy Statement, 2005.”.
15. Section 5.5.1 f) is amended by deleting the text “single family residence” and replacing it with the following “single dwelling”.
16. Section 5.5.1 h) is amended by removing the “.” in clause iv) and replacing it with a “;”; and add the following after clause iv: “v) Provide transit supportive development, where an inter-urban transit facility is planned or developed.”
17. Section 5.5.2 a) is amended by deleting the text “*Planning Act*, R.S.O. 1970, c 349” and replacing it with the following “the *Planning Act*, R.S.O. 1990, Section 34 (9)”.
18. Section 5.5.2 e) is amended by deleting the text “single family residence” and replacing it with the following “single dwelling”.
19. Section 5.5.4 a) ii) is amended by deleting the first sentence of the clause which states “The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban

Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in *Design for Development: The Toronto-Centred Region (May, 1970)*, and to retain the open-space character of the area covered by the Plan,” and replacing it with the following:

“The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting urban areas across the area covered by the Plan to those routes that will encourage and support the roles of the those Urban Areas as defined in *Design for Development The Toronto Centred Region (May 1970)*, to encourage and support connections for the purpose of inter-regional movement of people, goods, energy, and information as expressed in other Provincial plans and public undertakings including environmental assessments, and to retain the open-space character of the area covered by the Plan.”.

20. Section 6.1. is amended by adding the following after paragraph nine “Where policies direction to acquire or provide for, those policies are also deemed to provide direction to protect.”.
21. Section 6.2.2 i) is amended by removing the text “Ontario Hydro” and replacing it with “Hydro One Inc.”
22. Section 6.2.3 s) of the Parkway Belt West Plan is deleted.
23. Section 6.2.3 t) of the Parkway Belt West Plan is deleted.
24. Section 6.3.2 i) is amended by deleting “Ontario Hydro” and replacing it with “Hydro One Inc.”
25. Section 6.3.2 q) is amended by deleting the reference to “Oakville Creek-East Oakville Creek ” and replacing it with “Sixteen Mile Creek”.
26. Section 6.3.2 t) i) is amended by deleting the reference to “Oakville Creek-East Oakville Creek” and replacing it with “Sixteen Mile Creek”.
27. Section 6.6.3 i) i) is amended by deleting “Oakville Creek-East Oakville Creek” and replacing it with “Sixteen Mile Creek”.
28. Section 6.3.3 m) i) is amended by deleting “Oakville Creek-East Oakville Creek” and replacing it with “Sixteen Mile Creek”
29. Section 6.4.2 r) is amended by deleting “Ontario Hydro” and replacing it with “Hydro One Inc.”
30. Section 6.4.2 t) is amended by deleting “Etobicoke Creek”.
31. Section 6.4.2 w) ii) is amended by deleting “Etobicoke Creek Valley”
32. Section 6.4.3 i) is amended by deleting “Ontario Hydro” and replacing it with “Hydro One Inc.”

33. Section 6.4.3 j) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
34. Section 6.4.3 k) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
35. Section 6.4.3 l) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
36. Section 6.4.3 x) is amended by deleting "development agreements under Section 40 of the Planning Act" and adding the following "Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13"
37. Section 6.5.2 n) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
38. Section 6.5.3 d) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
39. Section 6.5.3 e) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc."
40. Section 6.5.3 l) of the Parkway Belt West Plan is deleted.
41. Section 6.6.2 j) is amended by deleting the text "Ontario Hydro" and replacing it with "Hydro One Inc."
42. Section 6.6.2 n) is amended by deleting "Oakville Creek" and "East Oakville Creek" and replacing it with "Sixteen Mile Creek".
43. Section 6.6.2 q) is amended by deleting "Oakville Creek" and "East Oakville Creek" and replacing it with "Sixteen Mile Creek".
44. Section 6.6.2 r) iii) and iv) are amended by deleting the reference to "Oakville Creek" and "East Oakville Creek" and replacing it with "Sixteen Mile Creek".
45. Section 6.6.2 r) iv) of the Parkway Belt West Plan is deleted.
46. Section 6.6.3 d) ii) and iii) are amended by deleting "Oakville Creek" and "East Oakville Creek" and replacing it with "Sixteen Mile Creek".
47. Section 6.6.3 d) iii) of the Parkway Belt West Plan is deleted.
48. Section 6.6.3 e) ii) and iii) are amended by deleting "Oakville Creek" and "East Oakville Creek".
49. Section 6.6.3 e) iii) of the Parkway Belt West Plan is deleted.
50. Section 6.6.3 f) ii) is amended by deleting "Oakville Creek" and replacing it with the following "Sixteen Mile Creek".

51. Section 6.6.3 f) ii) is amended by deleting "Oakville Creek" and replacing it with the following "Sixteen Mile Creek".
52. 6.6.3 i) is amended by deleting "Oakville Creek" and replacing it with the following "Sixteen Mile Creek".
53. Section 6.6.3 j) is amended by deleting "Oakville Creek" and replacing it with the following "Sixteen Mile Creek".
54. Section 6.6.3 h) of the Parkway Belt West Plan is deleted.
55. Section 6.7.2 g) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
56. Section 6.7.2 k) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
57. Section 6.7.2 k) i) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
58. Section 6.7.2 o) ii) is amending by deleting "6".
59. Section 6.7.3 is amended by deleting "ii) Speers Road".
60. Section 6.7.3 d) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
61. Section 6.7.3 d) ii) is amended by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
62. Section 6.7.3 f) i) is amended by deleting "6".
63. Section 6.7.3. f) ii) is amended by deleting the word "proposed".
64. Section 6.7.3 g) ii) is amended by deleting "Part of the forested area of Lots 6, 7 and 8, Concession I, S.D.S. and Lots 6 and 7, Concession II, S.D.S." and replacing it with the following "Part of the forested are of Lots 7 and 8, Concessions I, S.D.S. and Lot 7, Concession II, S.D.S.".
65. Section 6.7.3 i) of the Parkway Belt West Plan is deleted.
66. Section 6.7.3 j) of the Parkway Belt West Plan is deleted.
67. Amend section 6.8.2 e) by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
68. Amend section 6.8.3 d) by deleting "Ontario Hydro" and replacing it with "Hydro One Inc.".
69. As an administrative clarification, clause 2 of Paragraph 6 in Parkway Belt West Plan Amendment 129, City of Vaughan is amended, by deleting the following "Approximately 60.5 hectares (149 acres) locate within part of Lots 2 and 3,

Concession 9 and designated General Complementary Use Area;" and replacing it with the following "Approximately 60.5 hectares (149 acres) locate within part of Lots 2 and 3, Concessions 8 and 9 and designated General Complementary Use Area."

70. Map 3, Southern Link is amended to recognize the alignments of PBWP Amendment No. 148, (approved on November 10, 2000) which are reference in amendment text but not on their respective schedules; and attempt to correct on oversight of PBWP Amendment No. 116 (which was approved in three parts in March and May 2001) regarding the continuous alignment of the inter-urban transit and utility infrastructure corridors.

DRAFT

**Ministry of
Municipal Affairs
and Housing**

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**Ministère des
Affaires municipales
et du Logement**

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September 9, 2010

Mr. Ed Sajecki
Commissioner of Planning and Building
City of Mississauga Civic Centre
300 City Centre Drive
Mississauga, ON
L5B 3C1

Dear Mr. Sajecki:

Re: Parkway Belt West Plan Amendment No. 199
MMAH File No: 93-PBA-930000-199

PLANNING & BUILDING RECEIVED			
SEP 14 2010			
Division	Action	Info	Seen
Commissioner			ES
Building			
Policy Planning	✓		GC
Dev. & Design			
Bus. Services			

This letter is to inform you that the Ministry of Municipal Affairs and Housing has approved, on August 30 2010, the above noted amendment to the Parkway Belt West Plan.

In accordance with Section 12 of the *Ontario Planning and Development Act, 1994*, please find enclosed a copy of the amendment for your review and records.

If you have any questions regarding this matter, please do not hesitate to contact me at 416-585-6583.

Yours truly,

David Sit, MCIP, RPP
Manager, Planning Projects

**PARKWAY BELT WEST PLAN
AMENDMENT No. 199
Regional Municipality of Halton
Regional Municipality of Peel
Regional Municipality of York
City of Hamilton
City of Toronto**

A) THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to modify the Parkway Belt West Plan (PBWP) in order to:

- a) delete policies that relate to land that has been removed from the PBWP either by amendment or as a result of the *Greenbelt Act, 2005*;
- b) update statutory and other references in the PBWP;
- c) recognize current provincial plans and policies;
- d) make two technical mapping changes regarding corridor designations; and
- e) include new definitions.

Amendment No. 199 was initiated by the Ministry of Municipal Affairs and Housing pursuant to Section 6(1) of the *Ontario Planning and Development Act, 1994*.

2. The Location and Designation

Amendment No. 199 applies to the entire PBWP Area. The PBWP Area spans from the City of Hamilton in the west to York Region in the east.

B) THE AMENDMENT

The following is the text and maps which constitute Amendment No. 199 to the Parkway Belt West Plan, July 1978.

1. Section 1.1 Definitions is amended by removing the definition of Minister which states "**Minister** The Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs," and replacing it with the following:

Minister The Minister of Municipal Affairs and Housing.

2. Section 1.1 Definitions is amended by adding the following definitions:

Inter-urban transit facility

A facility and/or corridor that accommodates multi-passenger (commuter) inter-regional transportation as well as associated facilities including stations, parking, maintenance/storage yards and operation centres.

Linear Facility

Facilities and corridors that form the foundation for development. Includes: electric power transmission and generation, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines, sewage and water systems, septage treatment systems, waste management systems and associated facilities.

Public Uses

Uses which include, but are not limited to, public open space, recreation, utilities, electric power facilities, roads and inter-urban transit, and may be publicly or privately owned.

Urban Area

A *settlement area* as defined in the Provincial Policy Statement.

Utility

A land use associated with *infrastructure* and includes *alternative energy systems* and *renewable energy systems*, as defined in the Provincial Policy Statement.

3. **Section 1.2 Authority** is amended by removing the first and second paragraphs which state "The Parkway Belt West Plan is prepared under the provisions of the Parkway Belt Planning and Development Act, 1973. The area for which the Plan is prepared is included in the Parkway Belt Planning Area established by Ontario Regulation 472/73, as amended by Ontario Regulations 744/73 and 399/75," and replacing them with the following:

"The Parkway Belt West Plan was prepared under the provisions of the *Parkway Belt Planning and Development Act, 1973* and approved on July 19, 1978.

The Plan is continued and deemed to be a development plan under the *Ontario Planning and Development Act, 1994*, S.O. 1994, c. 23, Sched. A."

4. **Section 1.3.2 a) The maps of the Plan are as follows**, is amended by deleting the first three sentences which state "Map 1 illustrates the Parkway Belt West Planning Area, the area covered by the Plan, and the location of the seven links. The Parkway Belt West Planning Area is generally shown on Map 1. The precise Planning Area boundaries are described in Ontario Regulation 472/73, 744/73, and 399/75," and replacing them with the following:

"Map 1 illustrates the area covered by the Plan, and the location of the seven links."

5. **Section 2 Goals** is amended by deleting the first paragraph which states "The Parkway Belt is a major element of the Provincial design for development program contained in *Design for Development: The Toronto-Centred Region* (May 1970)." and replacing it with the following:

"The Parkway Belt is a major element of the Provincial design for development program contained in *Design for Development: The Toronto-Centred Region*

(May 1970) and continues to be a major element of the provincial planning framework. It must be considered and read in conjunction with all other applicable land use planning policies, regulations and/or standards, as amended from time to time. Such documents include, but are not limited to, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Niagara Escarpment Plan, and municipal official plans and zoning by-laws. Detailed conflict provisions are set out in legislation governing the foregoing provincial documents."

6. **Section 4.5 Plan Interpretation** is amended by deleting the first three sentences which state "The terms "Urban Area" and "Future Urban Area" that appear in the Plan are descriptive only, indicating the general nature of possible development adjacent to the area covered by the Plan. The terms are not intended to imply a Provincial planning objective to build up these areas completely. Neither term is intended to show present or future municipal boundaries." and replacing it with the following:

"The terms "Urban Area" and "Future Urban Area" that appear in the Plan are general in nature. For the specific boundaries of such areas refer to the applicable official plans."

7. **Section 5.1.2 Amendment and Repeal of Provincial Land Use Regulations** is amended by adding the following paragraph after paragraph four:

"Pursuant to the *Ontario Planning and Development Act, 1994*, these land use regulations are deemed to be Minister's Zoning Orders under clause 17 of the Act."

8. **Section 5.1.3 Municipal Actions** is amended by adding the following paragraph after the third paragraph:

"Municipalities are required to ensure conformity with this Plan at the time they revise their official plans as part of their five year review, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13."

9. **Section 5.1.4 Development Agreements** is amended by deleting the last section of the last sentence of the first paragraph which states "under Section 35a of The Planning Act, R.S.O.1970, c. 349." and replacing it with the following "under the *Planning Act*, R.S.O. 1990, c. P. 13."

10. **Section 5.1.4 Development Agreements** is amended by deleting the first sentence of the second paragraph which states "In order to preserve and protect existing vegetation and physical features and to provide adequate landscaping, the agreement should include provisions regarding the following:" and replacing it with the following:

"In order to preserve and protect existing vegetation and physical features, to provide adequate landscaping, and to address land use compatibility with adjacent land uses, the agreement should include provisions regarding the following:"

11. **Section 5.4.1 a) Existing Uses** is amended by deleting the text "The Planning Act, R.S.O. 1970, c. 349" and replacing it with the text "the *Planning Act*, R.S.O. 1990, c. P. 13, respecting legal nonconforming uses."
12. **Section 5.4.3 a) iii) Linear Facilities** is amended by deleting the entire provision which states "The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in *Design for Development the Toronto-Centred Region* (May, 1970) and to retain the open-space character of the area covered by the Plan." and replacing it with the following:

"The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting urban areas across the area covered by the Plan to those routes that will encourage and support the roles of the those Urban Areas as defined in *Design for Development The Toronto Centred Region* (May, 1970), to encourage and support connections for the purpose of inter-regional movement of people, goods, energy, and information as expressed in this and other provincial plans and public undertakings, including environmental assessments, and to retain the open-space character of the area covered by the Plan."
13. **Section 5.5.1 a) Existing Use** is amended by deleting the text "The Planning Act, R.S.O. 1970, c. 349" and adding the following: "the *Planning Act*, R.S.O. 1990, R.S.O. 1990, c. P. 13, respecting non conforming uses."
14. **Section 5.5.1 b) Agricultural Uses** is amended by deleting the text "*Agricultural Code of Practice for Ontario*" from the first paragraph and replacing it with the following "*Guide to Agricultural Land Use and Minimum Distance Separation Formulae*, as defined in the Provincial Policy Statement."
15. **Section 5.5.1 f) Residential Uses** is amended by deleting the text "single-family residence" and replacing it with the following "single dwelling."
16. **Section 5.5.1 h) Existing Settlements - Infilling** is amended by removing the "." in clause iv) and replacing it with a "; and" and adding the following after clause iv: "v) Provide transit supportive development, where an inter-urban transit facility is planned or developed."
17. **Section 5.5.2 a) Existing Uses** is amended by deleting the text "The Planning Act, R.S.O. 1970, c 349" and replacing it with the following "the *Planning Act*, R.S.O. 1990, c. P. 13, respecting legal nonconforming uses."
18. **Section 5.5.2 e) Residential Uses** is amended by deleting the text "single-family residence" and replacing it with the following "single dwelling."
19. **Section 5.5.4 a) ii) Linear Facilities** is amended by deleting the first sentence of the clause which states "The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in *Design for Development: The Toronto-Centred Region* (May, 1970), and to

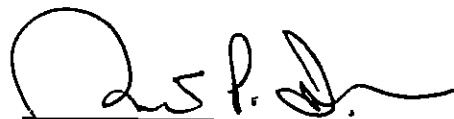
retain the open-space character of the area covered by the Plan," and replacing it with the following:

"The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of the those Urban Areas as defined in *Design for Development: The Toronto Centred Region* (May, 1970), to encourage and support connections for the purpose of inter-regional movement of people, goods, energy, and information as expressed in other provincial plans and public undertakings, including environmental assessments, and to retain the open-space character of the area covered by the Plan."

20. **Section 6.1 General** is amended by adding the following after paragraph nine "Where policies provide direction to acquire or provide for, those policies are also deemed to provide direction to protect."
21. **Section 6.2.3 s) Implementing Actions of the Parkway Belt West Plan** is deleted.
22. **Section 6.2.3 f) Implementing Actions of the Parkway Belt West Plan** is deleted.
23. **Section 6.4.2 t) Special Objectives** is amended by deleting "Etobicoke Creek."
24. **Section 6.4.2 w) ii) Special Objectives** is amended by deleting "Etobicoke Creek Valley." and renumbering accordingly.
25. **Section 6.4.3 x) Implementing Actions** is amended by deleting "development agreements under Section 40 of The Planning Act" and adding the following "development agreements under the *Planning Act*, R.S.O. 1990, c. P. 13."
26. **Section 6.5.3 l) Implementing Actions of the Parkway Belt West Plan** is deleted.
27. **Section 6.6.3 h) Implementing Actions of the Parkway Belt West Plan** is deleted.
28. **Section 6.7.2 o) ii) Specific Objectives** is amending by deleting "6."
29. **Section 6.7.3 d) Implementing Actions** is amended by deleting "ii) Speers Road" and renumbering accordingly.
30. **Section 6.7.3 f) i) Implementing Actions** is amended by deleting "6."
31. **Section 6.7.3. f) ii) Implementing Actions** is amended by deleting the word "proposed."
32. **Section 6.7.3 g) ii) Implementing Actions** is amended by deleting "Part of the forested area of Lots 6, 7 and 8, Concession I, S.D.S. and Lots 6 and 7, Concession II, S.D.S." and replacing it with the following "Part of the forested area of Lots 7 and 8, Concession I, S.D.S. and Lot 7, Concession II, S.D.S."

33. Section 6.7.3 i) Implementing Actions of the Parkway Belt West Plan is deleted and the subsequent numbers amended accordingly.
34. Section 6.7.3 j) Implementing Actions of the Parkway Belt West Plan is deleted and the subsequent numbers amended accordingly.
35. All references to "Ontario Hydro" throughout the Parkway Belt West Plan are replaced with "Hydro One Inc."
36. As an administrative clarification, Clause 2 of Paragraph 6 in Parkway Belt West Plan Amendment 129, City of Vaughan is amended, by deleting the following "Approximately 60.5 hectares (149 acres) located within part of Lots 2 and 3, Concession 9 and designated General Complementary Use Area"; and replacing it with the following "Approximately 60.5 hectares (149 acres) located within part of Lots 2 and 3, Concessions 8 and 9 and designated General Complementary Use Area."
37. Map 3, Southern Link is amended as illustrated on the attached Schedules A and B by:
- Re-designating lands from 'Inter-urban transit' to 'Utility';
 - Re-designating lands from 'Public Open Space and Buffer Area' and 'Electric Power Facility' to 'Inter-urban transit';
 - Re-designating lands from 'Road,' 'Inter-urban transit,' and 'Utility' to 'Public Open Space and Buffer Area'; and
 - Re-designating lands from 'Public Open Space and Buffer Area,' 'Electric Power Facility' to 'Utility.'

This amendment to the Parkway Belt West Plan is hereby approved under Subsection 8(1) of the *Ontario Planning and Development Act, 1994*, as Amendment Number 199 to the Parkway Belt West Plan, July 1978.



Robert Taylor, B.A., P.Pl., Ph.D.
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Dated at Toronto on August 30, 2010