



# Corporate Report

Clerk's Files

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Files CD.01.PEE

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**DATE:** December 14, 2004

**TO:** Chairman and Members of Planning and Development Committee  
Meeting Date: January 10, 2005

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

**SUBJECT:** **Region of Peel Official Plan Amendment (ROPA 13)**  
**Proposed Changes to Schedule A -**  
**Core Areas of the Greenlands System in Peel**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** In 2002, the Region of Peel began a strategic review of the Regional Official Plan (ROP). One of the components in the Region of Peel's Official Plan Strategic Update (ROPSU) was to update the environmental mapping. Schedule A of the ROP depicts the Core Areas of the Greenlands System in Peel (see Exhibit 1).

A formal ROPSU Environmental Mapping Working Group was established with representatives from Mississauga and Brampton, the Town of Caledon, the Credit Valley Conservation and the Toronto and Region Conservation Authority. Conservation Halton and the Ministry of Natural Resources were also consulted.

The purpose of the review was to incorporate current and more accurate data on environmental features in Peel that have become available since Schedule A was drafted in 1997.

The review only applies to the lands within Mississauga and Brampton. The Town of Caledon was not included as their position was that refinements to the mapping are not necessary in Caledon.

The process focussed on identifying areas of improvement in mapping and applying new environmental mapping information. The mapping was examined and refinements were made based on local knowledge, review of aerial photography and field visits.

**COMMENTS:**

**Schedule A, Core Areas Of The Greenlands System In Peel**

Schedule A of the ROP illustrates the Core Areas of the Greenlands System in Peel. The Core Areas are defined in the text of the ROP. Where there is a discrepancy between Schedule A and the text of the ROP, the text shall govern.

The following changes have been proposed for the Core Valley and Stream Corridors as shown on the attached draft of Schedule A (see Exhibit 2):

1. The depiction of valley widths has been improved. Existing Schedule A shows the Core Valley and Stream Corridors schematically as 150 m (495 ft.) wide strips. The draft Schedule A, shows more accurately what exists on the ground.
2. The length of the corridors were also revised based on improved information on valley features.
3. For information purposes, the Greenlands areas outside of Peel are shown in a lighter shade.
4. A note has been added to Schedule A stating that watercourses depicted on the map indicate the presence of Core Valley and Stream Corridors and the exact width of the corridors shall be determined on a site specific basis by the Conservation Authorities jointly with the area municipalities.

### **Impacts On Mississauga**

The ROP provides the regional context for land use planning, including the Greenlands System. Mississauga Plan provides further refinement to the Greenlands System. Schedule 3, Environmental Areas, of Mississauga Plan and the Greenbelt designation on each District Land Use Map depict the Greenlands System in Mississauga. When development applications are reviewed, the Region generally relies on the City's expertise and the Conservation Authorities for implementation of the policies.

The proposed changes to Schedule A of the ROP are consistent with Section 3.8.4, Greenbelt, and Section 3.12.2, Natural Heritage, in Mississauga Plan.

No amendments to Mississauga Plan will be required as a result of the proposed amendments to Schedule A of the ROP.

### **CONCLUSION:**

Regional Official Plan Amendment 13 proposes to amend Schedule A, Core Areas of the Greenlands System in Peel. No changes to the text of the ROP are proposed.

City of Mississauga staff have provided technical comments to the Region of Peel with respect to the proposed amendments. As the changes are relatively minor in Mississauga and are consistent with the City's policies, staff have no objections to the proposed amendments.

**RECOMMENDATION:** That the Council of the Corporation of the City of Mississauga endorse the proposed Region of Peel Official Plan Amendment for the Core Areas of the Greenland System in Peel and further that a copy of the report titled "*Region of Peel Official Plan Amendment (ROPA 13), Proposed Changes to Schedule A – Core Areas of the Greenlands System in Peel*" dated December 14, 2004 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

*Original Signed By:*

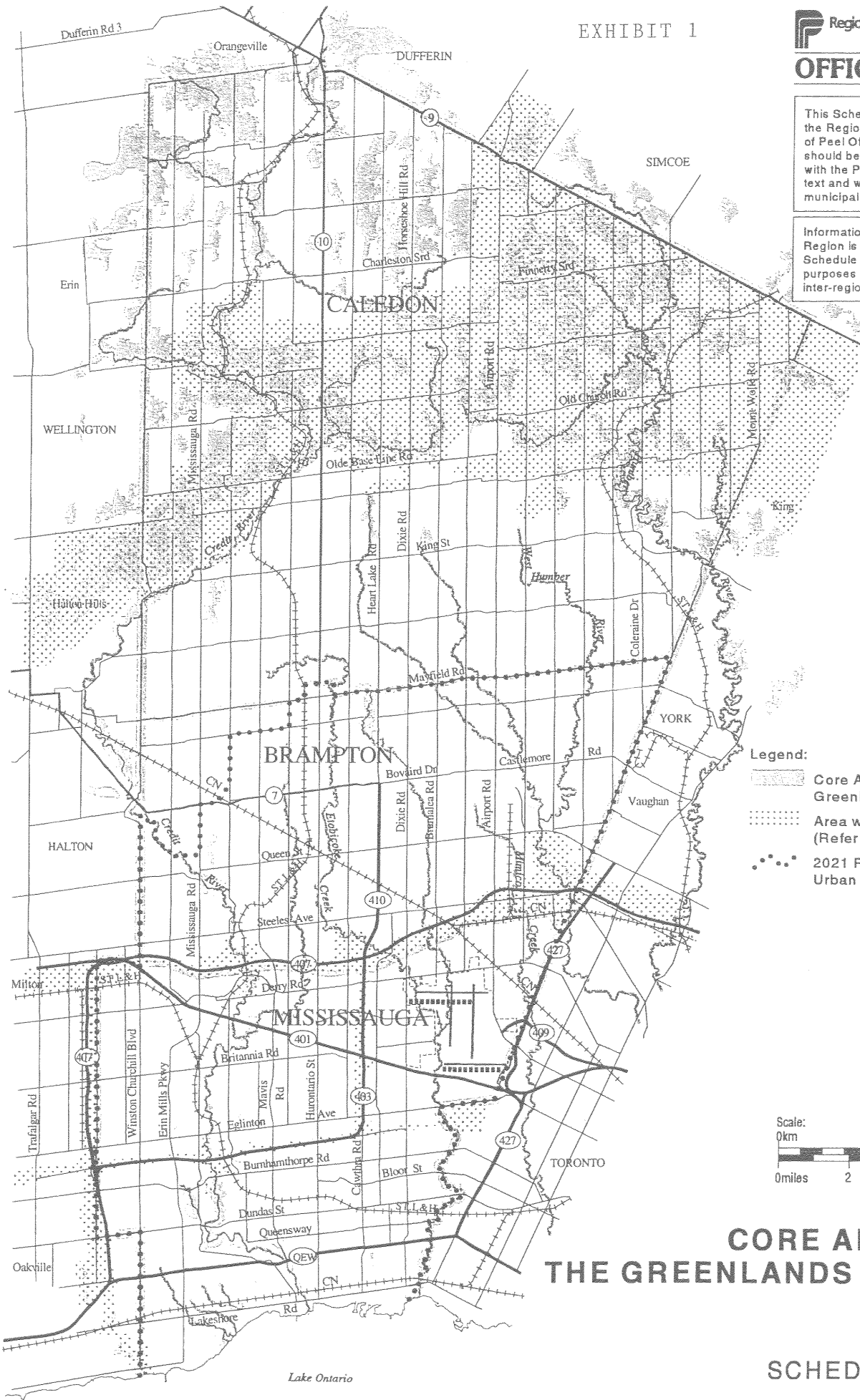
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Edward R. Sajecki  
Commissioner of Planning and Building

OFFICIAL PLAN

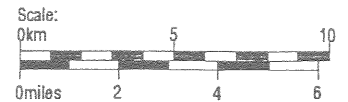
This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



Legend:

- Core Area of the Greenlands System
- Area with Special Policies (Refer to Figure 2)
- 2021 Regional Urban Boundary



CORE AREAS OF THE GREENLANDS SYSTEM IN PEEL

SCHEDULE



May 2000

OFFICIAL PLAN

This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.





Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

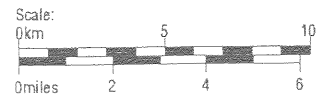
Watercourses shown on this Schedule within Peel indicate the presence of Core valley and stream corridors. The width of valley and stream corridors shall be determined, jointly with the area municipalities, on a site specific basis by the conservation authorities.

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Note that lands in the Town of Caledon are not subject to this amendment.

Legend:

-  Core Area of the Greenlands System
-  Area with Special Policies (Refer to Figure 2)
-  2021 Regional Urban Boundary
-  Watercourse



CORE AREAS OF THE GREENLANDS SYSTEM IN PEEL

SCHEDULE

**A**

November 2004

