



# Corporate Report

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**DATE:** August 29, 2006

**TO:** Chair and Members of Planning and Development  
Committee  
Meeting Date: September 18, 2006

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

**SUBJECT:** **Proposed Amendments to Mississauga Plan -  
Further Comments**

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**RECOMMENDATION:** That the report titled "Proposed Amendments to Mississauga Plan - Further Comments" dated August 29, 2006 from the Commissioner of Planning and Building recommending approval of the amendments to the Official Plan (Mississauga Plan) including the recommendations of the reports titled "Proposed Amendments to Mississauga Plan - Report on Comments" dated March 14, 2006, "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 and "Proposed Amendments to Mississauga Plan" dated December 14, 2004, all from the Commissioner of Planning and Building, be adopted.

**BACKGROUND:** Mississauga Plan was adopted by City Council on July 10, 2002 and approved by the Region of Peel on May 5, 2003, subject to modifications, withheld decisions and appeals to the Ontario Municipal Board (OMB).

On January 10, 2005, Planning and Development Committee considered a report titled "Proposed Amendments to Mississauga Plan" dated December 14, 2004 from the Commissioner of Planning and Building (Appendix 1). Exhibit 1 to that report (which was provided under separate cover and should be brought to this meeting)

contained 413 recommendations to amend Mississauga Plan. Most of these proposed amendments were in response to the Comprehensive Zoning By-law Review. Other changes were a result of the adoption of the Accessibility Plan and clarification of the intent of several policies.

On January 9, 2006, Planning and Development Committee at a public meeting considered a report titled "Proposed Amendments to Mississauga Plan - Supplementary Report" dated December 13, 2005 from the Commissioner of Planning and Building (Appendix 2). Appendix 2 to that report (which was provided under separate cover and should be brought to this meeting) contained further amendments to some of the original 413 recommendations and added recommendations 414 to 541.

The Planning and Development Committee directed staff to report back on the submissions made with respect to the two above-mentioned reports along with specific directions regarding Recommendations 113, 114 and 314. The resolution, which was adopted by City Council on January 18, 2006, is attached as Appendix 3.

On April 3, 2006, Planning and Development Committee considered a report titled "Proposed Amendments to Mississauga Plan - Report on Comments" dated March 14, 2006 from the Commissioner of Planning and Building (Appendix 4). Appendix 4 to that report (which was provided under separate cover and should be brought to this meeting) contains further amendments to some of the original recommendations and added recommendations 542 to 560 in response to comments received after the January 9, 2006 public meeting.

The Planning and Development Committee received the report and submissions made at the April 3, 2006 meeting and referred the submissions to staff for comment. In addition, specific direction was given regarding: amending the infill housing design guidelines; deleting the commercial designation near the Clarkson GO Station; reviewing the Residential Low Density II designation in the Applewood District Policies and preparing residential intensification policies. The resolution, which was adopted by City Council on April 12, 2006, is attached as Appendix 5.

**COMMENTS:**

The latest proposed recommendations are under separate cover as Appendix 6 - “Mississauga Plan Proposed Amendments - Further Comments”. Appendix 6 contains further amendments to some of the original recommendations and added recommendations 561 to 589.

The comments are in the order in which the policies appear in Mississauga Plan. Deletions are shown as “~~strikeouts~~” and additions in “*italics*”.

The recommendations do not include editorial changes, such as typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of Mississauga Plan.

The major recommendations contained in Appendix 6 are as follows:

- several housekeeping amendments to maps and/or wording of special sites. Further special sites were added to recognize existing development;
- clarification of the intent of policies;
- amendments to the infill housing design policies in response to concerns raised by the Planning and Development Committee. Additional policies are recommended for Clarkson Lorne Park District Policies, Cooksville District Policies (Special Site 11) and Mineola District Policies (see Recommendations 564, 566 and 578 on Pages 11, 12 and 18 in Appendix 6);
- addressing concerns raised by the Planning and Development Committee to retain the designation of lands near the Clarkson GO Station. As requested, the Business Employment designation is recommended to be retained (see Amended Recommendation 559 on Page 10 in Appendix 6);
- The *Ontario Heritage Act* was amended in April 2005 and contains revised language. It is recommended that the Mississauga Heritage Inventory be renamed to Mississauga Heritage Register; and
- new condominium policies to prohibit common element road condominiums and vacant land condominiums if the City requires public ownership of the lands for pedestrian or vehicular access to create local road connections to existing development or

undeveloped lands.

In order to update Mississauga Plan to: establish the policy framework for the new Zoning By-law; clarify specific policies in response to a recent OMB decision; incorporate the policies of the Accessibility Plan; update part of the Meadowvale Village District Policies; incorporate policies regarding commercial schools; and several housekeeping amendments; the following need to be adopted:

- Recommendations 1 to 413 contained in the report titled “Proposed Amendments to Mississauga Plan” dated December 14, 2004 from the Commissioner of Planning and Building;
- Recommendations 414 to 541 contained in the report titled “Proposed Amendments to Mississauga Plan - Supplementary Report” dated December 13, 2005 from the Commissioner of Planning and Building;
- Recommendations 542 to 560 contained in the report titled “Proposed Amendments to Mississauga Plan - Report on Comments” dated March 14, 2006; and
- Recommendations 560 to 589 contained in the report titled “Proposed Amendments to Mississauga Plan - Further Comments” dated August 29, 2006.

A number of requests to amend land use designations or to add to the list of permitted uses for specific sites were received and were not supported. Such requests should be subject to the development application process to ensure the opportunity to provide notice to surrounding landowners and to circulate the proposal to the appropriate departments and agencies and other levels of government for review and comment.

### **Further Studies**

A number of issues were identified through this review that requires further study. For example, reference to “Corridors” has been added to Section 1.2, Context, as a result of the Rose Corporation OMB decision, however, a comprehensive review of corridors is required to be consistent with the Provincial Policy Statement. This report is

currently underway.

Further, the issue of “Community Uses” has evolved into a comprehensive study that will be brought forward to Planning and Development Committee at a later date.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** This report includes the analysis by staff of the comments received both in writing and verbally since the Planning and Development Committee meeting of April 3, 2006. The proposed amendments are generally housekeeping in nature and are required in order to establish the policy framework for the new Zoning By-law.

**ATTACHMENTS:**

- APPENDIX 1: Corporate Report: Proposed Amendments to Mississauga Plan dated December 14, 2004 from the Commissioner of Planning and Building.
- APPENDIX 2: Corporate Report: Proposed Amendments to Mississauga Plan - Supplementary Report dated December 13, 2005 from the Commissioner of Planning and Building.
- APPENDIX 3: City Council Resolution - dated January 18, 2006 pertaining to Proposed Amendments to Mississauga Plan.
- APPENDIX 4: Corporate Report: Proposed Amendments to Mississauga Plan - Report on Comments dated March 14, 2006 from the Commissioner of Planning and Building.
- APPENDIX 5: City Council Resolution - dated April 12, 2006 pertaining to Proposed Amendments to Mississauga Plan.
- APPENDIX 6: Under Separate Cover: Mississauga Plan Proposed Amendments - Further Comments.

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Commissioner of Planning and Building

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