

**DATE:** May 16, 2003

**TO:** Mayor McCallion and Members of City Council

**FROM:** Thomas S. Mokrzycki, Commissioner of Planning and Building

**SUBJECT:** **Mississauga Plan Appeals**  
**MEETING DATE: May 28, 2003**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** On July 10, 2002 City Council adopted Mississauga Plan, which was subsequently submitted to the Region of Peel for approval. The Region circulated the Plan to relevant agencies and, based on comments received, modified and gave Notice of Decision dated April 14, 2003.

Following the required appeal period, Mississauga Plan came into force and effect May 5, 2003, repealing City Plan, except for those designations and policies of Mississauga Plan that are under appeal to the Ontario Municipal Board.

**COMMENTS:** Exhibit 1 is a matrix which provides an overview of each appeal, the letters for which are available in the Planning and Building Department. Staff are currently reviewing the various appeals to assess the nature and impact of each to determine what options may be available to the City to resolve the appeals. Staff will focus on those areas where the issues may appear to be capable of resolution based on discussions with the appellants.

The impact of the appeals means that the following sections, among others, of Mississauga Plan are not in effect:

1. Section 1.1, Introduction, Purpose and Structure of Mississauga Plan;
2. Section 3.3.1, General Policies, Business Employment, Permitted Uses;
3. Section 3.4.1, General Policies, Industrial, Permitted Uses;
4. Section 3.5, General Policies, Commercial;
5. Section 3.14.10, General Policies, Transportation, Airport;
6. Section 4.1, District Policies, Introduction;
7. Section 5.3.2, Implementation, Development Applications, Criteria for Site Specific Official Plan Amendments;
8. Section 6, Interpretation.

Where Mississauga Plan policies have been appealed, the appropriate City Plan policies remain in force and effect. Because the appeals of the Commercial policies, and others, will result in a number of development applications to be reviewed under City Plan, City Council will need to give direction to Legal Services on a position with respect to Mississauga Plan appeals as a consequence of recommendations on individual development applications for amendments to City Plan. The position to be taken in respect of development applications will be addressed in the supplementary reports prepared for each application by the Planning and Building Department for consideration by Planning and Development Committee. These will not be intended, however, to resolve the larger issues raised by the appeals to Mississauga Plan, but only to address specific development applications where applicable, unless the appeal is also related to the application.

**CONCLUSION:**

Mississauga Plan came into force and effect May 5, 2003, except for those designations and policies that are under appeal to the Ontario Municipal Board. City Council will need to give direction to Legal Services on a position with respect to Mississauga Plan appeals as a consequence of recommendations on individual applications for amendments to City Plan. Staff

are currently reviewing the various appeals to assess the nature and impact of each to determine what options may be available to the City to resolve the appeals. Staff will report back to City Council for further direction on specific appeals.

**RECOMMENDATION:**

That the report titled "Mississauga Plan Appeals", dated May 16, 2003, from the Commissioner of Planning and Building, be received for information.

Original Signed By:

Thomas S. Mokrzycki  
Commissioner of Planning and Building