

DATE: January 28, 2003

TO: Chairman and Members of the Planning and Development Committee

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

SUBJECT: **Report on Comments - Mississauga Plan**
Revised Draft Commercial Policies (formerly Amendment 1)
PUBLIC MEETING DATE: February 17, 2003

ORIGIN: Planning and Building Department

BACKGROUND: City Council, on November 13, 2002 considered the report titled "Mississauga Plan - Revised Draft Commercial Policies" dated October 15, 2002 from the Commissioner of Planning and Building and adopted the recommendation to hold a public meeting to consider the recommendations contained in that report (Exhibit 1).

COMMENTS: Provided under separate cover is a copy of the revised draft commercial policies to Mississauga Plan, which has been prepared in accordance with the recommendations of the above noted report. An open house to explain the revised draft commercial policies was held on December 9, 2002.

Attached as Exhibit 2 is a table titled "Submissions Received - Draft Commercial Policies (formerly Amendment 1)" which identifies, by submission, each issue raised and recommends, where appropriate, an amendment to the revised draft commercial

policies to Mississauga Plan. For each comment received, there is a brief explanation followed by a response or recommendation, if required. 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 the revised draft commercial policies.

Requests to amend land use designations or add to the list of permitted uses for specific sites are not supported. Such requests should be subject to the development application process which would provide opportunities for giving notice to surrounding landowners and circulating the proposal to the appropriate departments and agencies and other levels of government for review and comment.

Further, where the lands are designated "Business Employment", but are used for a commercial use, the lands should retain their "Business Employment" designation to indicate the long term objective that the lands are to be used for Business Employment purposes, but the commercial use is recognized in a Special Site policy.

Because the approval of Mississauga Plan by the Region of Peel is imminent, rather than proceeding with Amendment 1 to that Plan to incorporate the revised draft commercial policies and designations, it would be more efficient and timely to request the Region of Peel to modify Mississauga Plan to include the revised draft commercial policies and designations, as amended by the recommendations in Exhibit 2.

CONCLUSION:

The recommended changes to the revised draft commercial policies and designations are in response to comments received and, subject to adoption, should be incorporated into Mississauga Plan as a modification by the Region of Peel as part of the approval process.

RECOMMENDATIONS:

1. That the report titled "Report on Comments - Mississauga Plan - Revised Draft Commercial Policies (formerly Amendment 1)" dated January 28, 2003 from the Commissioner of Planning and Building recommending modifications to Mississauga Plan, be adopted.
2. That the Region of Peel be requested to modify Mississauga Plan in accordance with revised draft commercial policies contained in the document formerly known as Amendment 1 and the recommendations in Exhibit 2 of the report titled "Report on Comments - Mississauga Plan - Revised Draft Commercial Policies (formerly Amendment 1)" dated January 28, 2003 from the Commissioner of Planning and Building.

Original Signed By: _____

Thomas S. Mokrzycki
Commissioner of Planning and Building