



October 9, 2014

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 24  
All lands within the City of Mississauga  
File: OPA 24 – All Wards

---

This is further to the Notice of Decision given on September 18, 2014 under subsection 17(23) of the Planning Act with respect to City of Mississauga Official Plan Amendment Number 24, was enacted by By-law 0239-2014.

Since no appeals were received during the prescribed period within which appeals could be made, this Amendment came into force on October 9, 2014.

Enclosed for your records is executed Declaration to be inserted in your duplicate original copy of the amendment.

Yours truly,

Diana Rusnov, Deputy Clerk and  
Manager Legislative Services  
Corporate Services Department  
905-615-3200 ext-5421

:mj

cc:

Emily Irvine, Planning and Building (Working copy of Amendment)  
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)

Enclosure

# DECLARATION

Subsection 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality** City of Mississauga  
**Our File:** OPA 24

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 10, 2014 when By-law Number 0239-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 18, 2014.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.


And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 9th day of October, 2014.

  
\_\_\_\_\_  
Commissioner of Oaths  
\_\_\_\_\_  
Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,  
Regional Municipality of Peel, for the  
Corporation of the City of Mississauga.  
Expires May 3, 2016.

Corporate Services Department  
Legislative Services Division  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: 905-615-4181  
www.mississauga.ca

---

September 18, 2014

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, Suite A, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 24  
The Amendment affects all lands within the City of Mississauga.  
File: OPA 24 – All Wards

---

Please find enclosed the Notice of Decision for Official Plan Amendment 24, and duplicate original copy of the amendment. This amendment was adopted by Council on September 10, 2014, by By-law 0239-2014. The Mississauga Official Plan Amendment has been prepared in accordance with PDC Recommendation PDC 0063-2014, adopted by City Council on September 10, 2014.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, and minutes of the Planning & Development Committee meeting of September 8, 2014.

Yours truly,

Diana Rusnov, Deputy Clerk and  
Manager Legislative Services  
Corporate Services Department  
905-615-3200 X 5421

: mj

cc:

Emily Irvine, Planning and Building (Working copy of Amendment)  
Carmen Gucciardi, Planning and Building (Viewing copy of Amendment)  
Applicant – City of Mississauga (Certified working copy of Amendment)

Amendment No. 24

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



File Number: OPA 24  
Municipality: City of Mississauga  
Subject Lands: The Amendment affects all lands within the City of Mississauga.  
Date of Decision: September 10, 2014  
Date of Notice: September 18, 2014  
Last Date of Appeal: October 8, 2014

---

**NOTICE OF DECISION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(23) of the Planning Act**  
**BILL 51**

---

A decision was made on the date noted above to approve all of Amendment Number 24 to the Mississauga Official Plan Amendment for the City of Mississauga as adopted by By-law 0239-2014.

**Purpose and Effect of the Official Plan Amendment**

The purpose of this Amendment is to bring Mississauga Official Plan in conformity with recent changes to the Region of Peel Official Plan. The changes to the Mississauga Official Plan are:

- definitions supporting policies on Human-Made Hazards;
- a reference to Greenfield Density Target;
- additional policies related to Human-Made Hazards;
- an update to the Designated Greenfield Area map; and
- a revision to the Designated Greenfield Area policy.

**Location of Lands:** The Amendment affects all lands within the City of Mississauga.

**When and How to File An Appeal**

*Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.*

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at [www.omb.gov.ca](http://www.omb.gov.ca)

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**When the Decision Is Final**

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Getting Additional Information**

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from Emily Irvine of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5524.

**Mailing Address for Filing a Notice of Appeal**

City of Mississauga  
Office of the City Clerk  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



Amendment No. 24  
to  
Mississauga Official Plan  
for the  
City of Mississauga Planning Area

The following text attached hereto constitutes Amendment No. 24.

Also attached hereto but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated August 19, 2014, pertaining to this Amendment.

Appendix III is a copy of the Planning and Building Department reported dated April 15, 2014, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to bring Mississauga Official Plan in conformity with recent changes to the Region of Peel Official Plan.

The changes to Mississauga Official Plan are:

- definitions supporting policies on Human-Made Hazards;
- a reference to Greenfield Density Target;
- additional policies related to Human-Made Hazards;
- an update to the Designated Greenfield Area map; and
- a revision to the Designated Greenfield Area policy.

## LOCATION

Various lands throughout the City are affected by this amendment.

## BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

Mississauga Official Plan is required to conform to the Region of Peel Official Plan. The Peel Region Official Plan Review conducted from 2008 to 2011 resulted in seven amendments to the Region of Peel Official Plan (ROPAs 20-26).

The modifications to Mississauga Official Plan in this amendment are required to achieve conformity to the Regional Official Plan based on the Peel Region Official Plan Review.



## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 1.1.4.mm, How to Read Mississauga Official Plan, is hereby amended by adding the following terms:
  - Mineral aggregate operations;
  - Oil, gas and salt hazards;
  - Petroleum resource operations.
  
2. Section 5.6.1, Designated Greenfield Area, of Mississauga Official Plan is hereby deleted and replaced with the following:

Character Area policies may specify alternative density requirements, provided the total designated greenfield area in the Region will achieve a minimum density target of 50 residents and jobs combined per hectare, excluding environmental take-outs.

3. Chapter 6, Value the Environment, of Mississauga Official Plan is hereby amended by adding the following after Section 6.7, Brownfield Sites:

### 6.8 Human-Made Hazards

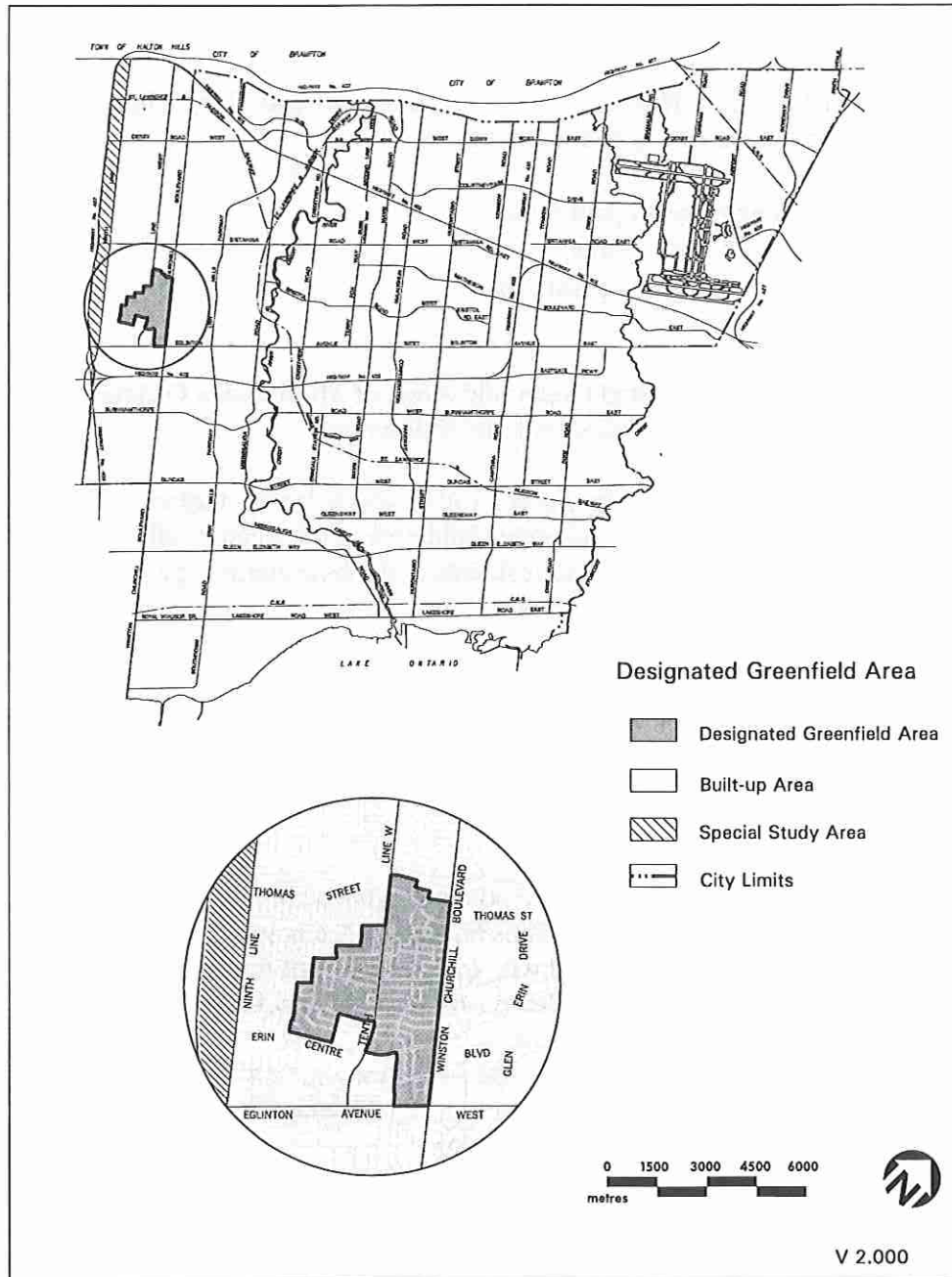
Human-made hazards may have potential adverse impacts on public safety and property and occur when sites have not been properly rehabilitated. They are generally associated with *oil, gas and salt hazards* and former *mineral aggregate* and *petroleum resource operations*.

6.8.1 Development will be directed away from human-made hazards. Development may be permitted only if rehabilitation or mitigation of known or suspected hazards has been completed.

4. Section 16.4.1.1, Designated Greenfield Area, Churchill Meadows, of Mississauga Official Plan is hereby deleted and replaced with the following:

The designated greenfield area will be planned to achieve a minimum density of 77 residents and jobs combined per hectare, excluding permitted environmental take-outs.

5. Map 16-4.1, Designated Greenfield Area, of Mississauga Official Plan is hereby deleted and replaced with the following:



Map 16-4.1: Designated Greenfield Area

6. Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006), of Mississauga Official Plan is hereby amended by adding the following:

**MINERAL AGGREGATE OPERATION:** means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;

- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (PPS 2014)

**OIL, GAS AND SAL HAZARDS:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated. (PPS 2014)

**PETROLEUM RESOURCE OPERATIONS:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons. (PPS 2014)

## IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated May 21, 2014.

## INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on June 23, 2014 in connection with this proposed Amendment.

There were no comments submitted regarding the proposed amendments and therefore no changes were made to the original proposed policies.



# Corporate Report

Clerk's Files

Originator's Files CD.03.MIS

---

**DATE:** August 19, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 8, 2014

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

**SUBJECT:** Mississauga Official Plan Conformity Amendment to the Region  
of Peel Official Plan - Report on Comments

---

**RECOMMENDATION:** That the amendments to Mississauga Official Plan proposed in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan - Report on Comments" dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

**BACKGROUND:** On May 14, 2014 City Council considered the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014 from the Commissioner of Planning and Building (see Appendix 1) and directed a public meeting be held to consider proposed official plan amendments as recommended in the report.

A statutory public meeting to fulfill the requirements of the *Planning Act* was held by the Planning and Development Committee on June 23, 2014. At its meeting of July 2, 2014, City Council approved the following recommendation (Resolution 0135-2014), "That the submissions made at the public meeting to consider the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated June 3, 2014, from the Commissioner of Planning and Building, be received."

No comments were received regarding the proposed amendments.

**COMMENTS:**

The amendments to Mississauga Official Plan as outlined in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014 are the following:

- an amendment to the Designated Greenfield Area policy;
- an update to the Designated Greenfield Area map;
- a reference to Greenfield Density Target; and
- the addition of policies relating to Human-Made Hazards.

These amendments should be approved.

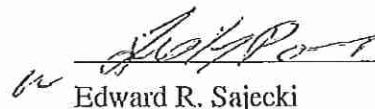
**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:**

The amendments to Mississauga Official Plan as outlined in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014 from the Commissioner of Planning and Building should be approved.

**ATTACHMENTS:**

Appendix 1: Corporate Report "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014 from the Commissioner of Planning and Building



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*





# Corporate Report

Clerk's Files

Originator's  
Files

CD.03.MIS

**DATE:** April 15, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 5, 2014

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

**SUBJECT:** Mississauga Official Plan Conformity Amendment to the Region  
of Peel Official Plan

**RECOMMENDATION:** That a public meeting be held to consider proposed official plan amendments as recommended in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014, from the Commissioner of Planning and Building.

## REPORT

### HIGHLIGHTS:

- The purpose of this report is to propose modifications to Mississauga Official Plan that are required to conform with amendments resulting from the Peel Region Official Plan Review (PROPR).
- Amendments required to bring Mississauga Official Plan into conformity with the Region of Peel Official Plan are:
  - an amendment to the Designated Greenfield Area policy;
  - an update to the Designated Greenfield Area map;
  - a reference to Greenfield Density Target; and
  - adding policies relating to Human-Made Hazards.



**BACKGROUND:** The Peel Region Official Plan Review (PROPR) conducted from 2008 to 2011 resulted in seven amendments to the Region of Peel Official Plan (ROPAs 20-26). City Council has supported all the amendments to the Region of Peel Official Plan.<sup>1</sup>

The purpose of this report is to propose amendments to Mississauga Official Plan that are required to achieve conformity to the Regional Official Plan based on the PROPR review.

Selected policies in the PROPR amendments are still under appeal. These appeals relate primarily to the GTA West Corridor and natural heritage policies. Resolutions of the appeals are in process and will be addressed in Mississauga Official Plan policies through amendments to natural heritage policies or in a future general amendment to Mississauga Official Plan.

**COMMENTS:** In consultation with Regional Staff, the following amendments to Mississauga Official Plan are proposed to bring Mississauga Official plan into conformity with the Region of Peel Official Plan:

- amendment to the Designated Greenfield Area policy;
- an update of Map 16.4-1 Designated Greenfield Area;
- a reference to the Greenfield Density Target; and
- addition of Human-Made Hazards policies.

#### **Designated Greenfield Area**

The Growth Plan requires that the designated greenfield areas of each upper or single tier municipality achieve a minimum density target of 50 residents and jobs combined per hectare (20 residents and jobs combined per acre). In the Region of Peel, a Land Budget was prepared to illustrate that Peel meets the Growth Plan targets and a density target for each of the area municipalities was developed.

---

<sup>1</sup> The Region of Peel has commenced another official plan review referred to as "Peel 2041" and is proposing two amendments. On April 14, 2014, Planning and Development Committee considered the first amendment through a report titled "Regional Official Plan Amendment (ROPA) 27 – Peel 2041" from the Commissioner of Planning and Building. The second amendment is anticipated in 2015.

Mississauga's density target reflects current development patterns and supports the achievement of the Regional density target. To conform with the greenfield density target for Mississauga in the Region of Peel Official Plan, Policy 16.4.1.1 in Mississauga Official Plan is proposed to be revised as follows:

*16.4.1.1 The designated greenfield area will be planned to achieve a minimum density of 75 77 residents and jobs combined per hectare, excluding permitted environmental take-outs.*

#### Designated Greenfield Area Map

Minor adjustments are required to Map 16.4-1 Designated Greenfield Area in Mississauga Official Plan to reflect the depiction of the designated greenfield area in the Region of Peel Official Plan. Appendix 1 illustrates the existing and revised Map 16.4-1.

#### Greenfield Density Target

Reference to the greenfield density target is required to be included in Mississauga Official Plan. Policy 5.6.1 is proposed to be revised by adding the following highlighted text:

*5.6.1 Character area policies may specify alternative density requirements, provided the total designated greenfield area in the Region will achieve a minimum density target of 50 residents and jobs combined per hectare, excluding environmental take outs.*

#### Human-Made Hazards

In order to be consistent with the direction in the Provincial Policy Statement, the Region of Peel included policies relating to human-made hazards such as oil, gas and salt hazards. These direct the area municipalities to include corresponding policies regarding development on or near these hazards. To address this issue the following is proposed to be included immediately after Section 6.7 Brownfield Sites (identified 6.X as a placeholder):

#### 6.X Human-Made Hazards

Human-made hazards may have potential adverse impacts on public safety and property and occur when sites have not been properly rehabilitated. They are generally associated with oil, gas and salt hazards and former mineral aggregate and petroleum resource operations.

6.X.X Development will be directed away from human-made hazards. Development may be permitted only if rehabilitation or mitigation of known or suspected hazards has been completed.

In addition, Section 1.1.4.mm is proposed to be amended to identify the following terms that are referenced in these policies:

- Oil, gas and salt hazards;
- Mineral aggregate operations;
- Petroleum resource operations;

The definitions of these terms from the Provincial Policy Statement are found in Appendix 2 and should be added to Mississauga Official Plan Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006).

**STRATEGIC PLAN:** Not applicable.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Mississauga Official Plan is required to conform with amendments to the Region of Peel Official Plan associated with the Peel Region Official Plan Review (2008-2011). Amendments required to bring Mississauga Official Plan into conformity are:

- an amendment to the Designated Greenfield Area policy;
- an update of the Designated Greenfield Area map;
- a reference to Greenfield Density Target; and
- adding policies relating to Human-Made Hazards.

**ATTACHMENTS:**

Appendix 1: Map 16.4-1 Designated Greenfield Area

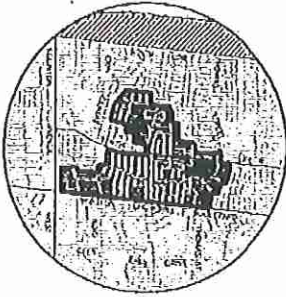
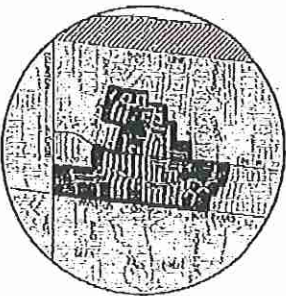
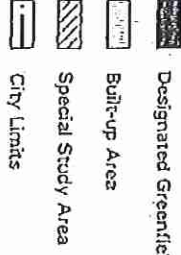
Appendix 2: Definitions from the Provincial Policy Statement



---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*

<p>EXISTING GREENFIELD AREA DESIGNATION</p>	<p>AMENDED GREENFIELD AREA DESIGNATION</p>	<p>City of Mississauga</p>
		<p> <b>Appendix 1</b>  <b>DRAFT</b>  <b>Map 16-4.1</b>  <b>Designated Greenfield Area of Mississauga Official Plan</b>            V. 1.001         </p>
<p> <b>Designated Greenfield Area</b>     <b>AREA OF AMENDMENT NO. 277</b> </p>		

## Definitions from the Provincial Policy Statement

**Oil, gas and salt hazards:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**Mineral aggregate operation:** means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.



# Corporate Report

Clerk's Files

Originator's Files CD.03.MIS

---

**DATE:** April 15, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 5, 2014

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

**SUBJECT:** **Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan**

---

**RECOMMENDATION:** That a public meeting be held to consider proposed official plan amendments as recommended in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated April 15, 2014, from the Commissioner of Planning and Building.

**REPORT  
HIGHLIGHTS:**

- The purpose of this report is to propose modifications to Mississauga Official Plan that are required to conform with amendments resulting from the Peel Region Official Plan Review (PROPR).
- Amendments required to bring Mississauga Official Plan into conformity with the Region of Peel Official Plan are:
  - an amendment to the Designated Greenfield Area policy;
  - an update to the Designated Greenfield Area map;
  - a reference to Greenfield Density Target; and
  - adding policies relating to Human-Made Hazards.

**BACKGROUND:** The Peel Region Official Plan Review (PROPR) conducted from 2008 to 2011 resulted in seven amendments to the Region of Peel Official Plan (ROPAs 20-26). City Council has supported all the amendments to the Region of Peel Official Plan.<sup>1</sup>

The purpose of this report is to propose amendments to Mississauga Official Plan that are required to achieve conformity to the Regional Official Plan based on the PROPR review.

Selected policies in the PROPR amendments are still under appeal. These appeals relate primarily to the GTA West Corridor and natural heritage policies. Resolutions of the appeals are in process and will be addressed in Mississauga Official Plan policies through amendments to natural heritage policies or in a future general amendment to Mississauga Official Plan.

**COMMENTS:** In consultation with Regional Staff, the following amendments to Mississauga Official Plan are proposed to bring Mississauga Official plan into conformity with the Region of Peel Official Plan:

- amendment to the Designated Greenfield Area policy;
- an update of Map 16.4-1 Designated Greenfield Area;
- a reference to the Greenfield Density Target; and
- addition of Human-Made Hazards policies.

#### **Designated Greenfield Area**

The Growth Plan requires that the designated greenfield areas of each upper or single tier municipality achieve a minimum density target of 50 residents and jobs combined per hectare (20 residents and jobs combined per acre). In the Region of Peel, a Land Budget was prepared to illustrate that Peel meets the Growth Plan targets and a density target for each of the area municipalities was developed.

---

<sup>1</sup> The Region of Peel has commenced another official plan review referred to as "Peel 2041" and is proposing two amendments. On April 14, 2014, Planning and Development Committee considered the first amendment through a report titled "Regional Official Plan Amendment (ROPA) 27 – Peel 2041" from the Commissioner of Planning and Building. The second amendment is anticipated in 2015.



Mississauga's density target reflects current development patterns and supports the achievement of the Regional density target. To conform with the greenfield density target for Mississauga in the Region of Peel Official Plan, Policy 16.4.1.1 in Mississauga Official Plan is proposed to be revised as follows:

*16.4.1.1 The designated greenfield area will be planned to achieve a minimum density of ~~75~~ 77 residents and jobs combined per hectare, excluding permitted environmental take-outs.*

### **Designated Greenfield Area Map**

Minor adjustments are required to Map 16.4-1 Designated Greenfield Area in Mississauga Official Plan to reflect the depiction of the designated greenfield area in the Region of Peel Official Plan. Appendix 1 illustrates the existing and revised Map 16.4-1.

### **Greenfield Density Target**

Reference to the greenfield density target is required to be included in Mississauga Official Plan. Policy 5.6.1 is proposed to be revised by adding the following highlighted text:

*5.6.1 Character area policies may specify alternative density requirements, provided the total designated greenfield area in the Region will achieve a minimum density target of 50 residents and jobs combined per hectare, excluding environmental take outs.*

### **Human-Made Hazards**

In order to be consistent with the direction in the Provincial Policy Statement, the Region of Peel included policies relating to human-made hazards such as oil, gas and salt hazards. These direct the area municipalities to include corresponding policies regarding development on or near these hazards. To address this issue the following is proposed to be included immediately after Section 6.7 Brownfield Sites (identified 6.X as a placeholder):

### 6.X Human-Made Hazards

Human-made hazards may have potential adverse impacts on public safety and property and occur when sites have not been properly rehabilitated. They are generally associated with oil, gas and salt hazards and former mineral aggregate and petroleum resource operations.

6.X.X Development will be directed away from human-made hazards. Development may be permitted only if rehabilitation or mitigation of known or suspected hazards has been completed.

In addition, Section 1.1.4.mm is proposed to be amended to identify the following terms that are referenced in these policies:

- Oil, gas and salt hazards;
- Mineral aggregate operations;
- Petroleum resource operations;

The definitions of these terms from the Provincial Policy Statement are found in Appendix 2 and should be added to Mississauga Official Plan Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006).

**STRATEGIC PLAN:** Not applicable.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Mississauga Official Plan is required to conform with amendments to the Region of Peel Official Plan associated with the Peel Region Official Plan Review (2008-2011). Amendments required to bring Mississauga Official Plan into conformity are:

- an amendment to the Designated Greenfield Area policy;
- an update of the Designated Greenfield Area map;
- a reference to Greenfield Density Target; and
- adding policies relating to Human-Made Hazards.

**ATTACHMENTS:**

Appendix 1: Map 16.4-1 Designated Greenfield Area

Appendix 2: Definitions from the Provincial Policy Statement

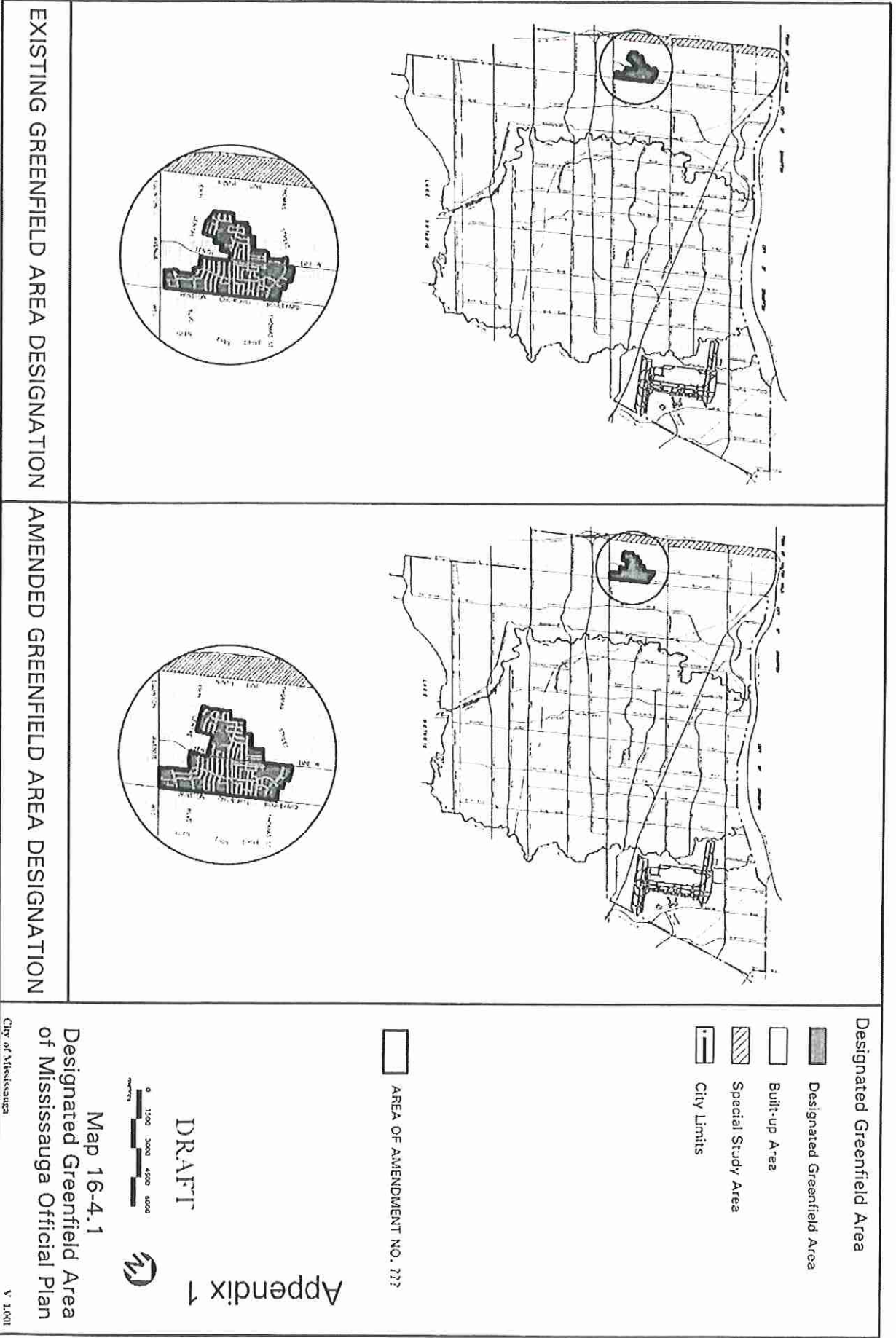


Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*



\*K:\PLAN\POLICY\GROUP\2014 Peel Region\Regional Conformity\Corporate Report PDC Regional Conformity Amendment.doc



- Designated Greenfield Area
- Built-up Area
- Special Study Area
- City Limits

AREA OF AMENDMENT NO. ???



DRAFT



Map 16-4.1  
Designated Greenfield Area  
of Mississauga Official Plan

City of Mississauga

V 14001

Appendix 1

## Definitions from the Provincial Policy Statement

**Oil, gas and salt hazards:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**Mineral aggregate operation:** means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.