

**Corporate Services Department  
Legislative Services Division  
Office of the City Clerk**

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

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



*Leading today for tomorrow*

March 10, 2015

Joseph Vescio  
5980 Shawson Drive  
Mississauga, ON L4W 3Z6

Re: File No. OPA 27- PL141178

Further to the receipt of a letter from the Ontario Municipal Board, issued March 9, 2015, please be advised that the appeal from Mr. Joseph Vescio was withdrawn and the Board's file was closed.

Enclosed herewith please find a copy of the above-mentioned Letter that has also been filed with the Clerk, The Corporation of the City of Mississauga.

Yours truly

A handwritten signature in black ink, appearing to read "Diana Rusnov".

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

cc: OMB Notification List

Appeal – Withdrawn

**Environment and Land Tribunals  
Ontario**

Ontario Municipal Board

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
Fax: (416) 326-5370  
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de  
l'aménagement du territoire Ontario**

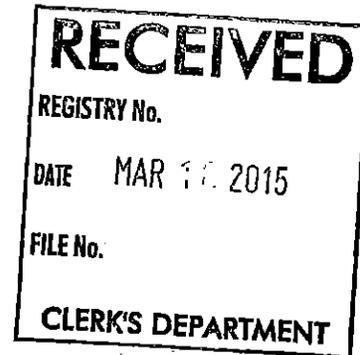
Commission des affaires municipales  
de l'Ontario

655 rue Bay, suite 1500  
Toronto ON M5G 1E5  
Téléphone: (416) 212-6349  
Sans Frais: 1-866-448-2248  
Télécopieur: (416) 326-5370  
Site Web: www.elto.gov.on.ca



March 9, 2015

The Clerk  
City of Mississauga  
Civic Centre, 300 City Centre Drive  
Mississauga, ON  
L5B 3C1



Subject: Case Number: PL141178  
File Number: PL141178  
Municipality: Mississauga  
Official Plan Number: 27-all wards  
Property Location: All Lands Within City Of Mississauga  
Appellant: Joseph Wescio

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Subsection 17(30) of the *Planning Act* provides;

(30) If all appeals under subsection (24) in respect of all or part of the decision of council are withdrawn and the time for filing appeals has expired, the secretary of the Municipal Board shall notify the clerk of the municipality that made the decision and,

(a) the decision or part of the decision that was the subject of an appeal is final; and

(b) the plan or part of the plan that was adopted and in respect of which all appeals have been withdrawn comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn.

I am writing to advise that the appeal by Joseph Vescio was withdrawn by letter dated March 3, 2015.

There are no outstanding appeals in this matter, and our file is closed.

Yours truly,

A handwritten signature in cursive script that reads 'Joanne Hayes'.

JOANNE HAYES  
SECRETARY

c.c. Rene Liebs-Benke, Marcia Taggart  
and OMB Coordinator, MMAH

**Environment and Land Tribunals  
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655 rue Bay, suite 1500

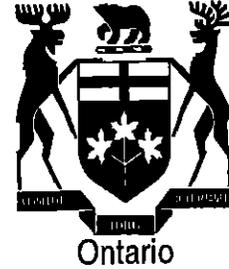
Toronto ON M5G 1E5

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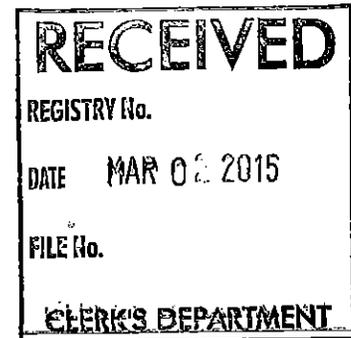


February 26, 2015

VIA: [marcia.taggart@mississauga.ca](mailto:marcia.taggart@mississauga.ca)

Marcia Taggart  
City of Mississauga  
Civic Centre, 300 City Centre Drive  
Mississauga, ON  
L5B 3C1

Subject: Case Number: PL141178  
File Number: PL141178  
Municipality: City of Mississauga  
Official Plan Number: 27-all wards  
Property Location: All Lands Within City Of Mississauga  
Hearing Start Date: March 13, 2015



The Ontario Municipal Board has received your written confirmation that the above-noted matter has been withdrawn.

As a result, the Board has cancelled the hearing event that was scheduled to commence on **March 13, 2015**.

You are directed to inform all persons who received notice of the hearing event that the hearing has been cancelled, and to provide the Board with written confirmation that you have complied with this direction.

Yours truly,

(Signed)

Maria Fernandes  
Hearings Coordinator

C.c.  
Joseph Wescio  
The Clerk, City of Mississauga



October 16, 2014

DELIVERED BY COURIER

Ontario Municipal Board  
Suite 1500  
655 Bay Street  
TORONTO, ON M5G 1E5

Dear Sirs:

Re: Appeal Pursuant to Section 17(24)) of the *Planning Act*, R.S.O. 1990, c. P.13,  
To appeal a decision  
The Amendment affects all lands within the City of Mississauga  
Our File: OPA 27- All Wards

Please find enclosed the documentation related to the appeal to the Ontario Municipal Board from Joseph Vescio. Enclosed is the documentation in connection with the appeal:

1. Original letter of appeal dated October 7, 2014 from Joseph Vescio.
2. Cheque payable to the Minister of Finance in the amount of \$125.00.
3. Completed Ontario Municipal Board Official Plan Appeal form together with the required supporting documentation.

You will note that we have indicated **5 days** as being the length of time required for the hearing.

Yours truly,

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

:mj  
Att.

cc: M. E. Bench, City Solicitor (package)  
Kelly Yerxa, Deputy City Solicitor (via email)  
Eva Kliwer, Planner (via email)  
John Hardcastle, Manager Development Services, Public Works, Region of Peel (including declaration)

# Memorandum



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## FOR IMMEDIATE ATTENTION AND ACTION

**TO:** Ed Sajecki, Commissioner of Planning & Building

**FROM:** Diana Rusnov, Office of the City Clerk

**DATE:** October 9, 2014

**RE:** Appeal Pursuant to 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13,  
Application to Amend Zoning By-law 0225-2007  
To appeal a decision on By-law 0235-2014  
This Amendment affects all lands in the City of Mississauga  
Our File: OPA 27- All Wards

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Attached please find a copy of letter of appeal dated October 7, 2014, received October 8, 2014 from Joseph Vescio, with respect to OPA 27.

In accordance with Planning Act requirements, the City is required to submit the Notice of Appeal, Municipal Submission Form (including prescribed records) and appeal fee to the Ontario Municipal Board within 15 days after the Notice of Appeal is received. In order to meet this deadline, we request that you provide our office with the following information outlined on the attached Municipal Submission Form (R1) **no later than October 17, 2014:**

- Part 4: Related Matters
- Part 5: Official Plan Information
- Part 6: Scheduling Information (including the estimated number of days for the hearing)
- Part 7: Municipal Representative Information (Legal or Planning)
- Part 8: Required Documentation (include the applicable documents and information indicated by a tick)

Thank you for your co-operation

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

:mj

Att.

cc: Eva Kliwer, Planning and Building (via email)  
Mary E. Bench, City Solicitor (via email)  
All Wards (via email)  
Planning Notification List (via email)

October 7<sup>th</sup>, 2014

City of Mississauga

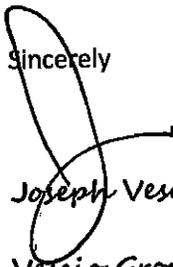
City Clerk

RE: Appeal for Bylaw passage 0235-2014

Please find enclosed an appeal form, duly completed along with Money Orders, ( \$ 125.00 and \$150.00) payable to the Minister of Finance and City of Mississauga, reason for the appeal, ~~original Lease document and proposed lease document for the above noted By Law.~~

Should you require more information please contact me

Sincerely



Joseph Vescio

Vescio Group Inc, 5- 5980 Shawson Drive Mississauga ON L4W 3Z6



Environment and Land Tribunals Ontario  
**Ontario Municipal Board**  
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5  
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248  
 FAX: (416) 326-5370  
 www.eltto.gov.on.ca

**APPELLANT FORM (A1)  
 PLANNING ACT**

**SUBMIT COMPLETED**

**TO  
 MUNICIPALITY/APPROVAL  
 AUTHORITY**

**FORM**

*Date Stamp - Appeal Received by Municipality*

*Receipt Number (OMB Office Use Only)*

**Part 1: Appeal Type (Please check only one box)**

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
	<input type="checkbox"/> Appeal a decision	53(19)
Consent/Severance	<input type="checkbox"/> Appeal conditions imposed	53(27)
	<input type="checkbox"/> Appeal changed conditions	53(14)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input checked="" type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

**Part 2: Location Information**

**Part 3: Appellant Information**

First Name: JOSEPH Last Name: VESCIO

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)

Professional Title (if applicable): \_\_\_\_\_

E-mail Address: \_\_\_\_\_  
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 416 827 4299 Alternate Telephone #: same

Fax #: \_\_\_\_\_

Mailing Address: 5980 SHAWSON DR # 5 MISSISSAUGA  
Street Address Apt/Suite/Unit# City/Town

ONT L4W-3Z6  
Province Country (if not Canada) Postal Code

Signature of Appellant:  Date: OCT 06 '14  
(Signature not required if the appeal is submitted by a law office.)

**Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.**

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

**Part 4: Representative Information (if applicable)**

**I hereby authorize the named company and/or individual(s) to represent me:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Professional Title: \_\_\_\_\_

E-mail Address: \_\_\_\_\_  
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: \_\_\_\_\_ Alternate Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street Address Apt/Suite/Unit# City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: \_\_\_\_\_ Date: \_\_\_\_\_

**Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.**

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

**Part 5: Language and Accessibility**

Please choose preferred language:  English  French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

**Part 6: Appeal Specific Information**

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print)  
MISSISSAUGA OFFICIAL PLAN AMENDMENT # 27  
IN ITS ENTIRETY. SPECIFICALLY BY LAW 0325-2014,  
A BYLAW TO ADOPT AMENDMENT # 27.

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). \*\*If more space is required, please continue in Part 9 or attach a separate page.

(Please print)  
SEE ATTACHED PAGE.

**THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.**

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: N/A  
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:  
\*\*If more space is required, please continue in Part 9 or attach a separate page.

N/A

**Part 7: Related Matters (if known)**

Are there other appeals not yet filed with the Municipality? YES  NO

Are there other planning matters related to this appeal? YES  NO   
(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

**Part 8: Scheduling Information**

How many days do you estimate are needed for hearing this appeal?  half day  1 day  2 days  3 days  
 4 days  1 week  More than 1 week – please specify number of days: \_\_\_\_\_

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?  
4

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):  
PLANNER, LANDSCAPE ECOLOGIST, ENGINEER, TRAFFIC ENGINEER

Do you believe this matter would benefit from mediation? YES  NO   
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES  NO   
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? I BELIEVE THE MATTER MAY BE RESOLVED WITHOUT A HEARING

**Part 9: Other Applicable Information \*\*Attach a separate page if more space is required.**

PROVIDED THE CITY ALLOWS THE CONTINUED USE AGREEMENT ACCEPTABLE TO BOTH PARTIES.

**Part 10: Required Fee**

Total Fee Submitted: \$ \_\_\_\_\_

Payment Method:  Certified cheque  Money Order  Solicitor's general or trust account cheque

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.

**October 3 2014**

**Part 6: Appeal-Specific Information**

**(2) Reason for the Appeal**

Since 1987, I have operated a banquet hall at 5980 Shawson Drive. To secure adequate parking for that use, I have leased an adjacent property owned by the City of Mississauga at 1070 Britannia Road East commencing in 1997. The leased lands are situated adjacent Little Etobicoke Creek and are designated Greenbelt.

An asphalt parking lot, having capacity for 40 vehicles, was constructed by me on the leased lands in 1997 and has been maintained by me by since. The original lease was for a temporary period of five years and has been renewed five times for 5-year periods (i.e. to 2012). Negotiations for the current renewal have stalled since the City is not willing to grant any subsequent renewal past 2019. Without the 40 additional parking spaces, the viability of my banquet hall operation will be in jeopardy.

The subject Official Plan Amendment does not propose any change to the existing Greenbelt designation of the parking lot; however, the purpose and intent of the subject Amendment is to promote restoration and naturalization of City-owned green spaces such as watercourse corridors. In that regard, it is my submission that it is the intent of the City to regain full control of the leased lands so that the parking lot can be eliminated and replaced by the creation of a natural buffer adjacent Little Etobicoke Creek. In other words, the City intends to create a natural area along Britannia Road East in place of the parking lot that, for the past 17 years, has generated revenue for the City and has supported my business. That is neither sound planning nor prudent fiscal management.

In summary, the proposed Amendment provides rationale and support for the City's intent to terminate my lease. The resultant loss of parking will directly affect the continued viability of my business.



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0235:2014

A by-law to Adopt Mississauga Official Plan Amendment No. 27

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 27, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The following text, maps (designated as Map "A" to Map "Q") and Attachment 1, attached, constitute Amendment No. 27 to Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10 day of September, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
HJT			
Date	04	9	14

  
MAYOR

  
CLERK



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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. 27  
The Amendment affects all lands within the City of Mississauga.  
File: OPA 27 – All Wards

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Please find enclosed the Notice of Decision for Official Plan Amendment 27, and duplicate original copy of the amendment. This amendment was adopted by Council on September 10, 2014, by By-law 0235-2014. The Mississauga Official Plan Amendment has been prepared in accordance with PDC Recommendation PDC 0048-2014, adopted by City Council on July 2, 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 June 23, 2014.

Yours truly,

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

: mj

cc:

Eva Klwer, 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)

**CERTIFIED A TRUE COPY**  
*W. P. Rusnov*  
**DIANA RUSNOV DEPUTY CLERK**  
**CITY OF MISSISSAUGA**

## DECLARATION

Subsection 17 of the Planning Act

**Applicant:** City Initiated  
**Municipality** City of Mississauga  
**Our File:** OPA 27

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 0235-2014 was enacted and that notice as required by subsection 17 of the Planning Act was given on September 18, 2014.

2. That 1 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.

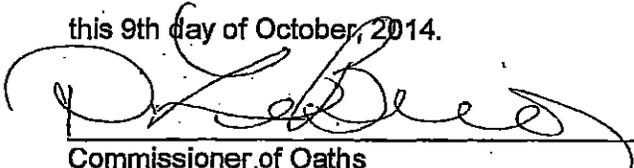
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

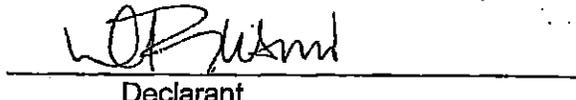
at the City of Mississauga

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.



File Number: OPA 27  
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

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

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A decision was made on the date noted above to approve all of Amendment Number 27 to the **Mississauga Official Plan Amendment** for the City of Mississauga as adopted by **By-law 0235-2014**.

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

The purpose of this Amendment is to incorporate the Natural Heritage System and Urban Forest policies which were recommended in the Natural Heritage and Urban Forest Strategy endorsed by City Council on February 12, 2014.

- City initiated Official Plan Amendment to implement the policy recommendations of the Natural Heritage and Urban Forest Strategy.
- Proposed amendments are intended to strengthen and clarify wording or intent, and make minor policy additions to Chapter 6: Value the Environment.

**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 **Eva Klwer of the City of Mississauga, Planning and Building Department** at (905) 615-3200 X-5753.

**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. 27

---

to

Mississauga Official Plan

for the

City of Mississauga Planning Area



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0235:2014

A by-law to Adopt Mississauga Official Plan Amendment No. 27

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 27, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The following text, maps (designated as Map "A" to Map "Q") and Attachment 1, attached, constitute Amendment No. 27 to Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 10 day of September, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	04	9	14

  
MAYOR

  
CLERK

Amendment No. 27

to

Mississauga Official Plan

---

for the

City of Mississauga Planning Area

The following text, Attachment 1 and maps designated Map "A" to Map "Q" attached hereto constitutes Amendment No. 27.

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

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 June 3, 2014, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to:

- incorporate the Natural Heritage System and Urban Forest policies which were recommended in the Natural Heritage and Urban Forest Strategy endorsed by City Council on February 12, 2014;
- revise the Green System structure in Chapter 6: Value the Environment to emphasize the Urban Forest as a key component and clarify the relationship of the Urban Forest to the Natural Heritage System;
- revise Natural Heritage and Urban Forest policies and definitions in Chapter 20: Glossary and Appendix A: Terms defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006) to clarify intent and to avoid duplication, particularly those policies describing the criteria used to classify natural heritage features and the requirements for their protection; and to be consistent with the *2014 Provincial Policy Statement* and conform with the Region of Peel Official Plan;
- move the policies regarding "soil conservation" to a new section outside of the Green System structure;
- revise, reorganize and renumber policies to be consistent with the policy language, structure and format in Mississauga Official Plan;
- replace references to the Natural Areas System and its components throughout Mississauga Official Plan to Natural Heritage System and its components;
- rename the "Greenbelt" land use designation to "Greenlands" in Mississauga Official Plan to avoid confusion with the *Provincial Greenbelt Plan (2005)* and to align with the terminology used in the Region of Peel Official Plan; and
- change City-owned Significant Natural Areas designated Public Open Space and Residential Low Density II to "Greenlands".

## LOCATION

The lands affected by this Amendment are located throughout the City of Mississauga.

## 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.

The subject lands are designated Public Open Space and Residential Low Density II.

In addition to the Uses Permitted in all designations, lands designated Public Open Space also permit the following uses:

- a. agriculture demonstration site;
- b. cemetery;
- c. conservation;
- d. golf course;
- e. nursery gardening;
- f. recreational facility;
- g. stormwater retention and stormwater quality pond; and
- h. accessory uses.

In addition to the Uses Permitted in all designations, lands designated Residential Low Density II also permit the following uses:

- a. detached dwelling;
- b. semi detached dwelling;
- c. duplex dwelling, and
- d. triplexes, street townhouses and other forms of low rise dwellings with individual frontages.

To limit uses to those that are compatible with the protection of natural heritage features and conform to Region of Peel Official Plan policies the subject lands are to be designated Greenbelt (to be changed to the Greenlands land use designation through this amendment).

Lands designated Greenbelt permit the following uses:

- a. conservation;
- b. electricity transmission and distribution facilities;
- c. facilities that by their nature must locate near water or traverse watercourses (i.e. bridges, storm sewer outlets and stormwater management facilities);
- d. flood and/or erosion work;
- e. passive recreational activity;
- f. parkland;
- g. piped services and related facilities for water, wastewater and stormwater; and
- h. accessory uses.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reason:

The proposed Amendment subscribes to the Mississauga Official Plan key guiding principle for land use to protect, enhance and where possible restore natural heritage features and their ecological functions, particularly those associated with the Lake Ontario waterfront and the city's river and valley corridor system.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 1.1.4.mm, How to Read Mississauga Official Plan, of Mississauga Official Plan, is hereby amended by adding the following terms: coastal wetland, green infrastructure, habitat of endangered species and threatened species, hydrologic function, quality and quantity of water, sensitive; and deleting the following terms: significant areas of natural and scientific interest, significant coastal wetlands, significant habitat of endangered species and threatened species, significant valleylands, significant wetland, significant wildlife habitat, significant woodlands and woodlands.
2. Sections 6.1 to 6.4, Chapter 6: Value the Environment of Mississauga Official Plan, are hereby deleted and replaced with the policies included in Attachment 1, save and except for section 6.3.2 Natural Hazards (6.3.2.3 Soil Conservation to be renumbered as section 6.6) and section 6.3.3 Parks and Open Spaces (to be renumbered as part of 6.3 Green System).
3. The term "Natural Areas System" is hereby deleted and replaced with the term "Natural Heritage System" in the following sections and schedule of Mississauga Official Plan: 1.1, 4.1, 4.5, 5.1, 5.2, 5.5.11, 6.3.3.13, 6.3.3.15, 6.3.3.16, 6.3.3.23.c, 6.5.2.2, 6.5.2.3, 6.6, 6.6.1.e, 7.6.2, 7.6.2.1, 8.3.1.1, 9.1, 9.2.2.5, 9.2.3.1, 9.2.5.3.b, 9.5.1.2, 11.2.3, 11.2.2.3, 16.5.3, 16.18.3, 19.18.3, 19.7.2, 19.8.2., Schedule 3 Natural System map legend title, 3.1.6 of the in effect Port Credit Local Area Plan, 7.0 of the Port Credit Local Area Plan under appeal, and the Land Use Map Note 3. of the in effect Downtown Core, Lakeview and Port Credit Local Area Plans.
4. The term "Greenbelt" is hereby deleted and replaced with the term "Greenlands" in the following sections and schedule of Mississauga Official Plan: 5.2, 6.3.2, 6.3.3.11, 6.3.2, 10.6.13, 10.6.15, 11.2.1.1, 11.2.3, 11.2.3.2, 11.2.3.3, 11.2.3.7, 12.5.2.2, 12.5.4.1.2, 14.5.1.1, 14.5.2.1.4, 14.11.6.2.2, 15.4.2.2, 16.2.4.2.2, 16.4.7.1.2, 16.6.3.2, 16.6.5.1.2, 16.8.4.2.2, 16.9.2.3.2, 16.14.5.1.2, 16.15.1.1, 16.15.4.2.4, 16.17.2.3, 16.17.4.3.2, 16.17.4.5.2, 16.17.5.1.2, 16.18.6.1.2, 16.22.2.1.2, 16.23.5.5.3, 17.4.1.1, 17.4.4.1.1, 17.8.2.2.2, 19.18.2, 19.18.3, 19.18.4, 19.18.5, 19.18.6, 19.18.7, 19.18.8, Chapter 20: Scenic Routes definition, Schedule 10: Land Use Designations map legend; 2.1.b and Land Use Map legend of the in effect Downtown Core Local Area Plan; 6.1.2.2, 13.1.2.2, 13.1.3.2, 13.1.7.2, 13.1.8.2, 13.1.9.3 of the under appeal Downtown Core Local Area Plan; 5.2.2, Concept Plan-Block Layout (South Property) table, 5.29.2, 5.31.2, 5.32.2, 5.33.2 and Land Use Map legend of the in effect Port Credit Local Area Plan, and 5.0, 12.1.3.e, 12.8.2 of the Southdown Local Area Plan.
5. Chapter 20: Glossary, of Mississauga Official Plan is hereby amended by adding the following terms: CULTURAL SAVANNAHS, CULTURAL WOODLANDS, NATURAL HERITAGE FEATURES, NEGATIVE IMPACT, PLANTATION, SIGNIFICANT SPECIES OR COMMUNITIES, SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST, SIGNIFICANT COASTAL WETLANDS, SIGNIFICANT WETLANDS,

SIGNIFICANT WILDLIFE HABITAT, SIGNIFICANT WOODLANDS, and WOODLANDS; deleting the term NATURAL FEATURES, AREAS AND LINKAGES, INCLUDING THEIR ECOLOGICAL FUNCTIONS; and modifying the definition of OTHER WETLAND, as defined in Attachment 1.

6. The map legend of Schedule 3: Natural System, of Mississauga Official Plan is hereby amended by deleting the term "Natural Areas" and replacing the term with "Significant Natural Areas and Natural Green Spaces".
7. Schedule 10: Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Public Open Space" and "Residential Low Density II" to "Greenbelt" (to be changed to the Greenlands land use designation through this amendment), as shown on Map "A" to Map "Q" of this Amendment.
8. 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 deleting the references to the year 2005 and the year 2006 from the title, by adding the following terms: COASTAL WETLAND, GREEN INFRASTRUCTURE, HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES, HYDROLOGIC FUNCTION, QUALITY AND QUANTITY OF WATER and SENSITIVE; deleting the following terms: SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST, SIGNIFICANT COASTAL WETLANDS, SIGNIFICANT HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES, SIGNIFICANT VALLEYLANDS, SIGNIFICANT WETLAND, SIGNIFICANT WILDLIFE HABITAT, SIGNIFICANT WOODLANDS and WOODLANDS; and by modifying the terms FISH HABITAT and DEVELOPMENT, as defined in Attachment 1.

## 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.

The lands will be rezoned, where required, to implement this Amendment.

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

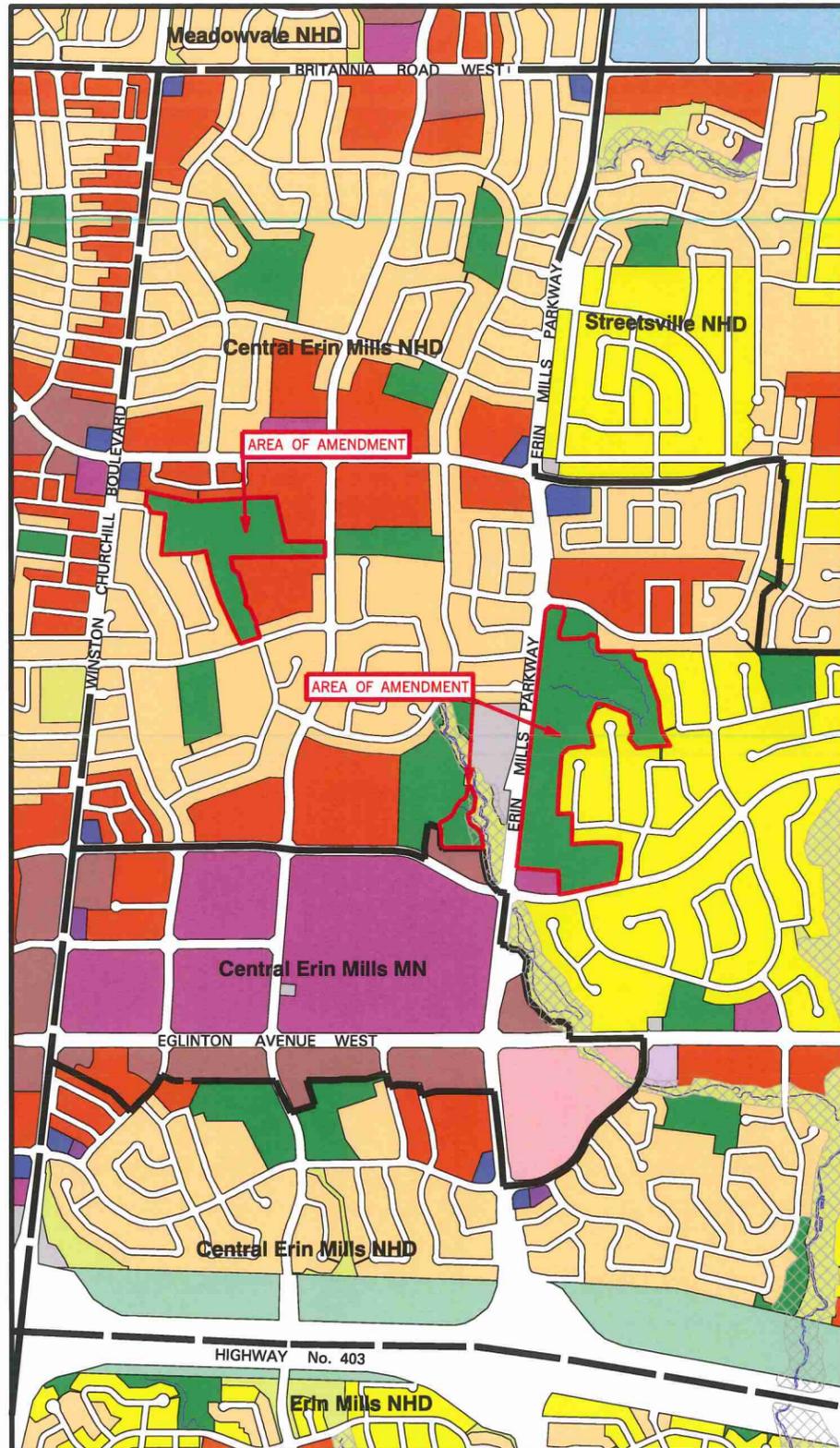
## INTERPRETATION

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.

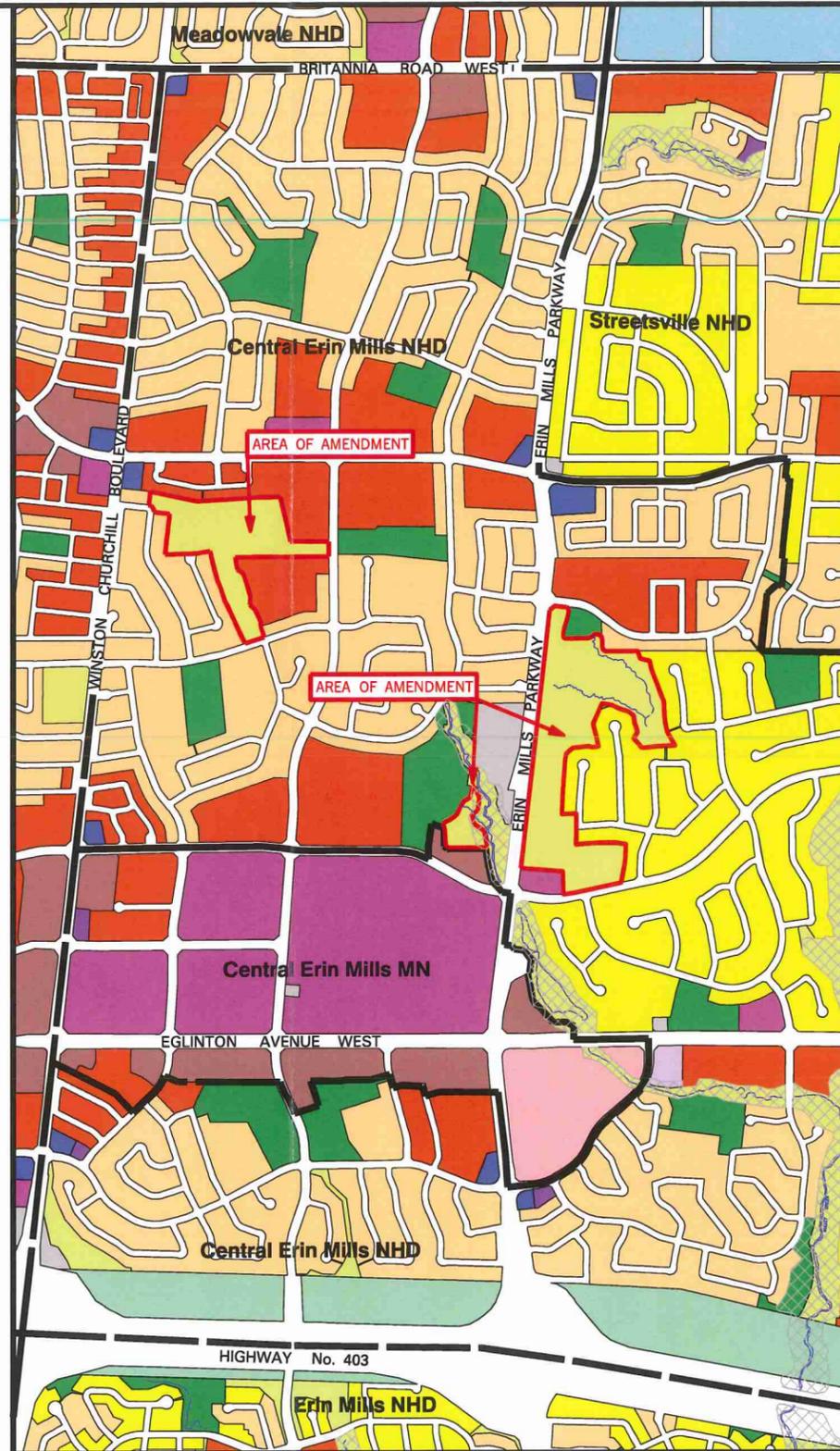
This Amendment supplements the intent and policies of Mississauga Official Plan.

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

FROM

Public Open Space

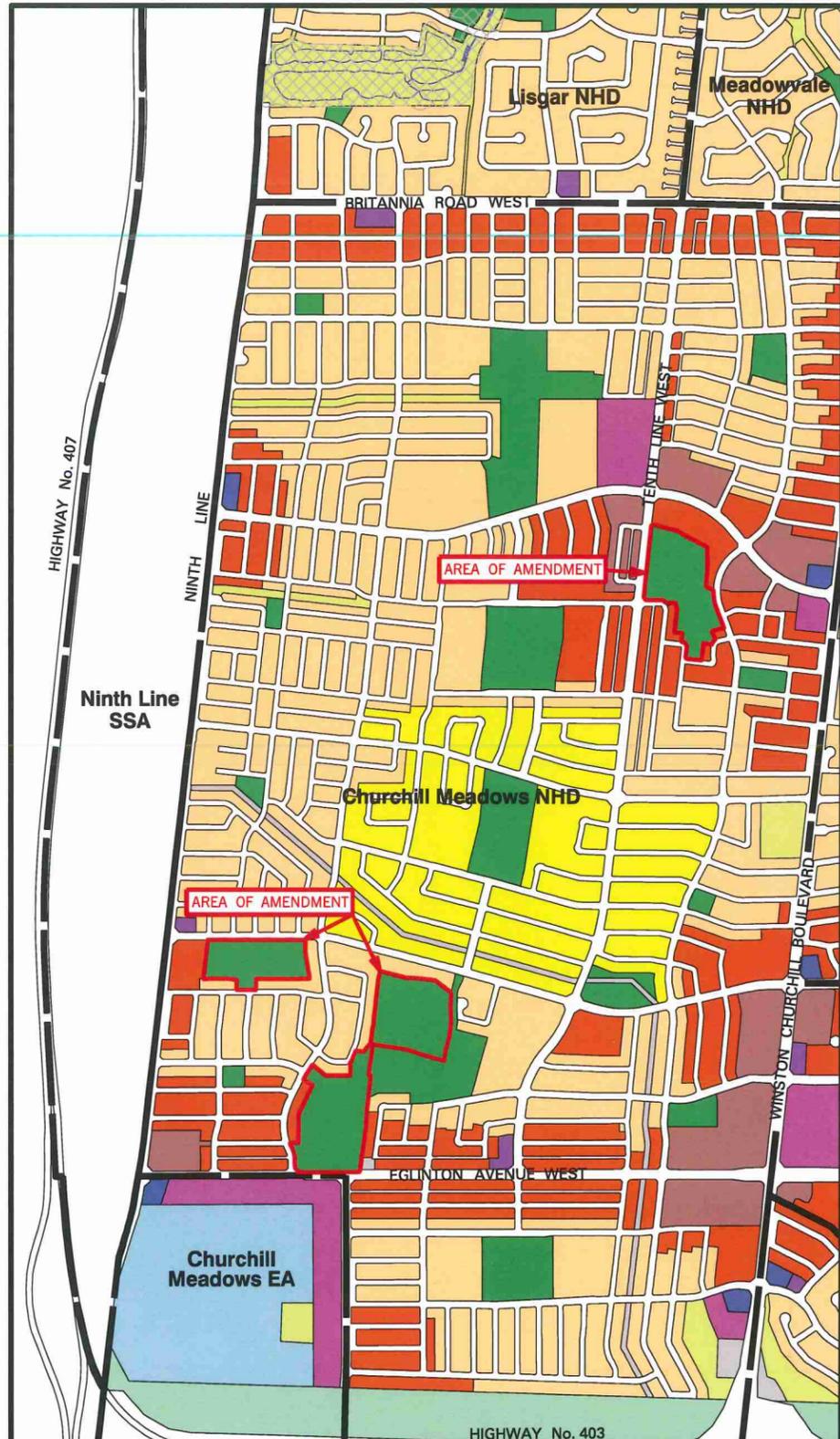
TO

Greenlands

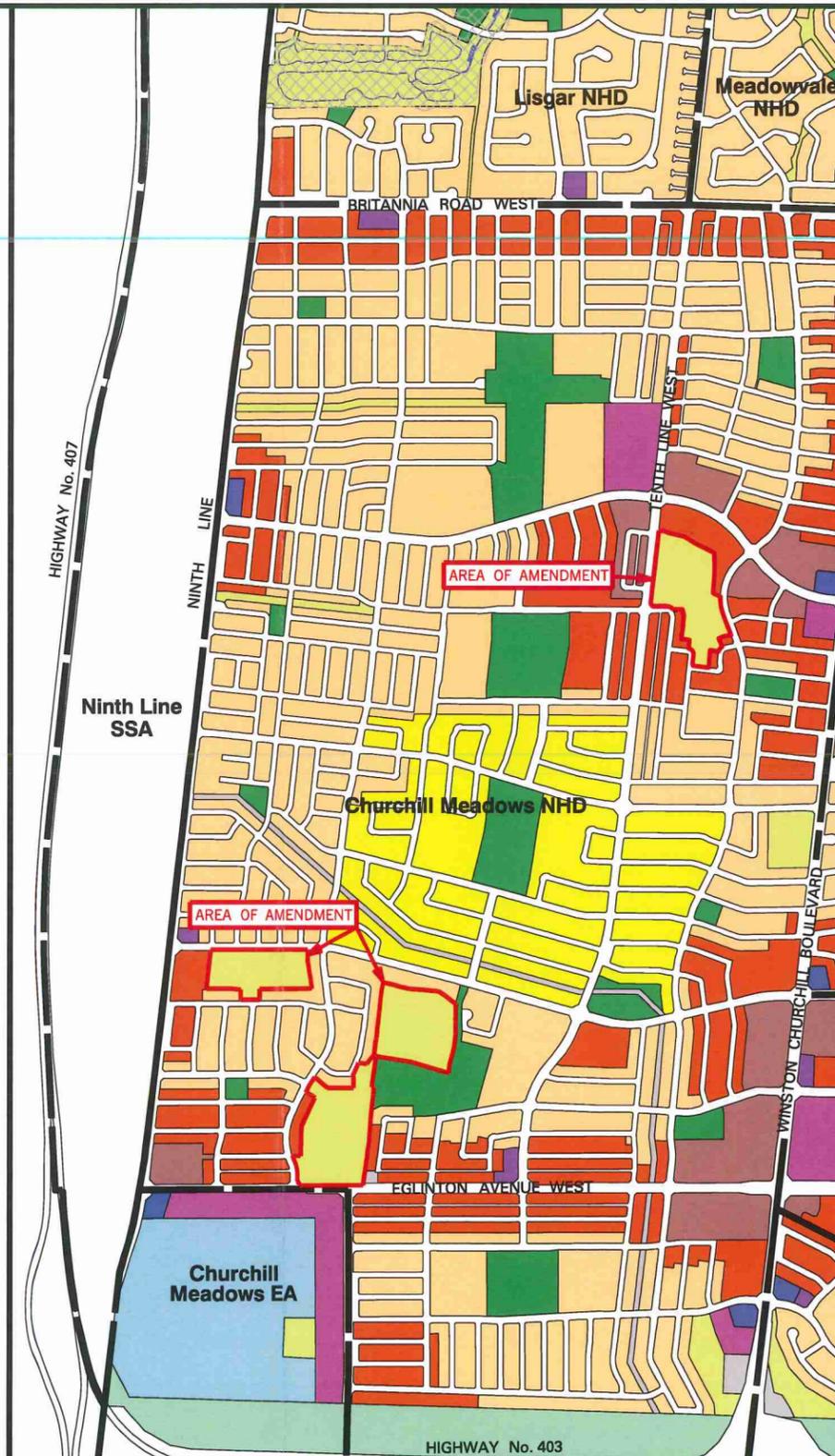
**MAP "A"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

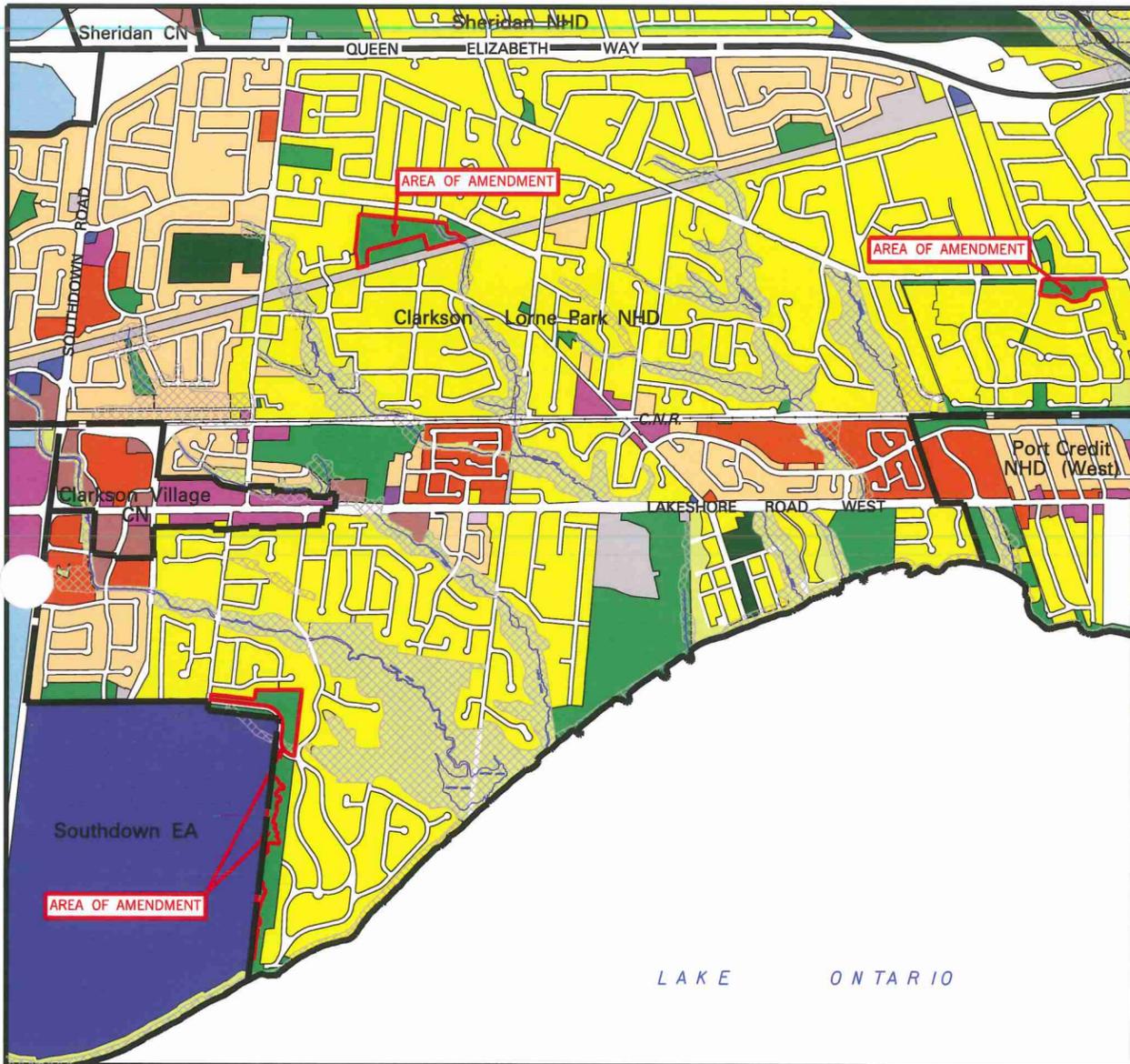
AREA OF AMENDMENT

FROM  
 Public Open Space

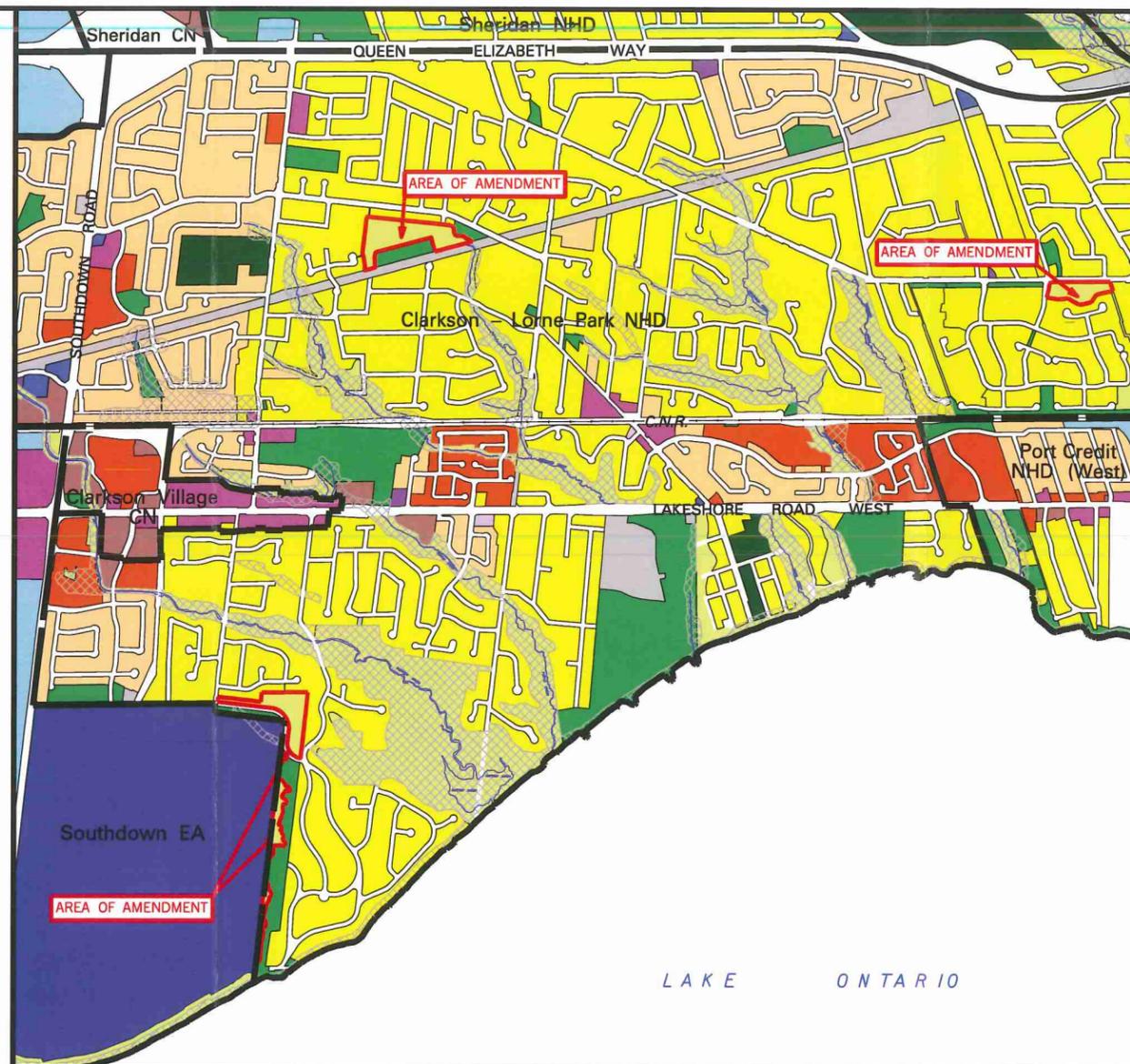
TO  
 Greenlands

**MAP "B"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

**LAND USE DESIGNATIONS**

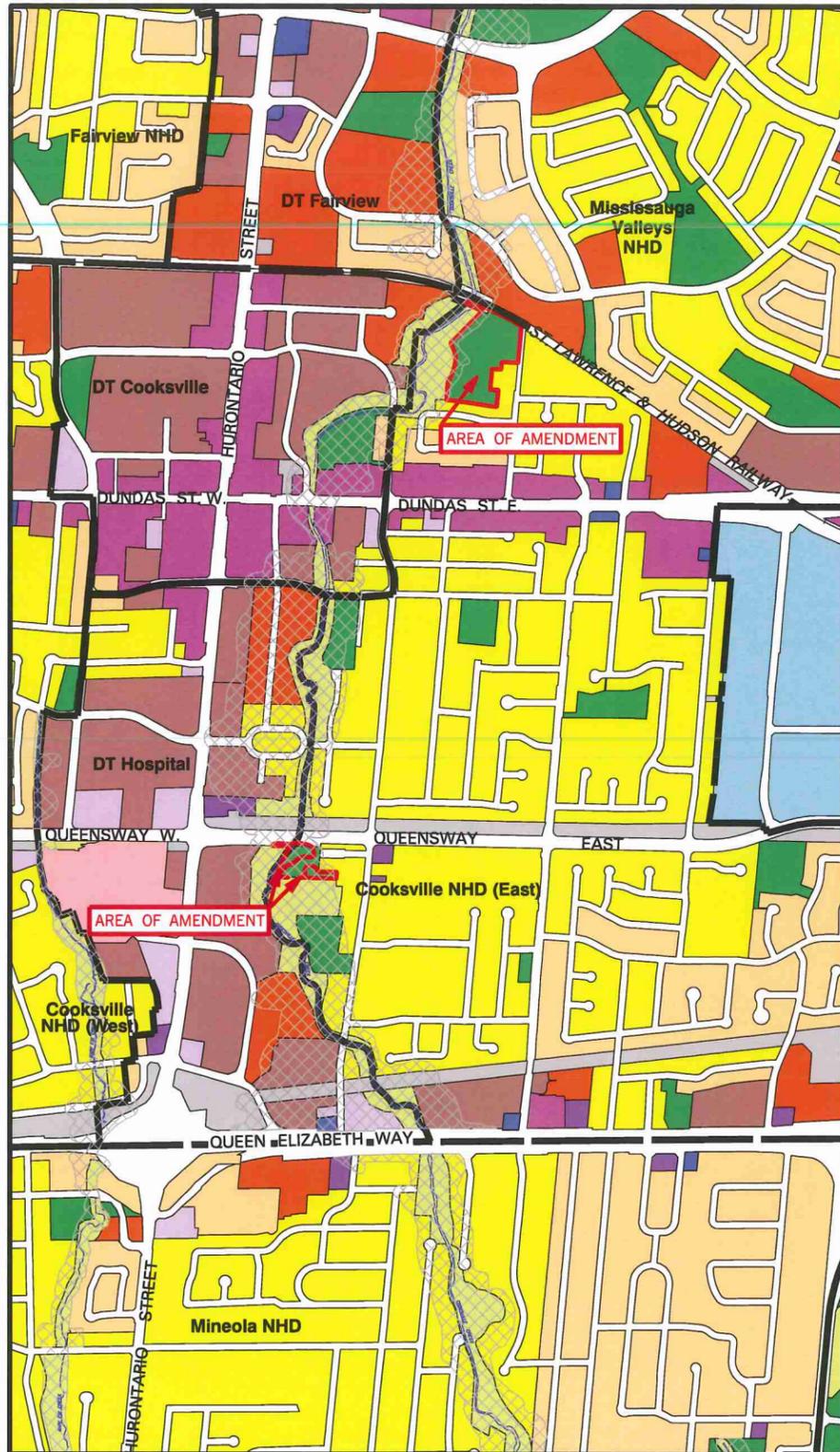
Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined
Natural Hazards	
Character Area Boundary	

AREA OF AMENDMENT

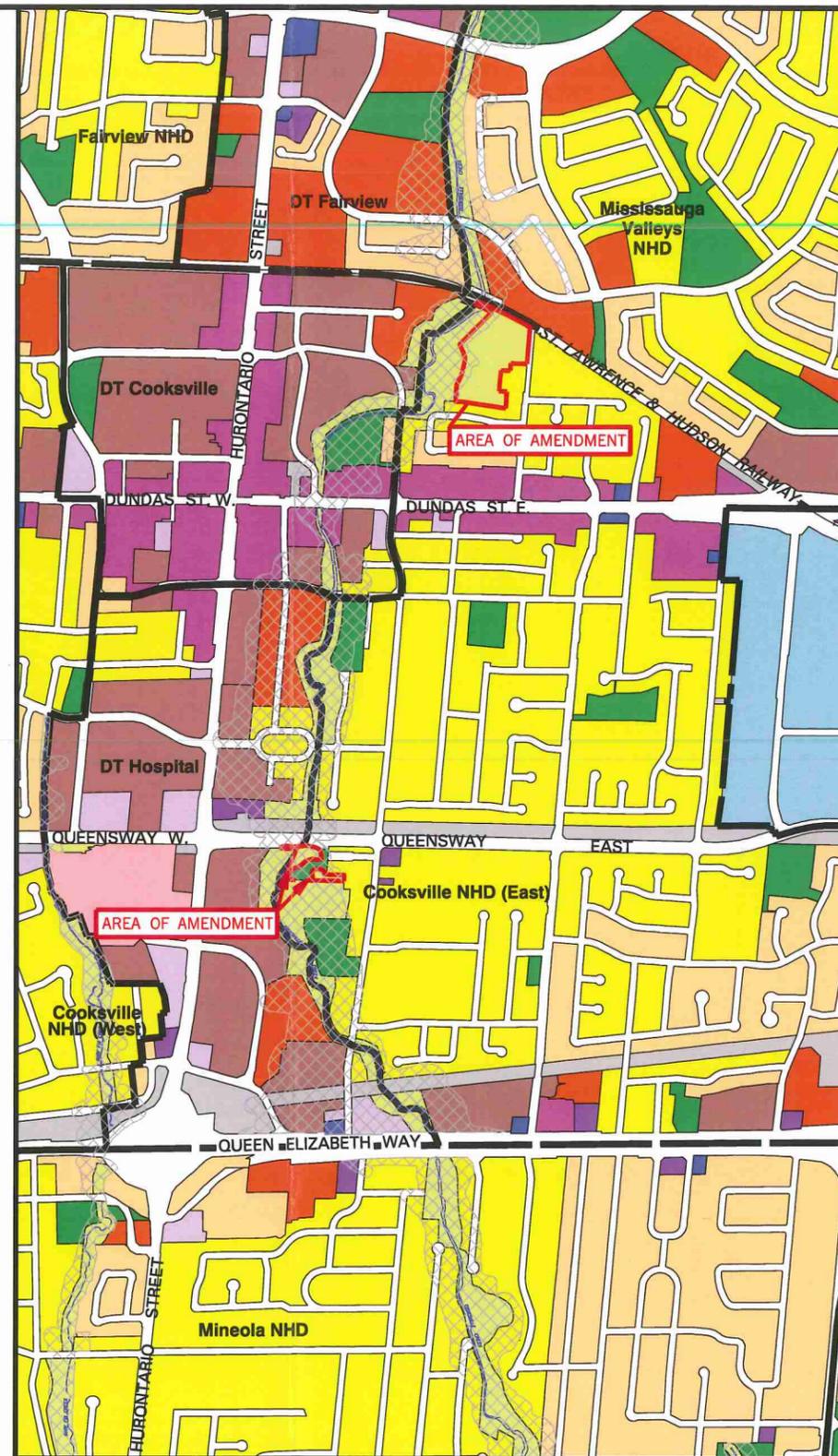
FROM  
 Public Open Space

TO  
 Greenlands

**MAP "C"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

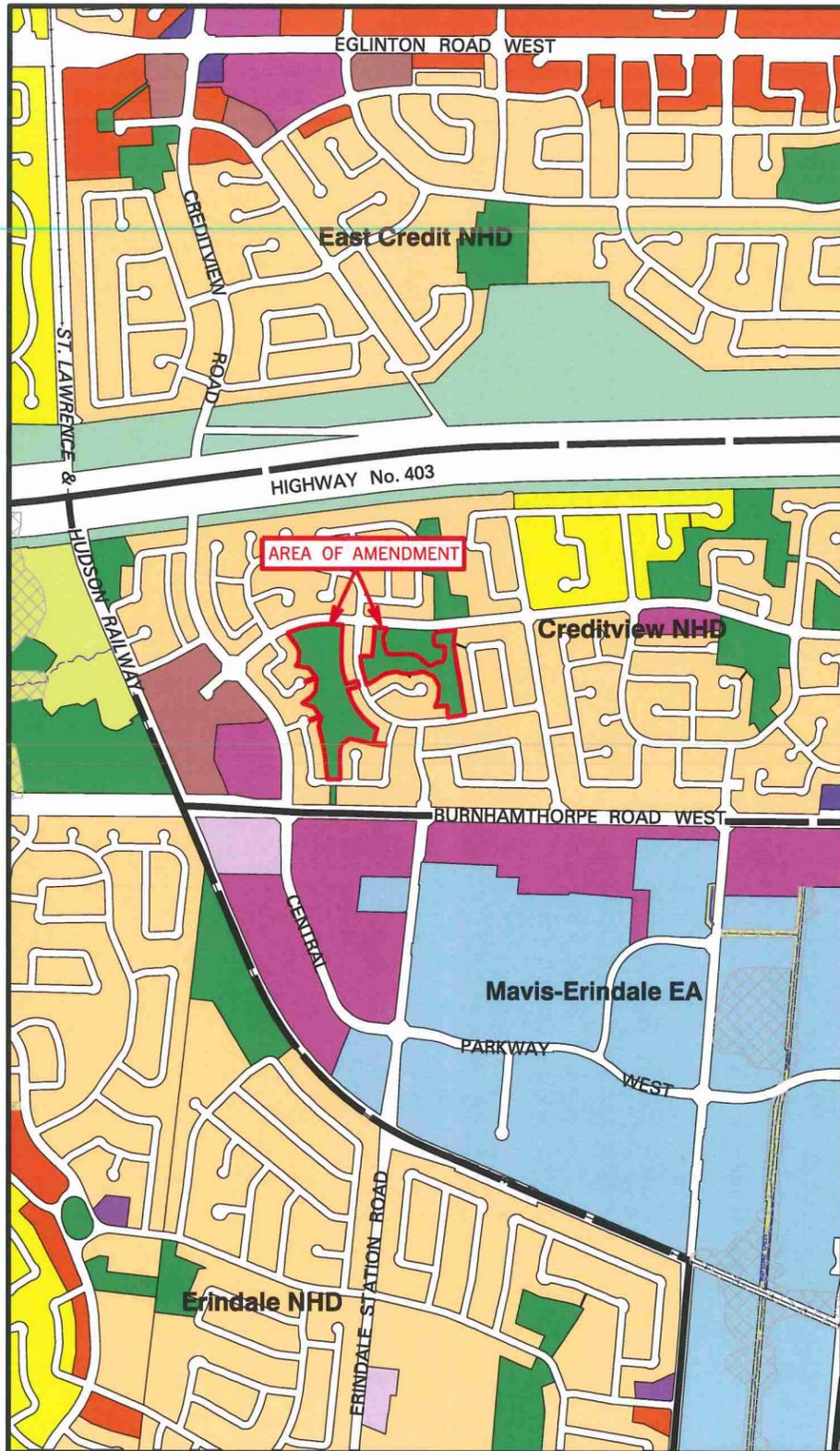
FROM  
 Public Open Space

TO  
 Greenlands

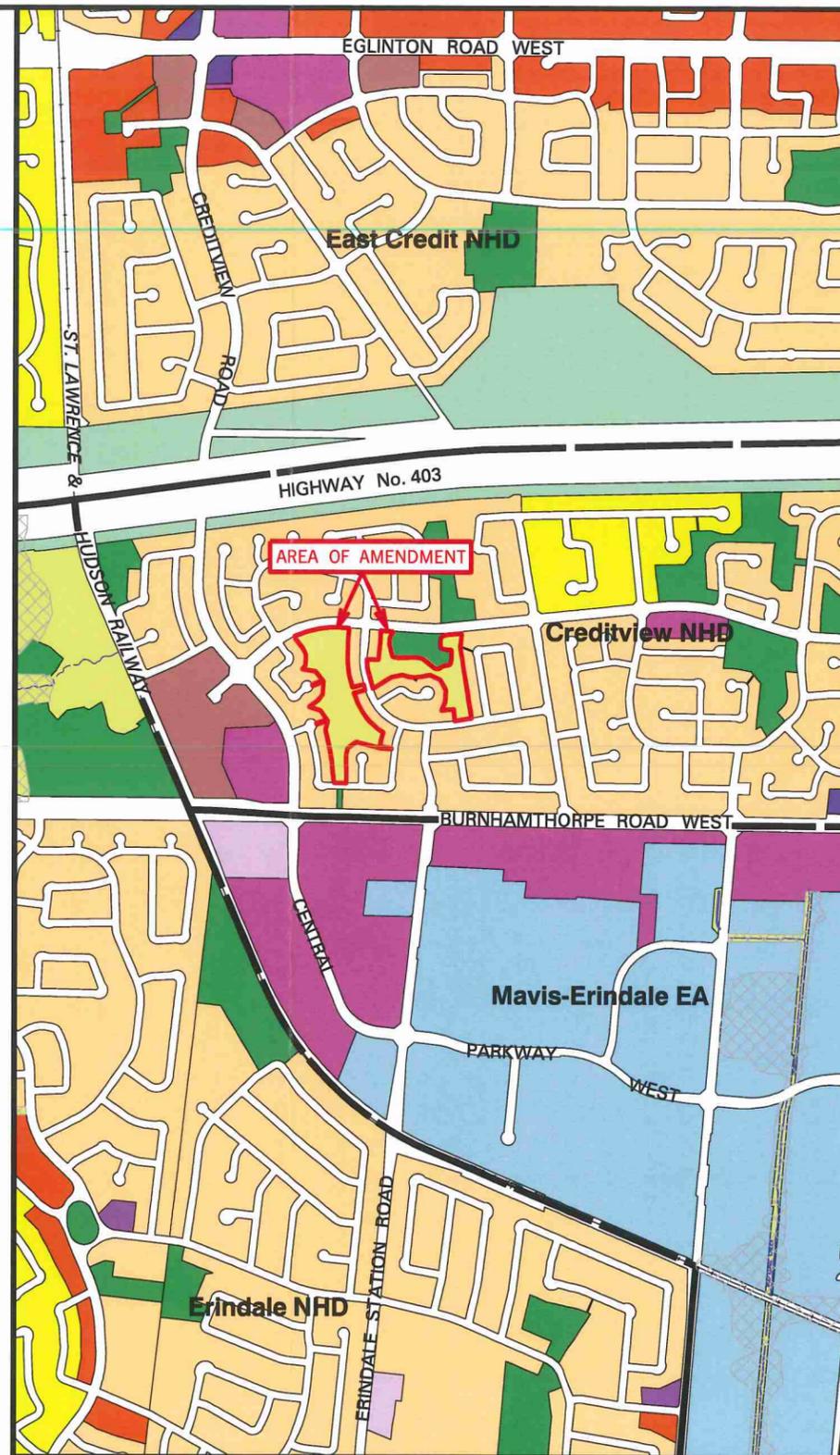
**MAP "D"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

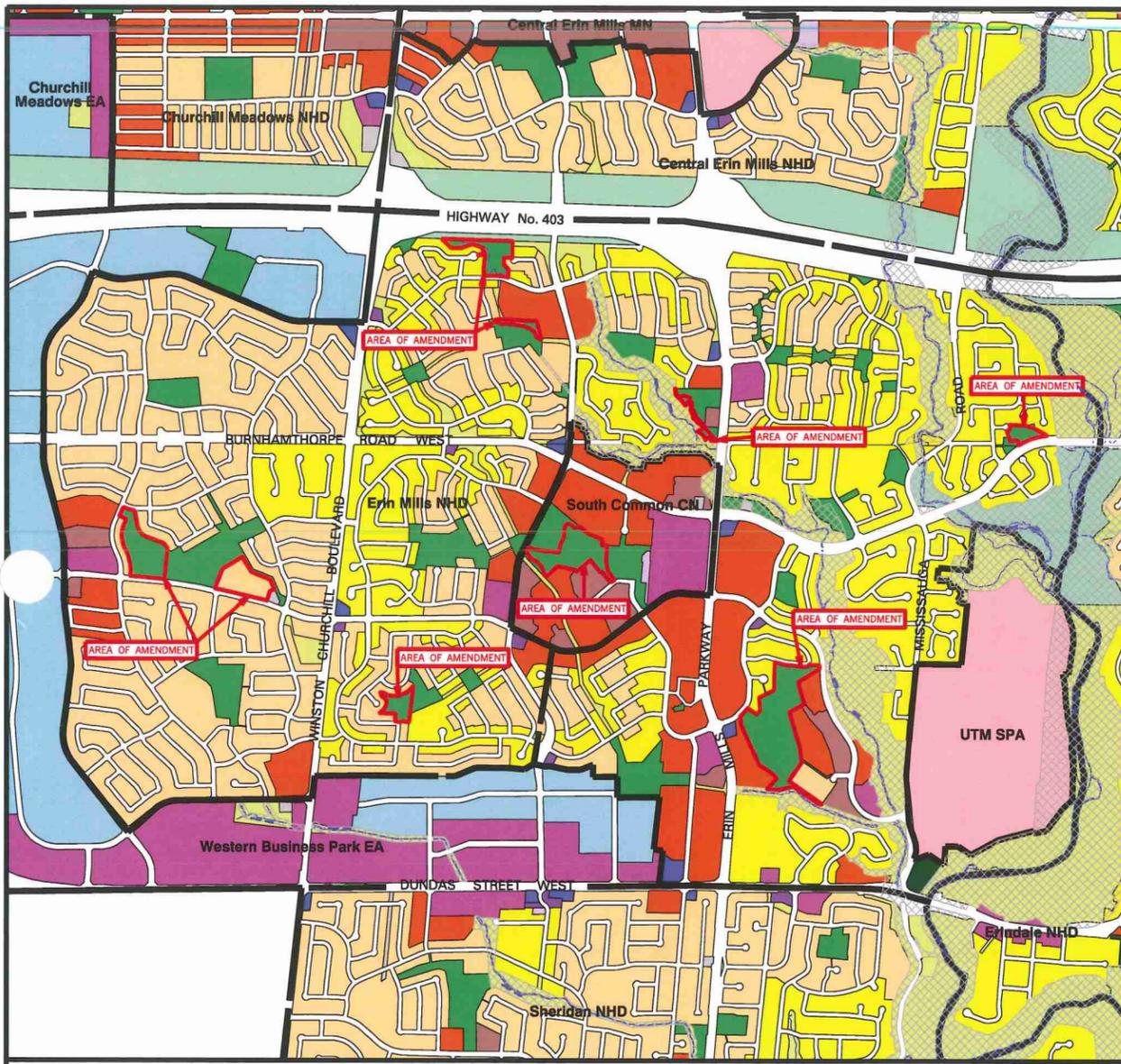
FROM  
 Public Open Space

TO  
 Greenlands

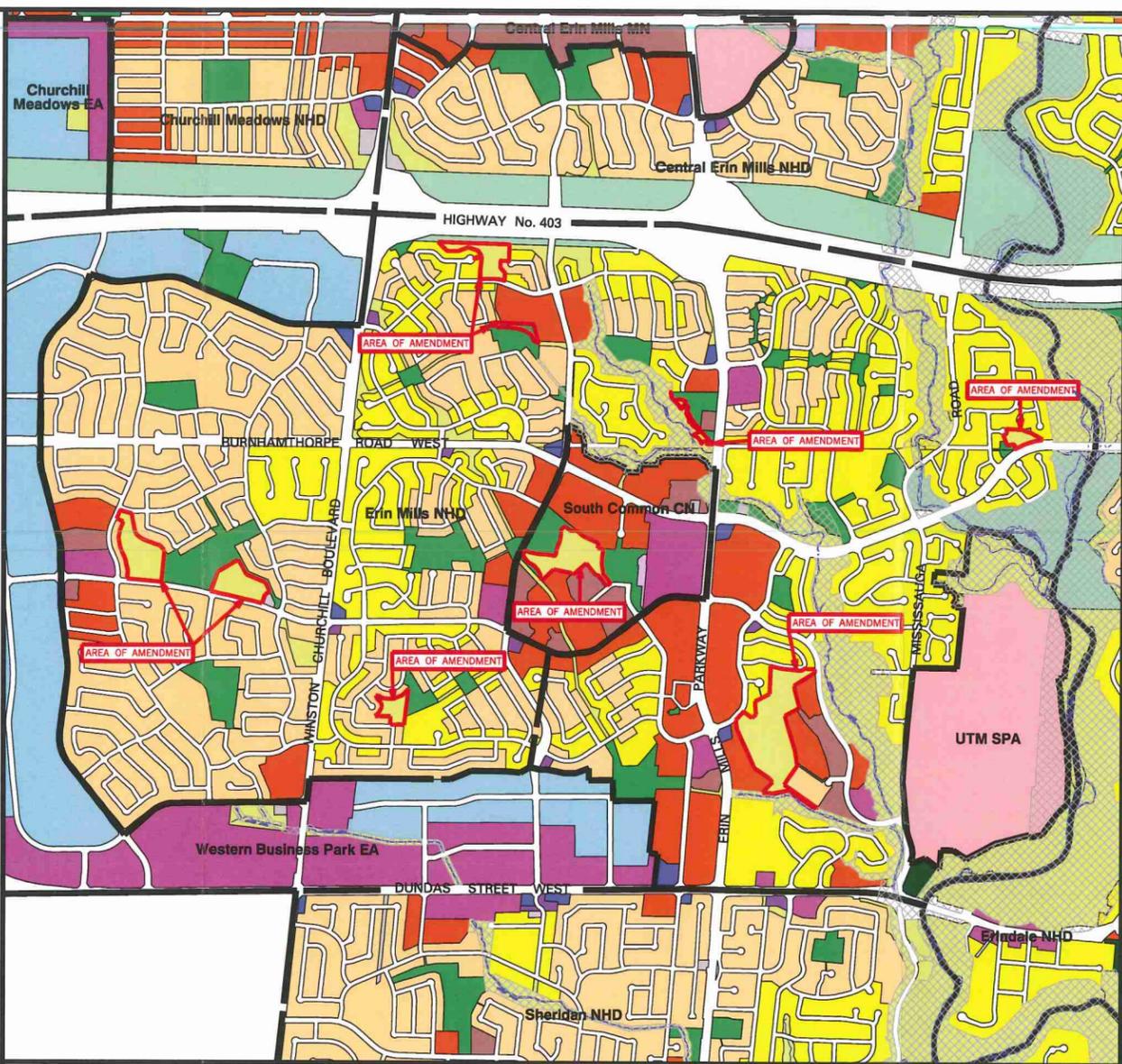
**MAP "E"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS**
- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

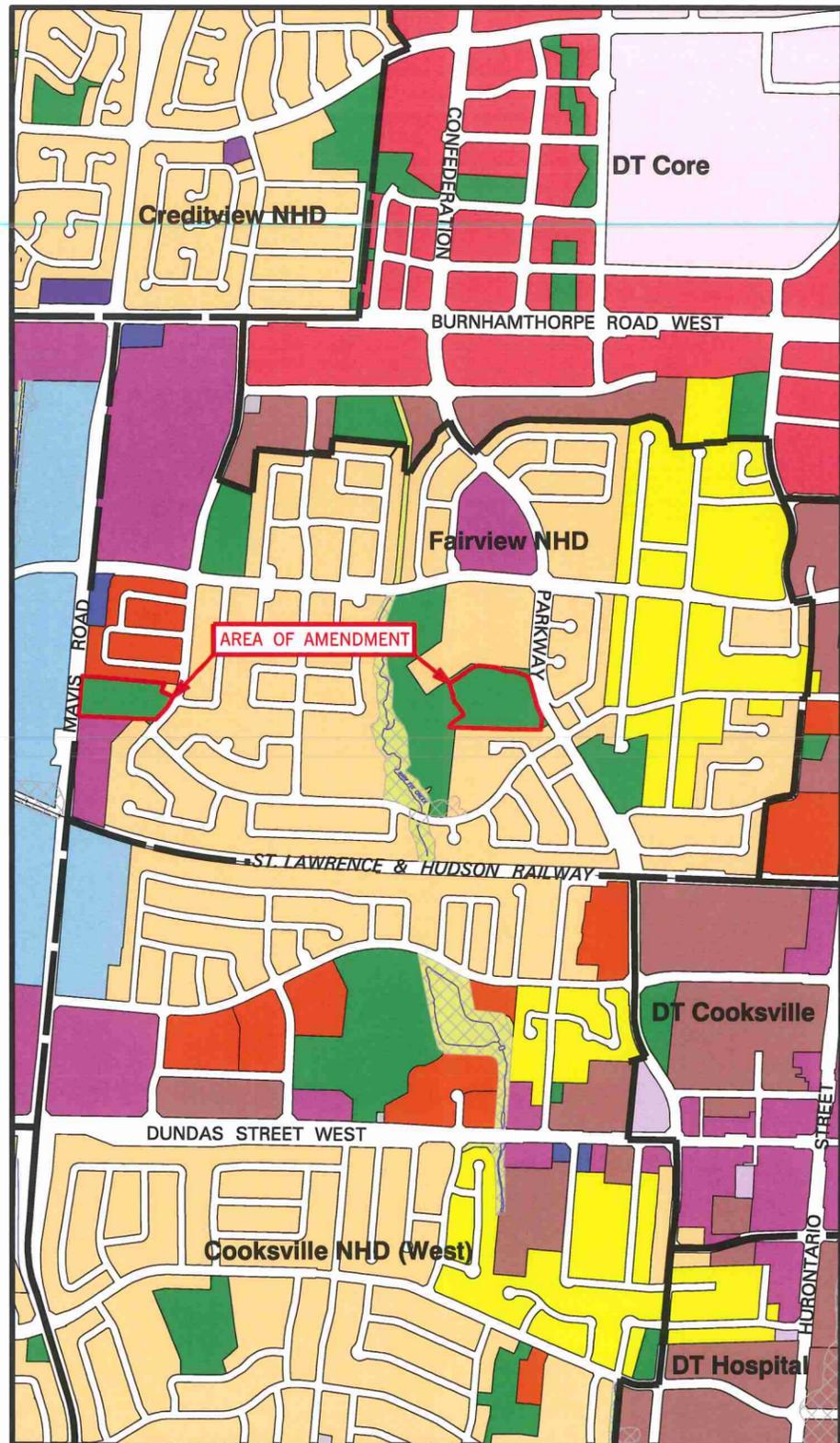
AREA OF AMENDMENT

FROM  
 Residential Low Density II

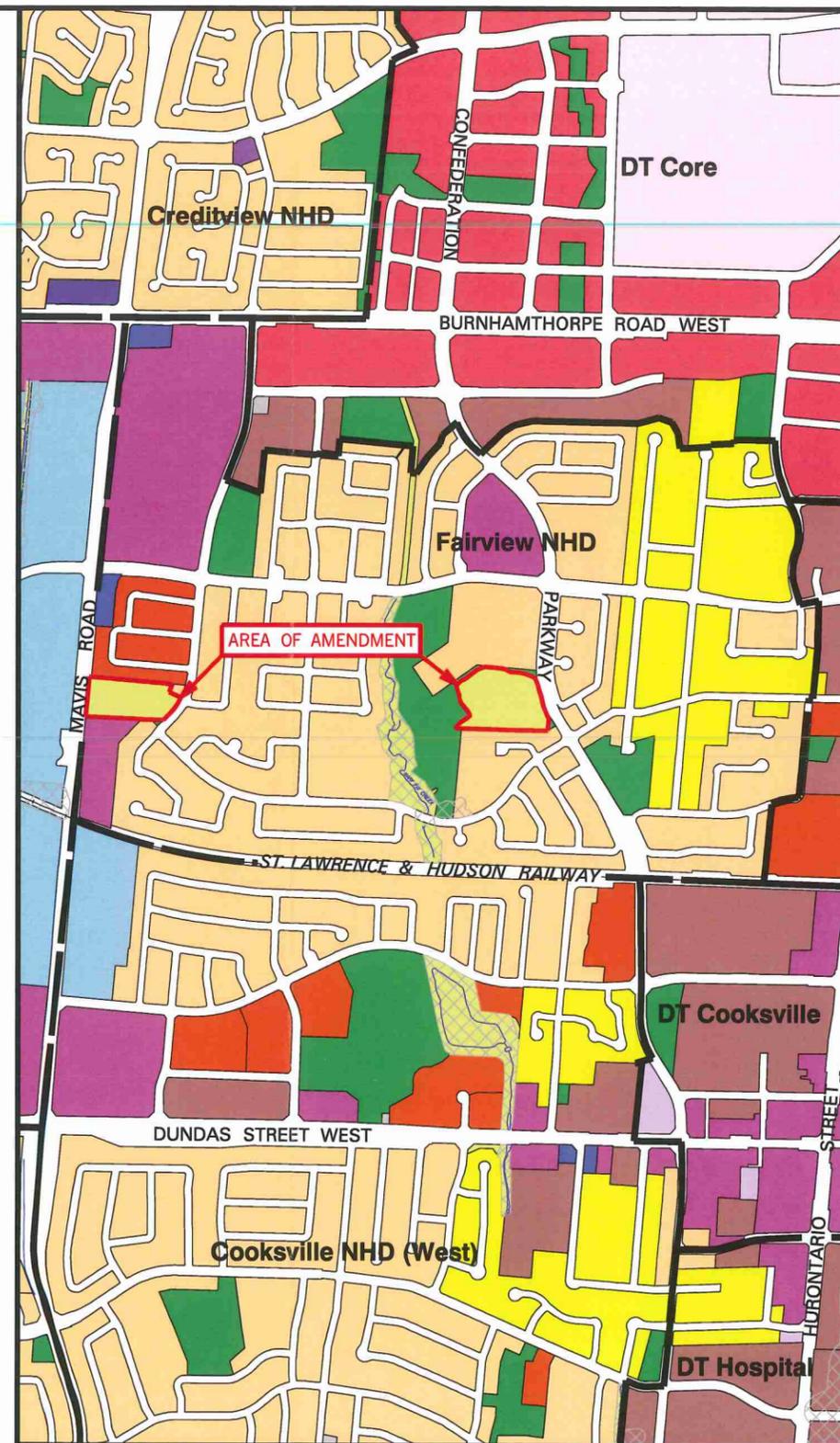
AND  
 Public Open Space

TO  
 Greenlands

**MAP "F"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined
Natural Hazards	
Character Area Boundary	

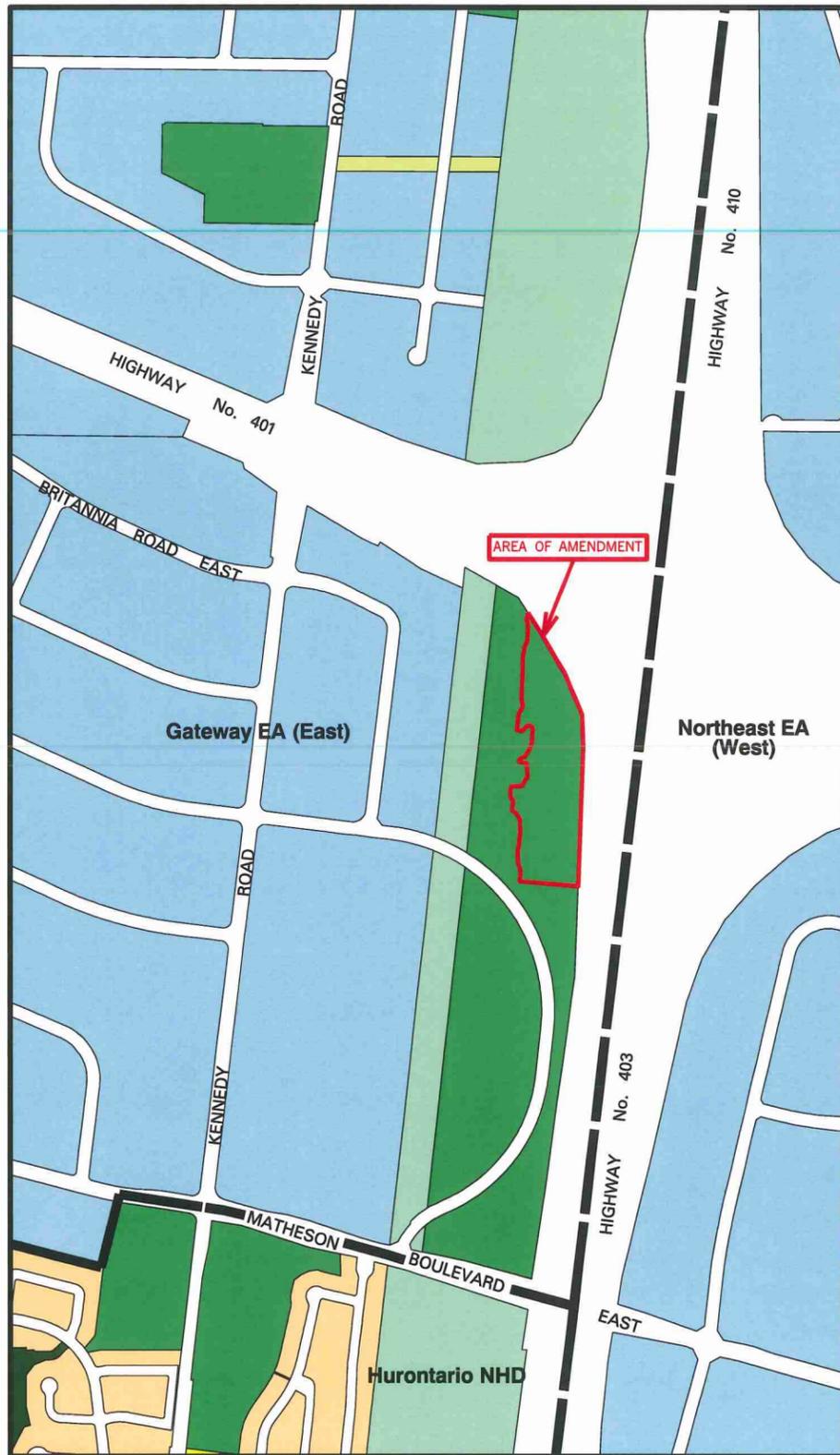
AREA OF AMENDMENT

FROM  
 Public Open Space

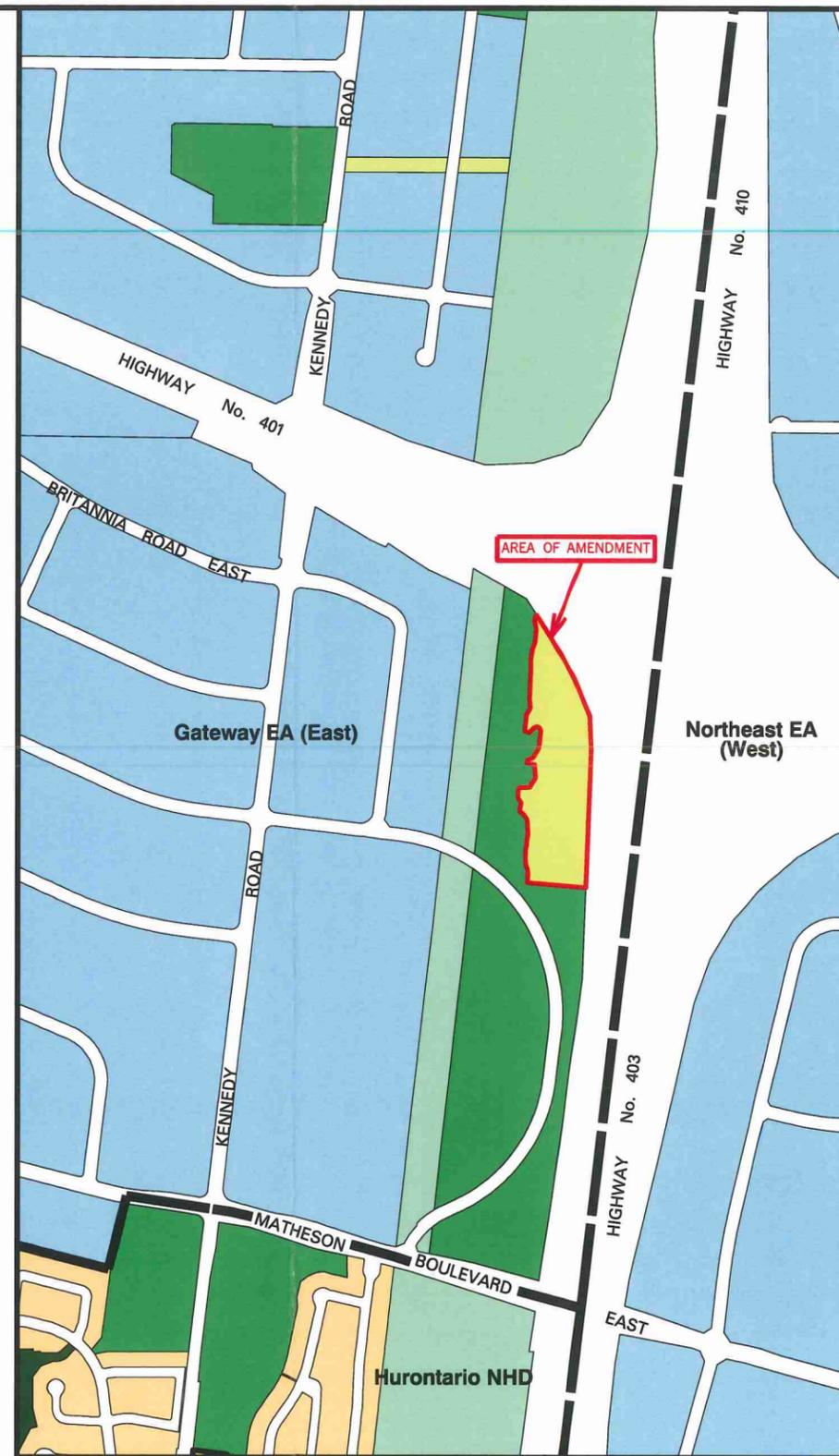
TO  
 Greenlands

**MAP "G"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

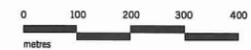
AREA OF AMENDMENT

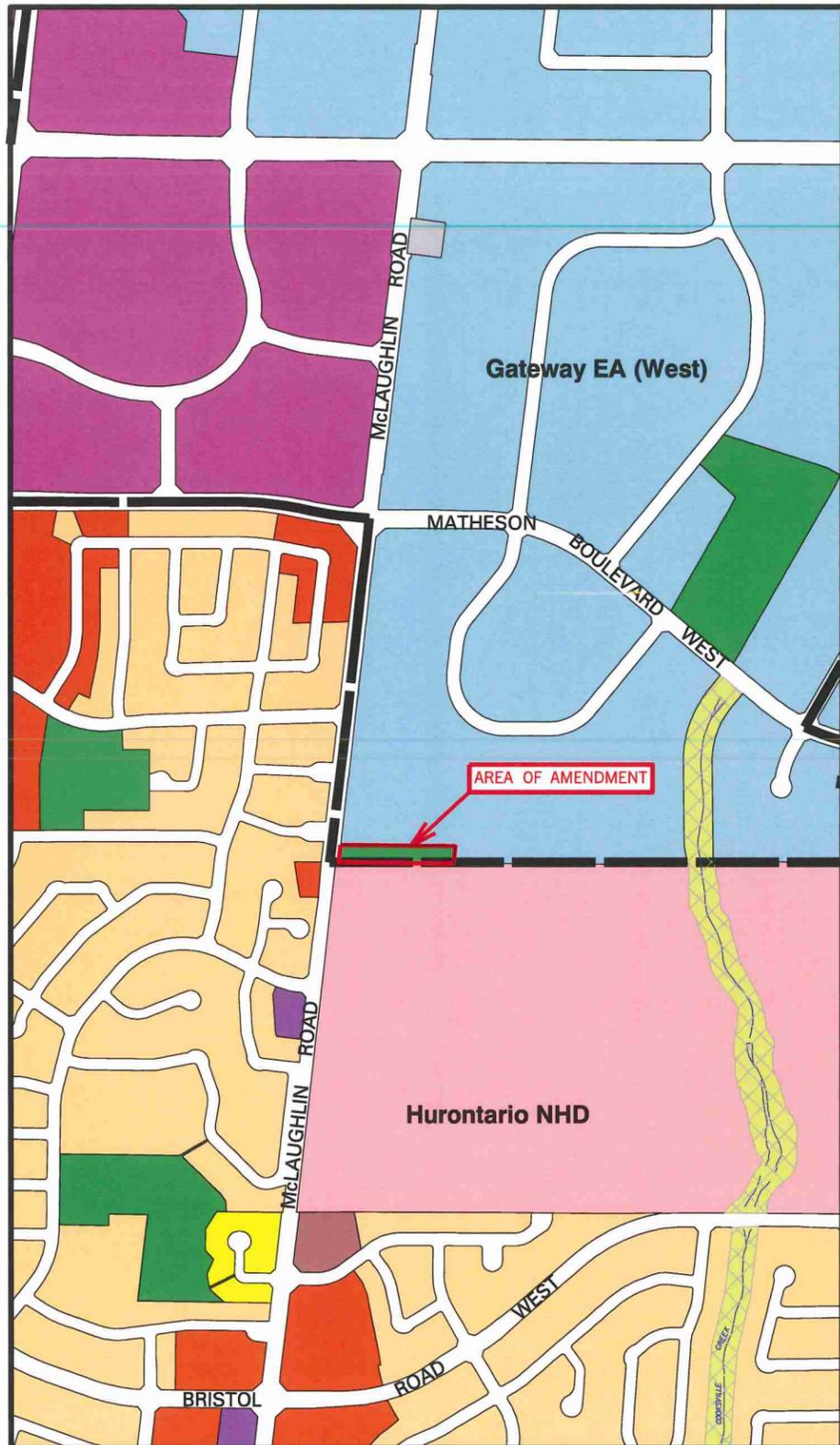
FROM  
 Public Open Space

TO  
 Greenlands

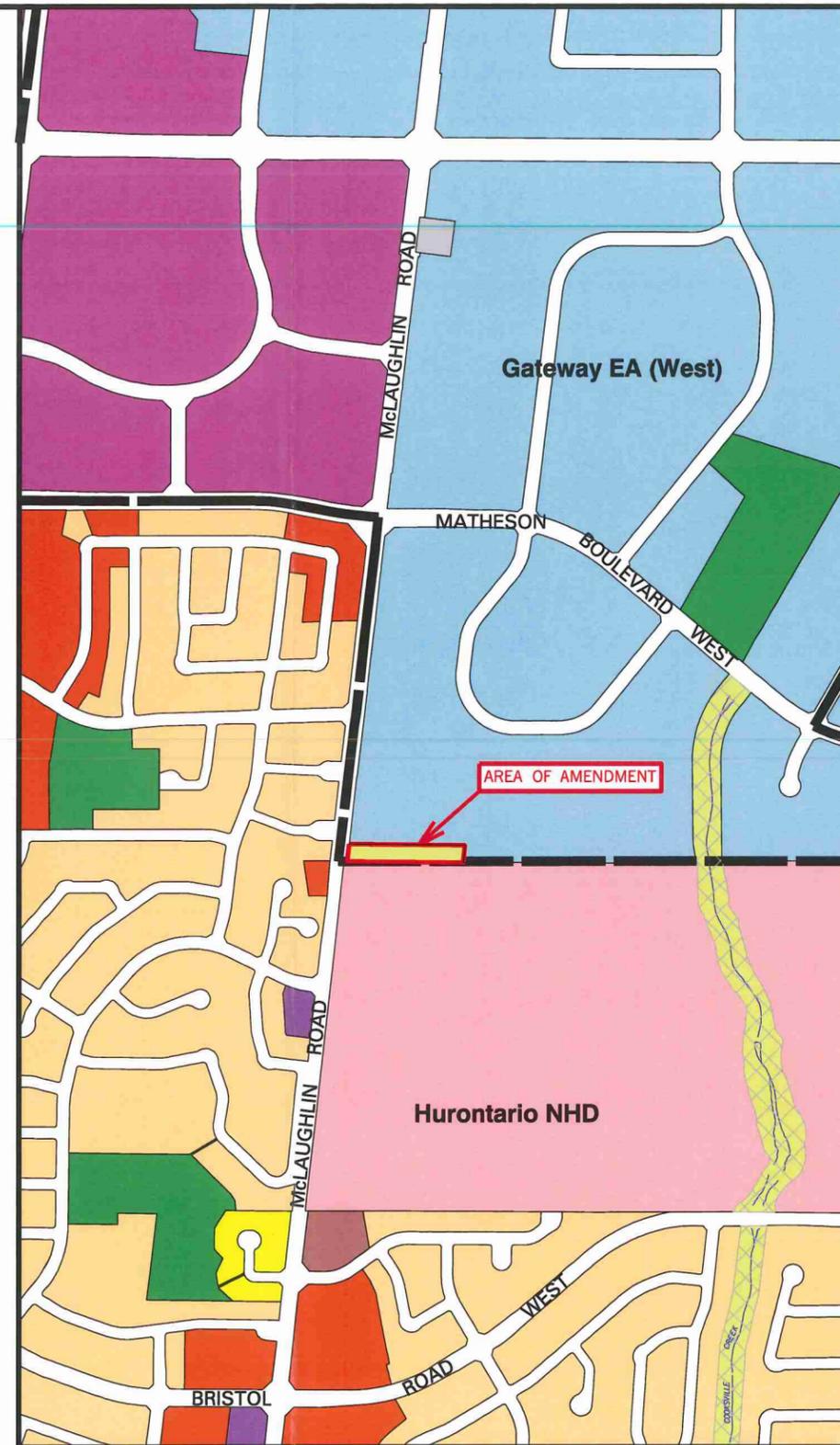
**MAP "H"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

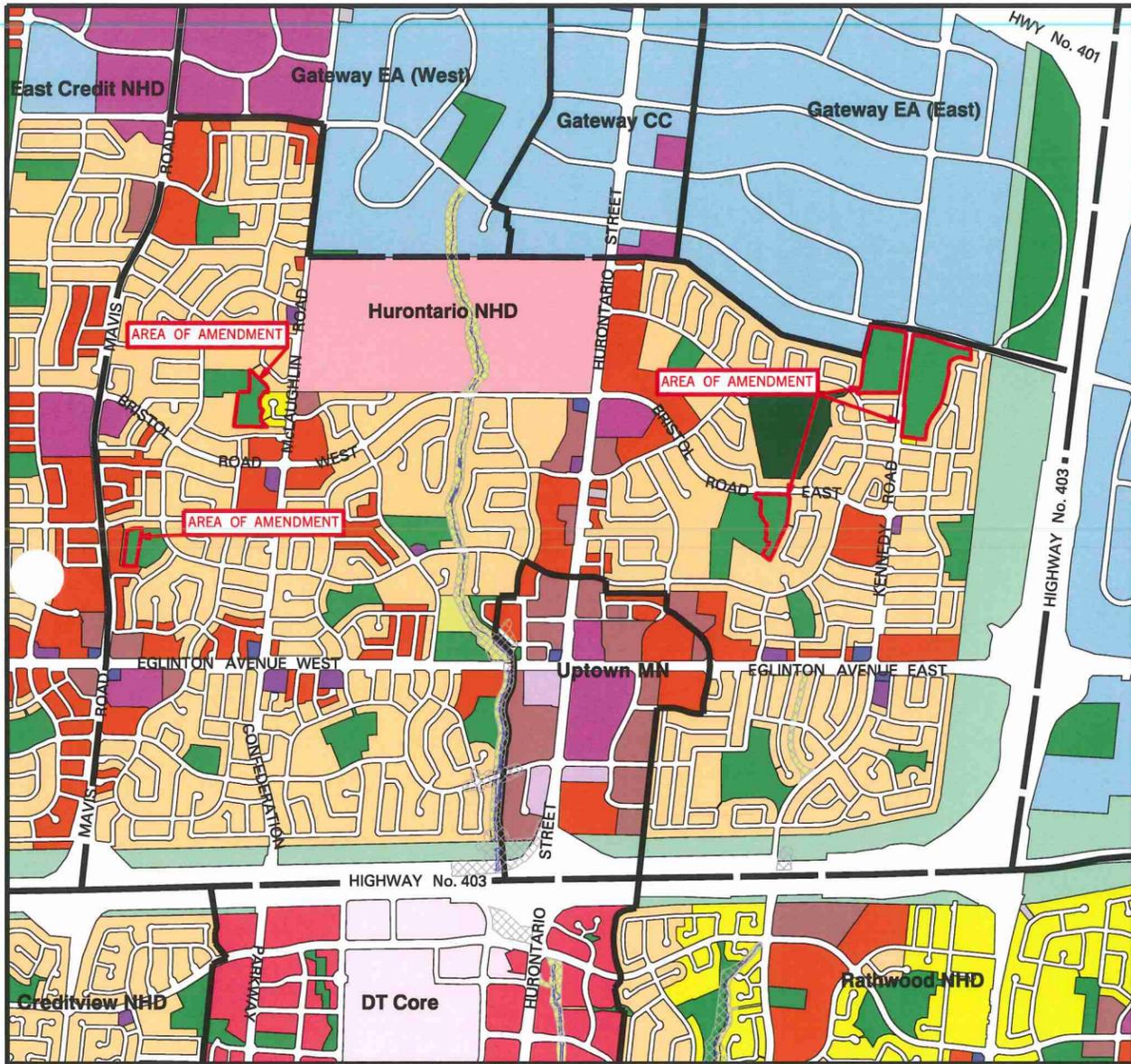
AREA OF AMENDMENT

FROM  
 Public Open Space

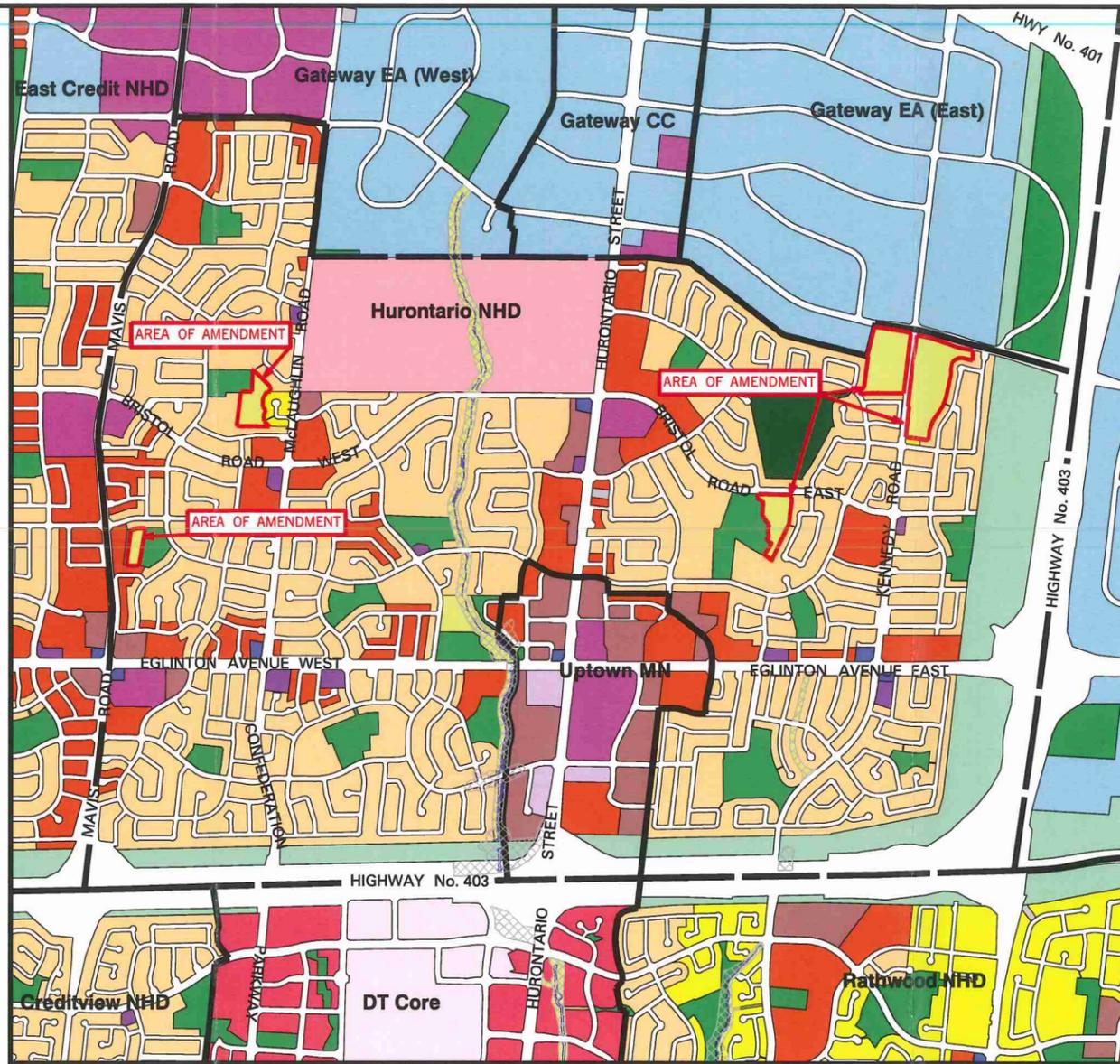
TO  
 Greenlands

**MAP "I"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

I:\add\Projects\10592 Greenbelt Verification\_CP\Vector\Amend\AmendSchedule10\GatewayEA\_West\_1.dgn



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

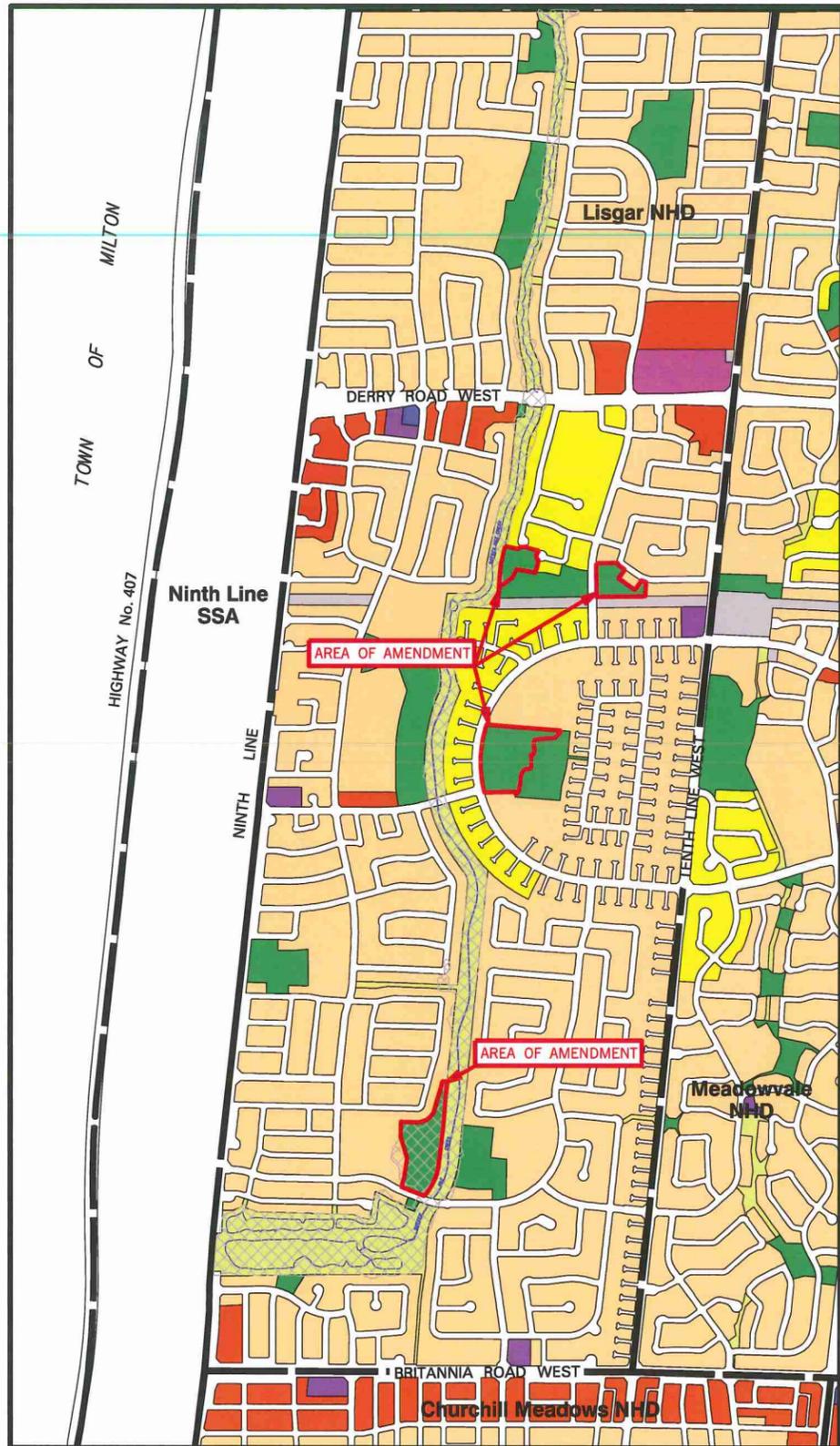
LAND USE DESIGNATIONS

	Residential Low Density I		Business Employment
	Residential Low Density II		Industrial
	Residential Medium Density		Airport
	Residential High Density		Institutional
	Downtown Mixed Use		Public Open Space
	Downtown Core Commercial		Private Open Space
	Mixed Use		Greenlands
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		To Be Determined
	Natural Hazards		
	Character Area Boundary		

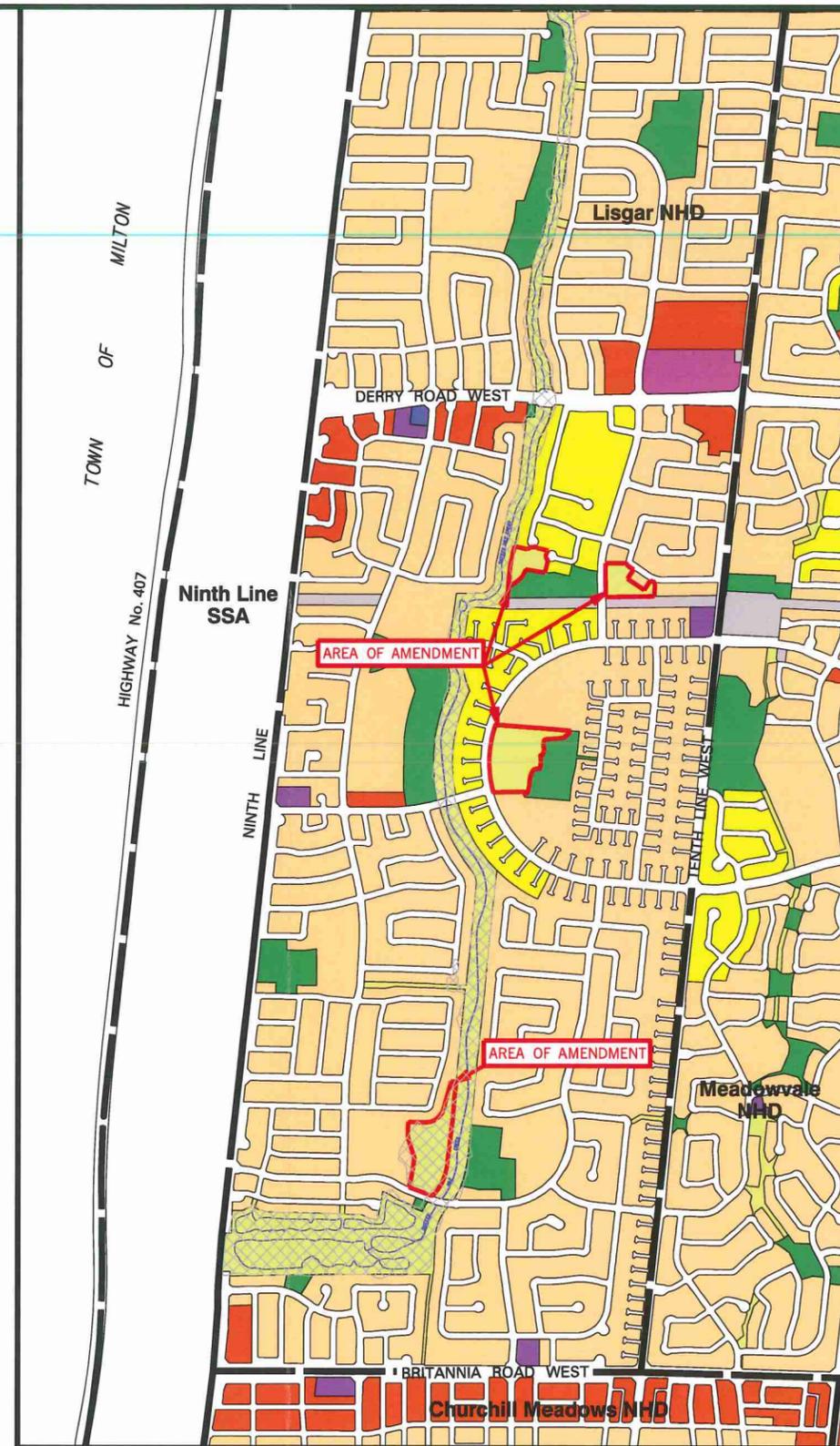
	AREA OF AMENDMENT
	FROM Public Open Space
	TO Greenlands

MAP "J"  
Part of Schedule 10  
Land Use Designations of  
Mississauga Official Plan





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

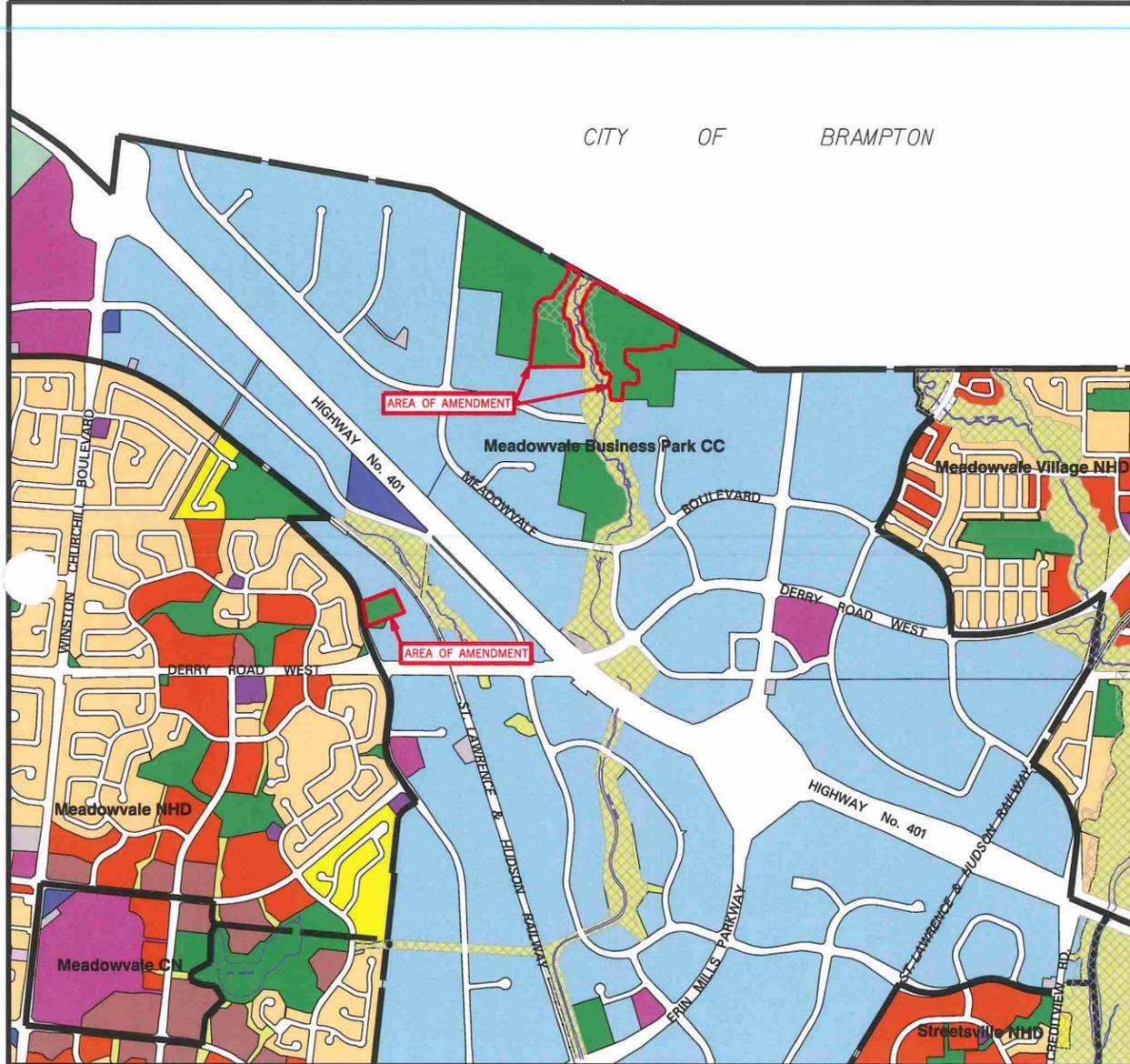
FROM  
 Public Open Space

TO  
 Greenlands

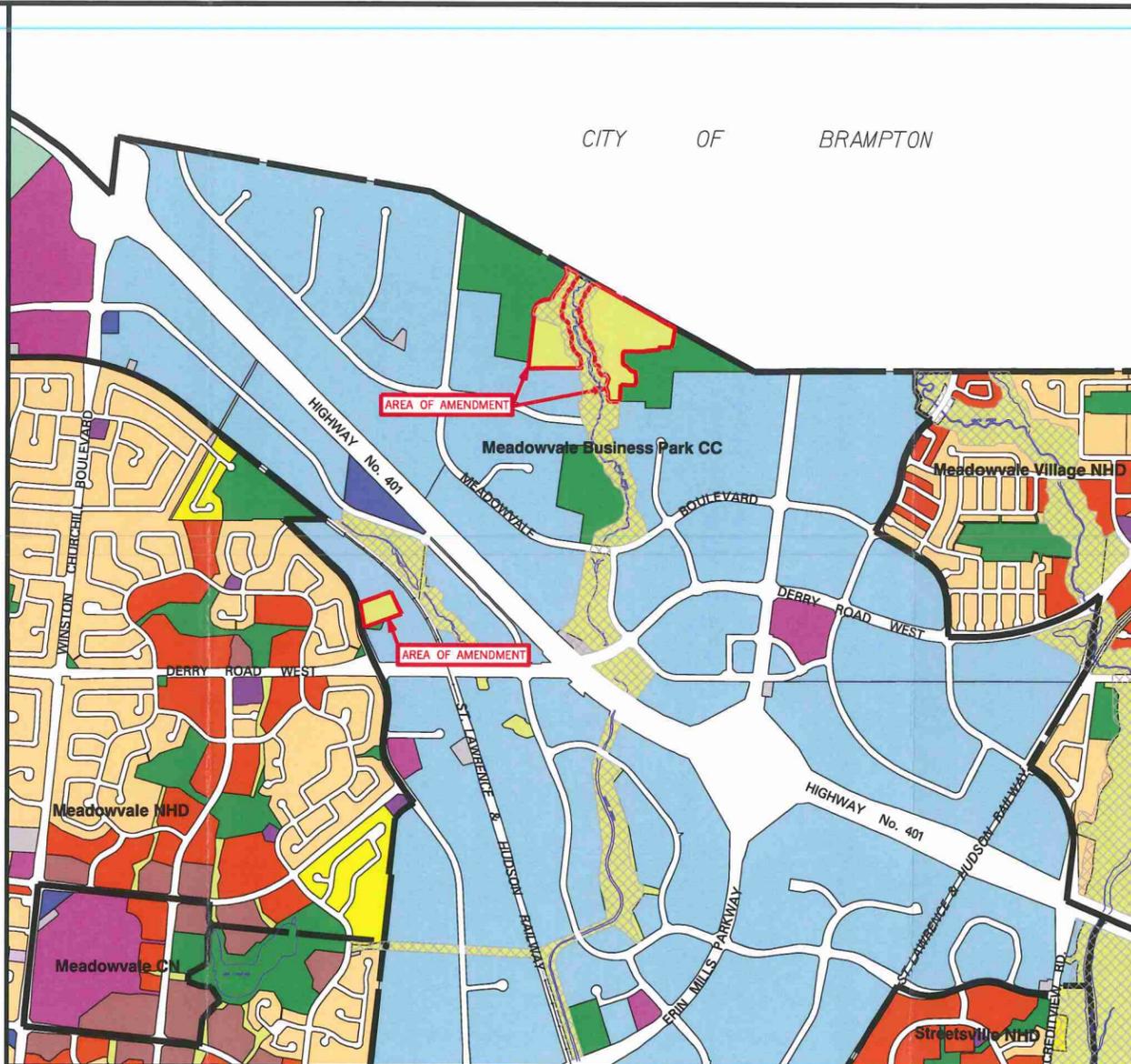
**MAP "K"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

**LAND USE DESIGNATIONS**

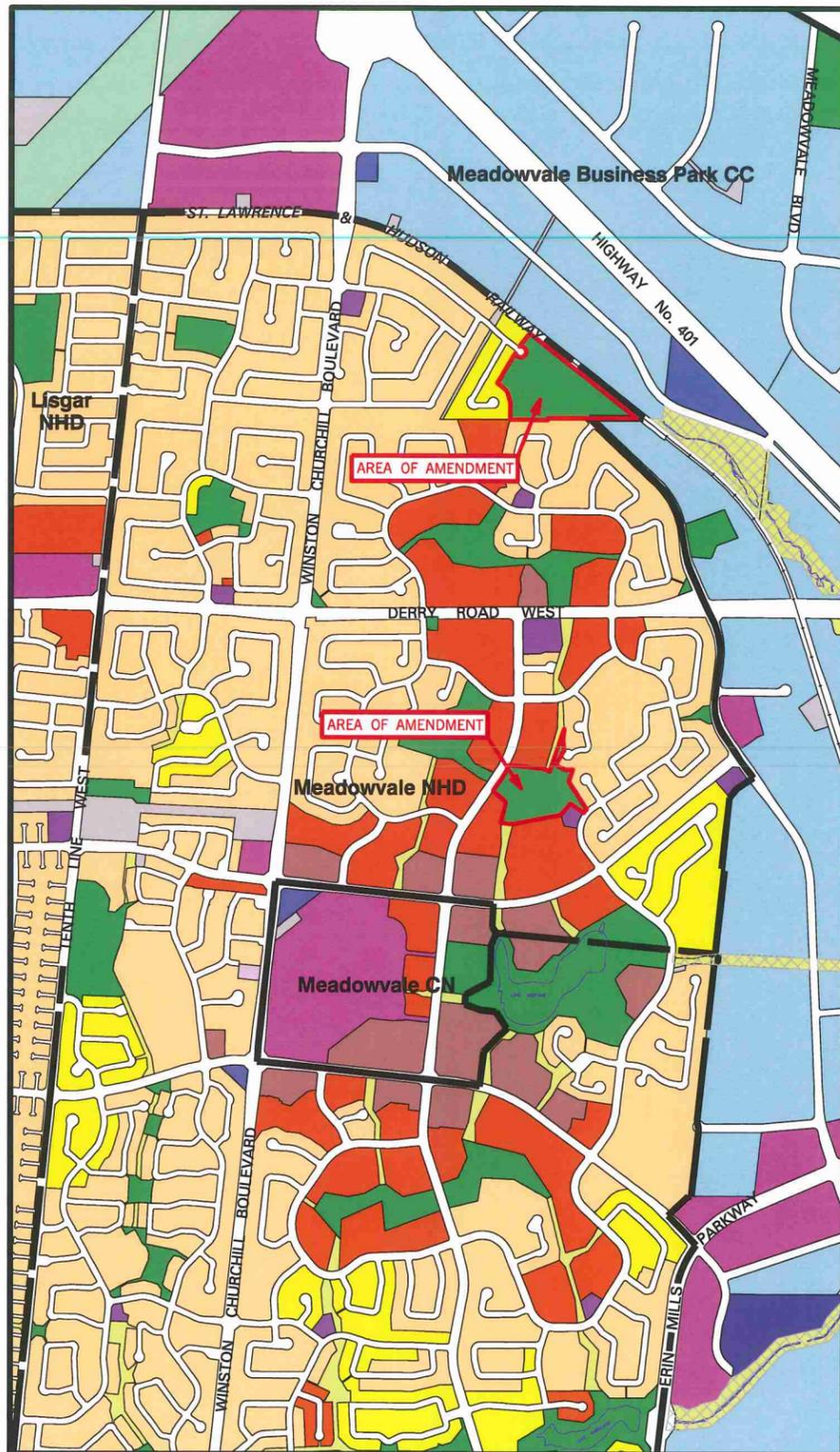
Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined
Natural Hazards	
Character Area Boundary	

AREA OF AMENDMENT

FROM  
 Public Open Space

TO  
 Greenlands

**MAP "L"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**



EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

FROM  
 Public Open Space

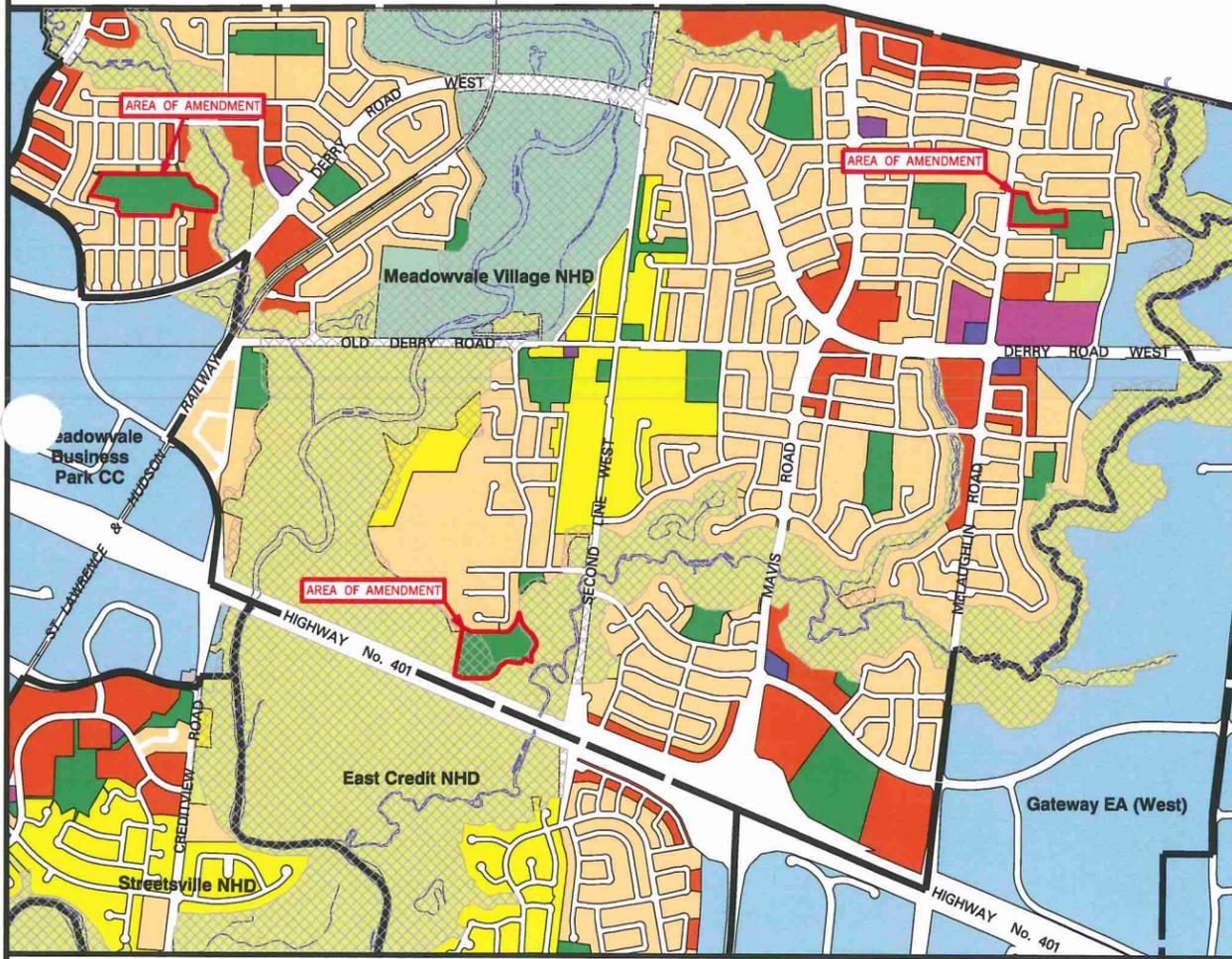
TO  
 Greenlands

**MAP "M"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga

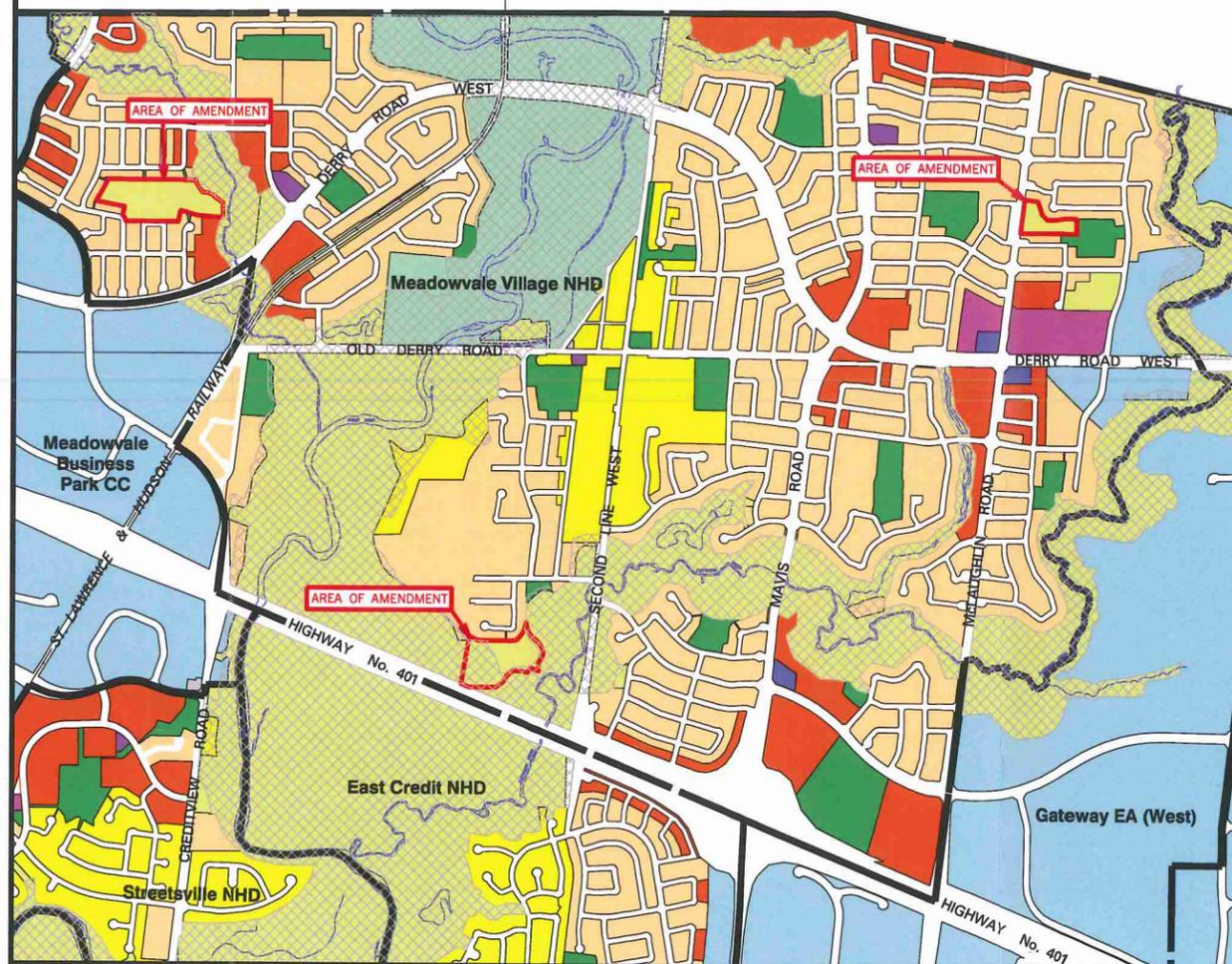


CITY OF BRAMPTON



EXISTING LAND USE DESIGNATIONS

CITY OF BRAMPTON



AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

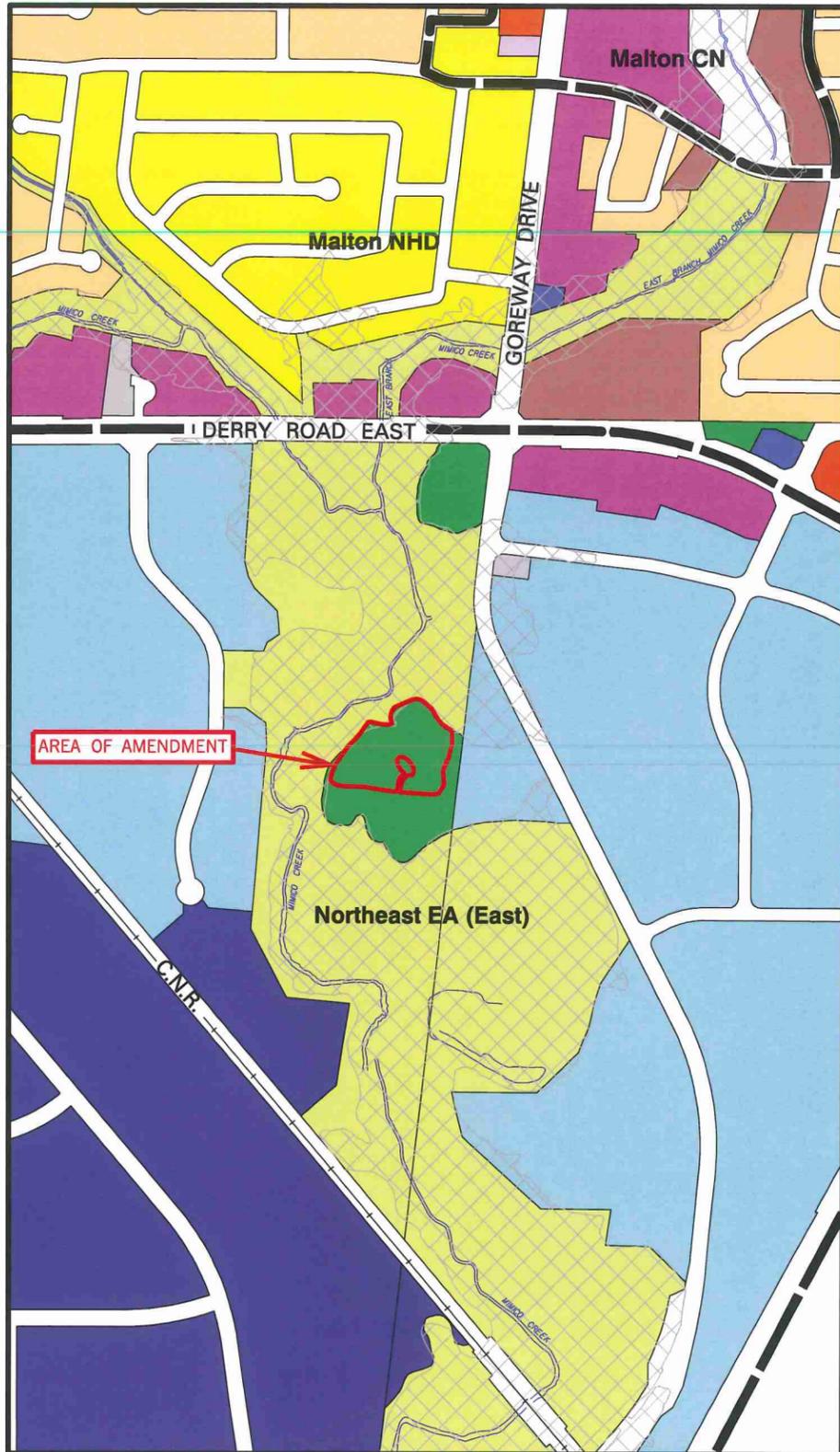
FROM  
 Public Open Space

TO  
 Greenlands

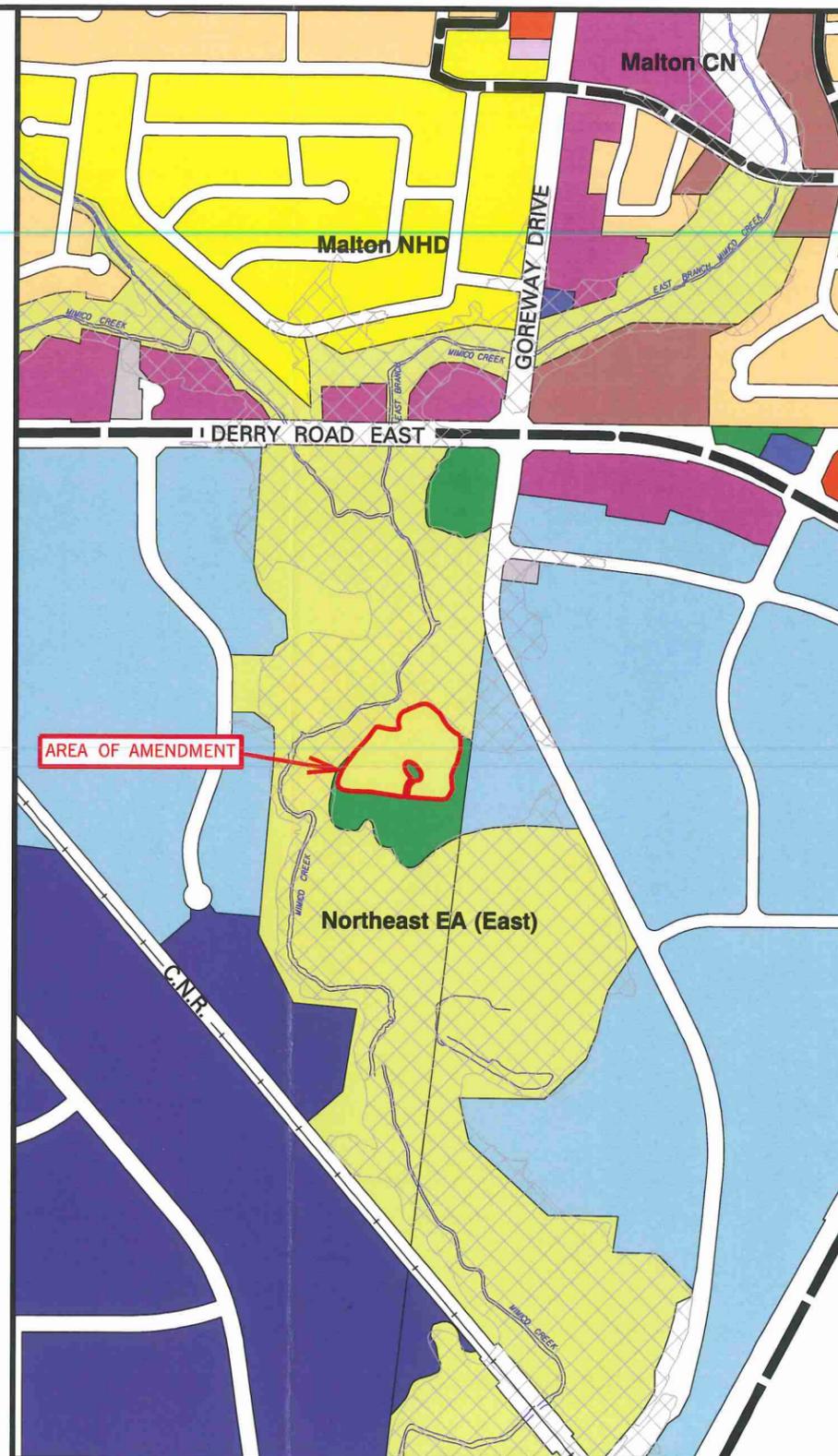
MAP "N"  
Part of Schedule 10  
Land Use Designations of  
Mississauga Official Plan

City of Mississauga





EXISTING LAND USE DESIGNATIONS



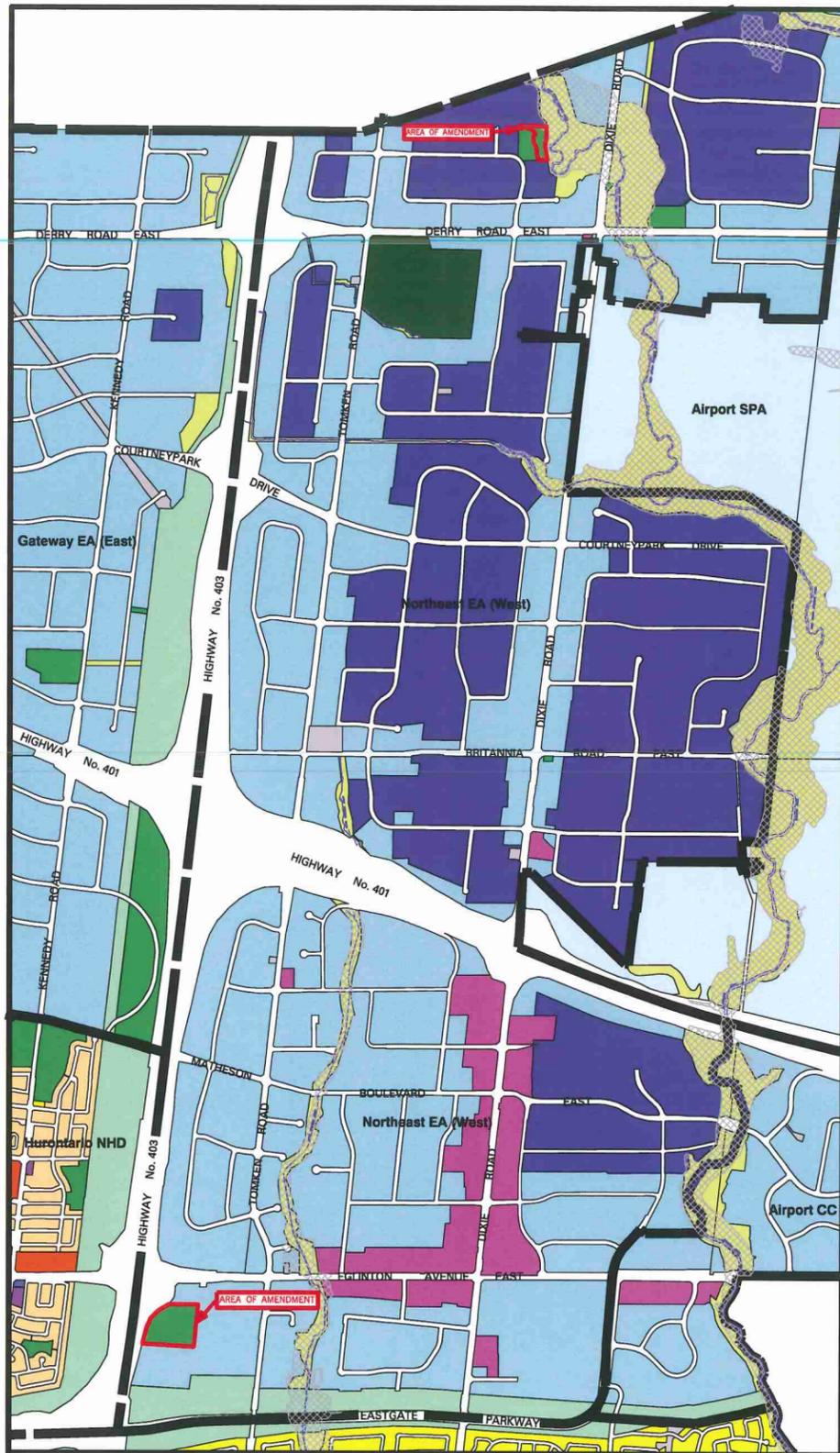
AMENDED LAND USE DESIGNATIONS

- LAND USE DESIGNATIONS
- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

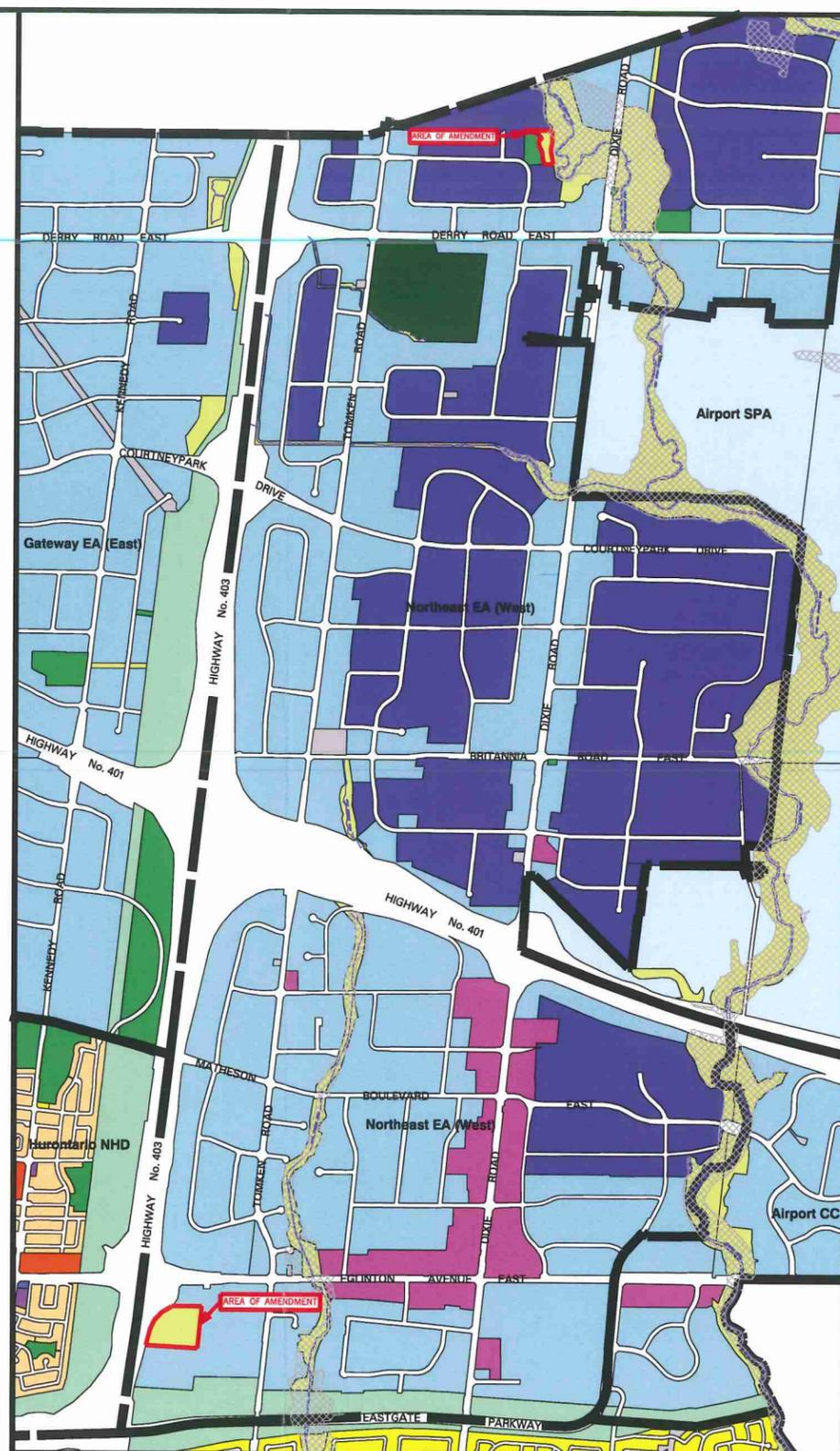
- AREA OF AMENDMENT
- FROM
- Public Open Space
- TO
- Greenlands

**MAP "O"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

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EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |  |                            |  |                     |
|--|----------------------------|--|---------------------|
|  | Residential Low Density I  |  | Business Employment |
|  | Residential Low Density II |  | Industrial          |
|  | Residential Medium Density |  | Airport             |
|  | Residential High Density   |  | Institutional       |
|  | Downtown Mixed Use         |  | Public Open Space   |
|  | Downtown Core Commercial   |  | Private Open Space  |
|  | Mixed Use                  |  | Greenlands          |
|  | Convenience Commercial     |  | Parkway Belt West   |
|  | Motor Vehicle Commercial   |  | Utility             |
|  | Office                     |  | To Be Determined    |
|  | Natural Hazards            |  |                     |
|  | Character Area Boundary    |  |                     |

AREA OF AMENDMENT

FROM  
 Public Open Space

TO  
 Greenlands

**MAP "P"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga





EXISTING LAND USE DESIGNATIONS



AMENDED LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |
| Natural Hazards            |                     |
| Character Area Boundary    |                     |

AREA OF AMENDMENT

FROM  
 Public Open Space

TO  
 Greenlands

**MAP "Q"**  
**Part of Schedule 10**  
**Land Use Designations of**  
**Mississauga Official Plan**

City of Mississauga



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 April 14, 2014 in connection with this proposed Amendment.

Three site specific submissions were received. Since the proposed policies in the Amendment do not alter the land use designations of those properties or affect their inclusion in the Natural Heritage System, no changes to the policies were considered to be necessary.

Further details can be found in the report attached as Appendix II.

## 6 Value the Environment

### 6.1 Introduction

Mississauga is located on the shore of Lake Ontario, part of the largest system of freshwater lakes in the world. Mississauga contains watersheds of the Credit River, Etobicoke Creek and other **watercourses** that form part of the Great Lakes drainage basin. Mississauga is partially within the Carolinian Forest Ecoregion, Canada's most biologically diverse ecological region. This region contains Canada's most rare and endangered plants and animals, and is the most threatened ecological region in Ontario.

The City's Strategic Plan identifies "Living Green" as one of the five pillars of the strategic vision for

the city. Living Green involves implementing measures that are sensitive to, and complement, the natural environment. As the city continues to grow, it is imperative that growth does not compromise the natural environment, including the climate. The health of the natural environment is critical to human and economic vitality and the overall well-being of society. It provides the fundamental necessities of life – clean water, air and land and is an essential component of the fabric and character of communities. Further, climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable city. These policies are the subject of this chapter.



Figure 6-1: As an environmentally responsible community, Mississauga is committed to environmental protection, conducting its corporate operations in an environmentally responsible manner and promoting awareness of environmental policies, issues and initiatives. Residents and businesses have a large role to play to help protect and enhance the land, air, water and energy resources that are enjoyed by all in the city. (Credit River Valley)

Promoting transit as a form of transportation supported by transit supportive uses, which employ compact design principles, will assist in addressing the issues that are negatively impacting the environment. Other chapters of this Plan address these matters and support the Living Green pillar of the Strategic Plan.

There are many opportunities for all lands within the city to contribute to the health of the natural environment. The Green System in Mississauga, consisting of the Natural Heritage System, the Urban Forest, **Natural Hazard Lands** and Parks and Open Spaces, contributes to a valuable natural environment in the city. These areas provide habitats for flora and fauna to thrive and although not all of these areas are within the Natural Heritage System, they serve to support and connect the Natural Heritage System. These areas also provide locations for residents, employees and visitors to recreate and enjoy nature. The Urban Forest, comprising trees on public and private properties in the city, also contributes to a healthy and sustainable city, and should be protected and



Figure 6-2: Mississauga's **natural heritage features** and their ecological functions will be preserved and enhanced, and natural resources managed wisely, so that current and future generations enjoy a healthy and safe environment.

enhanced where possible.

Water, air and land are essential elements of the environment affected by human activity. Issues such as stormwater, air quality, **contaminated sites**, **waste** generation and noise have a significant impact on the environment and require mitigation and management to reduce their impacts. Sustainably managing land means directing growth to protect and enhance the natural environment, maximize public benefit and contribute to the economy. It means that development is integrated into the community, while **negative impacts** to the Green System, ecological functions and biological diversity are avoided. It also means protecting, enhancing and, where possible, restoring and expanding the Natural Heritage System.

The rehabilitation and development of brownfield sites presents an opportunity to remediate existing contamination and provide opportunities for community improvement. The generation of **waste** and how it is managed is another critical factor in creating a healthy environment. Noise is a common occurrence in an urban environment. Traffic and aircraft noise as well as noise generated by various land use activities needs to be managed and mitigated in order to create a comfortable living and working environment.

6.1.1 Mississauga will:

- a. protect, enhance, restore and expand the Natural Heritage System;
- b. encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System;
- c. protect life and property from natural and human made hazards;
- d. promote pollution prevention, reduction of natural resource consumption and increased use of **renewable energy**;
- e. ensure land use compatibility; and

f. develop monitoring and information/education programs.

6.1.2 Mississauga will promote an **ecosystem approach** to planning.

6.1.3 Mississauga will protect the quality and integrity of its water, air, land and biota for current and future generations.

6.1.4 Mississauga will promote pollution prevention in order to help protect the quality of water, air, and land.

6.1.5 Mississauga will promote education, awareness, community involvement and commitment to community stewardship for the protection and enhancement of the environment.

6.1.6 Mississauga will work with other jurisdictions and levels of government and encourage and support partnerships among the City, industries, businesses and the community to improve air quality, protect and enhance the natural environment, reduce energy use and manage **waste**.

6.1.7 Mississauga will work with other jurisdictions and levels of government, industries, businesses and the community to address climate change mitigation and adaptation.

6.1.8 Sensitive land uses will not be permitted adjacent to existing major facilities such as the airport, transportation corridors, wastewater treatment plants, **waste** sites and industrial and aggregate activities, if adverse effects from these facilities cannot be mitigated.

6.1.9 Sensitive land uses may be considered in proximity to major facilities such as the Airport, transportation corridors, wastewater treatment plants, **waste** sites, industries and aggregate activities only where effective control is provided through appropriate site and building design, buffers and/or separation distances to prevent adverse effects from these facilities.

6.1.10 In accordance with the Provincial Government guidelines, the development proponent

will be required to undertake a feasibility study in those cases where:

- a. a sensitive land use is proposed within the area of influence of a facility that generates contaminant discharges; or
- b. a facility generates contaminated discharges or a proposed facility is likely to generate contaminated discharges.

The study will evaluate the impacts, both before and after any proposed mitigation measures are applied and identify options for mitigation both at the source or elsewhere to the satisfaction of the City and other appropriate approval authorities.

## 6.2 Living Green

To create a sustainable environment, everyone should aspire to “live green”. The integration of green development techniques contribute to the environment in a variety of ways. For example, landscaped areas can be naturalized, trees can be planted, stormwater can be managed on-site and green roofs can be constructed.

Climate change is a daunting issue that requires the collective actions of many. While no individual development or municipality can solve the issue of climate change, it is necessary to consider the environmental impacts of every development



Figure 6-3: Naturalized landscaping with native, non-invasive plants species in the city's employment areas benefits the environment in many ways, such as improving air quality, reducing water consumption and pesticide use, and providing habitat for birds and insects.

proposal and planning decision, and mitigation measures to avoid environmental harm and adapt to changing environmental conditions.

Other chapters of this Plan address creating an urban structure that directs growth to Intensification Areas where compact, mixed use areas will be supported by transit and where walking and cycling will be viable modes of transportation. This is essential to creating an environmentally sustainable city.

This Plan also contains policies regarding the Natural Heritage System. In addition to preserving and enhancing the Natural Heritage System, **stormwater best management practices** for new development can also be employed. Use of green development standards such as Leadership in Energy & Environmental Design (LEED), Green Globes or other customized standards can do much to ensure that new development or existing development is environmentally sustainable.

Individual sites and portions of the public realm can contribute to the health of the environment by incorporating measures such as:

- orienting buildings to be “solar ready” to take advantage of passive heating and cooling;
- connecting to district energy systems;
- using **renewable energy** sources such as solar or geothermal energy;
- managing stormwater runoff using **stormwater best management practices**;
- naturalizing landscapes with native, non-invasive species;
- planting trees;
- installing green roofs or white roofs;
- supporting urban agriculture;
- preventing and reducing pollution; and
- considering the impact of development on sensitive land uses.

6.2.1 Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to the impacts of climate change.

6.2.2 Mississauga will build communities that are environmentally sustainable and encourage sustainable ways of living.

6.2.3 Mississauga will develop a green development strategy to enhance environmental sustainability.

6.2.4 Mississauga may develop incentive programs to encourage green development.

6.2.5 Mississauga encourages the retrofitting of existing buildings and developed sites to be more environmentally sustainable.

6.2.6 Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.

6.2.7 Mississauga will require development proposals to address the management of stormwater using **stormwater best management practices**.

6.2.8 Mississauga will encourage the use of green technologies and design to assist in minimizing the impacts of development on the health of the environment.

6.2.9 Pollution concerns may affect water, air and land quality. Mississauga will support other levels of government in their efforts to monitor water, air and land quality and where feasible, to establish programs to screen proposals for their impacts in this regard.

6.2.10 Mississauga will support and encourage initiatives and pollution prevention programs to prevent and reduce the causes and impacts of pollution.

6.2.11 A Pollution Prevention Plan must be undertaken for development, which has the potential to generate pollutant discharges to a storm sewer system or to a water body prior to approval. The plan must consider the use of processes, practices, materials or technology that avoids or

minimizes the creation of pollutant discharges to a storm sewer system or to a water body. The implementation of the recommended measures will be conditions of approval.

6.2.12 Mississauga will encourage tree planting on public and private lands and will strive to increase the Urban Forest canopy.

### 6.3 Green System

The Green System makes up almost 23 percent of total land cover in Mississauga and is composed of:

- Natural Heritage System;
- The Urban Forest;
- **Natural Hazard Lands**; and
- Parks and Open Spaces.

The principal components of the Green System, as listed above, are part of a broader urban ecosystem that includes other green infrastructure (e.g., trees on boulevards, landscaping on private property) and should be viewed within the context of a single, inter-related system of green spaces. As shown in Figure 6.4 these components are not mutually exclusive.



Figure 6-4: The Green System as set out in these components provides opportunities for management, enhancement and stewardship.

The Green System is a response to the challenge of achieving a high level of ecological function and connectivity of **natural heritage features** within an urban environment. **Natural heritage features** which are important for their environmental and social values as a legacy of Mississauga’s natural landscape are recognized within the Natural Heritage System.

Given the city’s urbanized setting, lands with trees and vegetation in parks, valleylands and landscaped open spaces in other components of the Green System are also important for providing connections among **natural heritage features** and contributing to hydrologic and ecological functions. Connections may be direct, as when a city park is situated between two features within the Natural Heritage System, or may be indirect by providing “stepping stones” that allow temporary refuge for species that are moving between features.

Lands within the Natural Heritage System perform an essential ecological function. They sustain **biodiversity** by providing habitat for plants and animals and they clean the air and water. The connectivity of the Natural Heritage System is important for maintaining native vegetation communities and providing corridors for urban wildlife. Preserving and enhancing these lands in their natural state is essential to the overall health and functioning of the natural environment. As such, Mississauga will promote and be proactive in the management of its Natural Heritage System.

The Urban Forest includes all the trees within the City of Mississauga on both public and private lands, within the Natural Heritage System as well as along streets, in parks, in yards and on a wide range of open spaces and other land uses. The Urban Forest, as a whole, contributes to the city’s health and the quality of life for those who live, work and play here. As such, the City of Mississauga will promote and be proactive in the sustainable management of its Urban Forest.

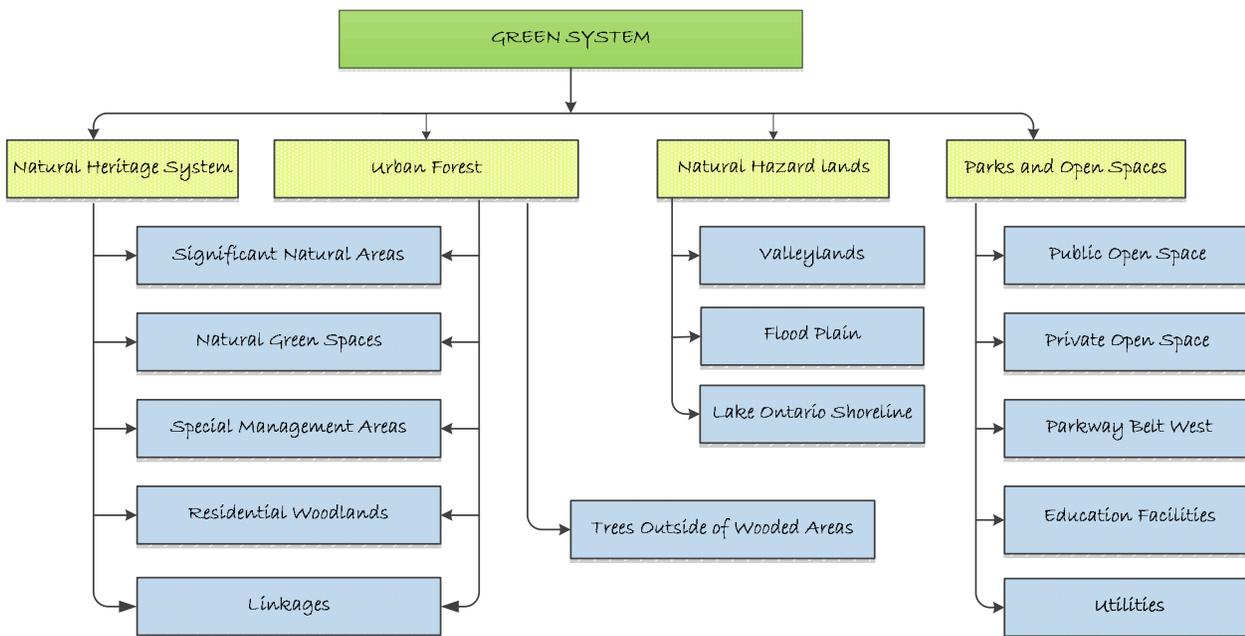


Figure 6-5: The Green System is composed of the Natural Heritage System, Urban Forest, **Natural Hazard Lands** and Parks and Open Spaces.

**Natural Hazard Lands**, as shown on Schedule 3: Natural System, are generally associated with **valley and watercourse corridors** and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. Although the significant valleylands and the valley and **watercourses** are included and discussed under **Natural Hazard Lands**, they are also Significant Natural Areas and form part of the city's Natural Heritage System.

**Watercourse** corridors and the Lake Ontario shoreline, including the physical hazards associated with these areas, are critical to the Natural Heritage System due to the ecological functions, including linkage function, that they provide. Of particular concern within **valley and watercourse corridors** is the preservation and enhancement of fish habitat as an indicator of a healthy environment and for leisure activity and tourism. Lands in southern Mississauga serve an important ecological function related to the migration of birds and butterflies.

Parks and Open Spaces within the Green System, as shown on Schedule 4: Parks and Open Spaces, have primary uses such as recreational, educational,

cultural and utility services. These lands contain a significant amount of open space such as landscaped areas, lawns and sports fields. These areas have the potential to be managed in a manner that supports and enhances the Natural Heritage System, particularly by providing linkages between **natural heritage features**.

While the city's Natural Heritage System focuses on the protection of **natural heritage features**, areas and linkages, the conservation authorities may identify additional lands that could assist in the achievement of ecological targets to protect and enhance biological diversity. The City recognizes the value of these lands which are part of the city's broader Green System. Restoration, enhancement, management and stewardship of these additional areas is encouraged where feasible.

6.3.1 Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.

6.3.2 The City will promote the Green System to public and private stakeholders as being integral to protecting the city's **natural heritage features**, particularly its role in providing ecological linkages

and ecosystem services.

6.3.3 The City, in partnership with conservation authorities, will seek to initiate a landowner contact program to encourage stewardship on privately-owned lands in the Green System and support partnerships for the naturalization of these lands where feasible.

6.3.4 The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.

6.3.5 The City will, where feasible, explore and consider opportunities to naturalize City owned lands, particularly where they abut or directly connect areas within the Natural Heritage System.

6.3.6 The City will seek to enhance the connectivity of lands in the Green System by linking features in the Natural Heritage System through management initiatives on public lands and encouragement of stewardship on private lands.

6.3.7 Buffers which are vegetated protection areas that provide a physical separation of development from the limits of **natural heritage features** and **Natural Hazard Lands**, will be provided to perform



Figure 6-6: Mississauga's parks, green spaces, recreation areas and **natural heritage features** make up the majority of the City's Green System. In addition to its recreational use, the BraeBen Golf Course, built on the former Britannia **Landfill** site, provides natural habitat through the design of landscaping and water features.

the following:

- maintenance of slope stability and reduction of erosion on valley slopes;
- attenuation of stormwater runoff;
- reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs;
- protection of tree root zones to ensure survival of vegetation;
- provision of a safety zone for tree fall next to **woodlands**;
- enhancement of woodland interior and edge areas through native species plantings;
- enhanced **wildlife habitat** and corridors for wildlife movement; and
- opportunities for passive recreational activities, in appropriate locations.

6.3.8 Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.

## Natural Heritage System

The Natural Heritage System includes natural areas (e.g., meadows, fish and **wildlife habitats**), **woodlands**, wetlands and **valley and watercourse corridors**. These areas represent the pre-settlement landscape, remnant parcels of native vegetation and areas that have been restored to a natural state through naturalization or successional growth.

The location and extent of the Natural Heritage System is conceptually illustrated on Schedule 3: Natural System.

Although some **natural heritage features** are of higher quality than others, it is a fundamental premise that the loss of any portion of the system diminishes the entire system.

6.3.9 Mississauga's Natural Heritage System is composed of the following:

- Significant Natural Areas;
- Natural Green Spaces;
- Special Management Areas;
- Residential Woodlands; and
- Linkages.

6.3.10 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.

6.3.11 Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan.

### Significant Natural Areas

6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:

- a. provincially or regional significant life science **areas of natural and scientific interest (ANSI)**;
- b. **environmentally sensitive or significant areas**;
- c. habitat of threatened species or endangered species;
- d. fish habitat;
- e. **significant wildlife habitat**;
- f. **significant woodlands** are those that meet one or more of the following criteria:
  - **woodlands**, excluding **cultural savannahs**, greater than or equal to four hectares;
  - **woodlands**, excluding **cultural woodlands** and **cultural savannahs**, greater than or equal to two hectares and less than four hectares;
  - any **woodland** greater than 0.5 hectares that:
    - supports old growth trees (greater than or equal to 100 years old);
    - supports a significant linkage function as determined through an Environmental



Figure 6-7: Historically, agricultural practices and land development have resulted in displacement and fragmentation of much of the natural environment. The Credit River Valley Corridor is a major component of Mississauga's Natural Heritage System, containing the majority of the City's natural areas.

Impact Study approved by the City in consultation with the appropriate conservation authority;

- o is located within 100 meters of another Significant Natural Area supporting a significant ecological relationship between the two features;
  - o is located within 30 meters of a watercourse or significant wetland; or
  - o supports **significant species or communities**;
- g. **significant wetlands** are one of the following:
- Provincially **significant coastal wetlands**;
  - Provincially **significant wetlands**;
  - Coastal wetlands;
  - **other wetlands** greater than 0.5 hectares; and
- h. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.

6.3.13 When determining the size of a woodland, areas of **cultural savannahs** and **cultural woodlands** that are confirmed to have significant ecological value that contributes to the integrity and function of the woodland, will be included for the purpose of determining woodland size and included as a Significant Natural Area. This determination will be made through an Environmental Impact Study prepared to the satisfaction of the City and the appropriate conservation authority.

### Natural Green Spaces

6.3.14 Natural Green Spaces are areas that meet one or more of the following criteria:

- a. woodlands greater than 0.5 hectares that do not fulfill the requirements of a significant woodland;

- b. wetlands that do not fulfill the requirements of a **significant wetland**;
- c. **watercourses** that do not fulfill the requirements of a significant valleyland, even if they are predominantly engineered; and
- d. all natural areas greater than 0.5 hectares that have vegetation that is uncommon in the city.

### Special Management Areas

6.3.15 Special Management Areas are lands adjacent to or near Significant Natural Areas or Natural Green Spaces and will be managed or restored to enhance and support the Significant Natural Area or Natural Green Space.

6.3.16 Where Special Management Areas are on private lands, the City working with the conservation authorities will encourage landowners to promote stewardship and enhancement of their lands.

### Residential Woodlands

6.3.17 Residential Woodlands are areas, generally in older residential areas, with large lots that have mature trees forming a fairly continuous canopy and minimal native understorey due to the maintenance of lawns and landscaping.

6.3.18 Lands within Residential Woodlands will be subject to Site Plan Control.

6.3.19 Development proposals and site alteration for lands within a Residential Woodland will have regard for how existing tree canopy and understorey are protected, enhanced, restored and expanded. A site development plan may be required to demonstrate how the following, among other matters, have been addressed:

- a. existing topography and drainage patterns;
- b. maintenance of a high proportion of permeable ground cover to facilitate **ground water recharge**;
- c. habitat for tolerant canopy birds (both in migration and for breeding);

- d. habitat for urban wildlife; and
- e. connections to other elements within the Green System.

6.3.20 Character area policies may identify additional requirements to protect Residential Woodlands.

### Linkages

6.3.21 Linkages are those areas that are necessary to maintain **biodiversity** and support ecological functions of Significant Natural Areas and Natural Green Spaces but do not fulfill the criteria of Significant Natural Areas, Natural Green Spaces, Special Management Areas or Residential Woodlands.

6.3.22 Linkages will provide connections between and among other lands within the Green System, particularly the Natural Heritage System and Urban Forest.

### Protecting the Natural Heritage System

6.3.23 Mississauga will have regard for the maintenance of the long term ecological integrity of the Natural Heritage System in all decisions.

6.3.24 The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a. ensuring that development in or adjacent to the Natural Heritage System protects and maintains **natural heritage features** and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity area locations;
- b. placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible;
- c. using native plant materials and non-invasive species, and reducing and/or eliminating existing invasive, non-native plant species to improve

ecological value and the sustainability of indigenous vegetation, where appropriate;

- d. retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state;
- e. the promotion of stewardship within privately and publicly owned lands within the Natural Heritage System;
- f. controlling activities that may be incompatible with the retention of the Natural Heritage System and associated ecological functions; and
- g. regulation of encroachment into the Natural Heritage System and other public open spaces.

6.3.25 New lots created by land division or units or parcels of tied land (POTLs) created by condominium that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study.

6.3.26 Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control,



Figure 6-8: Mississauga promotes and is proactive in the management of its natural heritage areas and the protection of its ecological functions.

essential infrastructure and passive recreation.

6.3.27 Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any **negative impacts** minimized. Any **negative impact** that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the *Environmental Assessment Act*. When not subject to the *Environmental Assessment Act*, an Environmental Impact Study will be required.

6.3.28 Notwithstanding the policies of this Plan, development and site alteration will not be permitted in the following areas:

- a. Provincially **significant wetlands** or Provincially **significant coastal wetlands** which are or meet the criteria of a Significant Natural Area;
- b. habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements;
- c. fish habitat, except in accordance with Provincial and Federal requirements; and
- d. Core Areas of the Greenlands System as defined in the Region of Peel Official Plan, except in accordance with Regional requirements.

6.3.29 Development and site alteration on lands adjacent to a Provincially **significant wetland**, Provincially **significant coastal wetland** and habitat of endangered species and threatened species or other Significant Natural Area will require an Environmental Impact Study, demonstrating no **negative impact** to the **natural heritage features** or on their ecological function, to the satisfaction of the City and appropriate conservation authority.

6.3.30 Conservation, education, trails and nature appreciation activities may be allowed in Provincially **significant wetlands** and Provincially **significant**

**coastal wetlands** subject to review and approval by the City and appropriate conservation authority.

6.3.31 Setbacks and buffers adjacent to fish habitat areas will be determined by an Environmental Impact Study, which will conform to approved fisheries management plans.

6.3.32 Development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no **negative impact** to the **natural heritage features** and their ecological functions and opportunities for their protection, restoration, enhancement and expansion have been identified. This will be demonstrated through a study in accordance with the requirements of the *Environmental Assessment Act*. When not subject to the *Environmental Assessment Act*, an Environmental Impact Study will be required.

6.3.33 Environmental Impact Studies will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to protect, enhance, restore and expand the Natural Heritage System and associated ecological functions. Environmental Impact Studies will be prepared to the satisfaction of the City and appropriate conservation authority.

6.3.34 The requirement for an Environmental Impact Study may be waived at the discretion of the City in consultation with the appropriate conservation authority, subject to the following:

- a. where the impacts of the proposed development or site alteration are expected to be limited in area or scope;
- b. it is determined through a site visit that development will not likely result in **negative impacts** on the **natural heritage feature** or its ecological functions; and
- c. where site specific studies fulfill the requirement of an Environmental Impact Study.

6.3.35 The expansion and connection of the Natural Heritage System will be encouraged. Where appropriate, Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and buffers will be incorporated with public parkland and will be managed in accordance with Natural Heritage System policies.

6.3.36 In Significant Natural Areas and Natural Green Spaces, recreation potential will be restricted to protect the **natural heritage feature** and its ecological function. Formalized passive recreational uses such as trails may be permitted to minimize the impacts of uncontrolled public access.

6.3.37 Mississauga, in consultation with the appropriate conservation authority, will continue to improve the ecological function of **watercourses** and the Lake Ontario shoreline through means such as:

- a. naturalization with native non-invasive plants;
- b. establishment of buffer areas; and
- c. **watercourse** and shoreline restoration and protection, where appropriate.

6.3.38 Privately owned lands in the Natural Heritage System are not intended to be open to the public. Consideration will be given to public acquisition of these areas through the development approval process or through the City's land securement program.

## Urban Forest

The Urban Forest means all the trees in the city, including those within and outside of the Natural Heritage System, and on public and private lands, as well as the soils that sustain them.



Figure 6-9: Natural areas provide habitat for many plants, birds, insects and animals which are important for maintaining biological diversity.

Trees are a fundamental component of a healthy city and sustainable community. As such, trees are a valuable asset to the city and contribute to community pride and cultural heritage. The Urban Forest within Mississauga consists of 2.1 million trees on both private and public property.

Trees in the urban setting provide environmental, social and economic benefits such as:

- reducing air pollution by removing carbon, dust and airborne particles;
- improving overall air quality;
- reducing urban heat island effect;
- reducing energy needs for cooling and heating;
- assisting in mitigating climate change effects;
- intercepting rainfall to reduce runoff, increase **groundwater recharge** and prevent soil erosion;
- reducing noise pollution;
- creating **wildlife habitat**;
- enhancing flora and fauna diversity;

- assisting in improving public health; and
- contributing to the quality and character of the urban environment.

6.3.39 The Urban Forest is composed of wooded areas within the Natural Heritage System and individual trees on public and private property.

6.3.40 Natural Heritage System policies are applicable to the Urban Forest. This includes policies regarding Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and Residential Woodlands and all related policies.

6.3.41 The Urban Forest will be protected and managed with the goals of:

- a. maintaining and increasing the city's canopy cover;
- b. improving both species and structural diversity, as well as overall health; and
- c. being more evenly distributed across the city.

6.3.42 Mississauga will protect, enhance, restore and expand the Urban Forest. This will be achieved by the following:

- a. developing and implementing a strategic planting program, specific to distinct geographic areas within the city;
- b. developing and implementing a strategic proactive maintenance program pertaining to trees on public land;
- c. providing sustainable growing environments for trees by allocating adequate soil volumes and landscaped areas during the design of new development and infrastructure projects;
- d. developing and implementing consistent standards for tree protection and planting across the city;
- e. ensuring development and site alteration will not have **negative impacts** on the Urban Forest;
- f. increasing tree canopy coverage and diversity, by planting trees appropriate to the location and

avoiding the use of non-native tree and shrub species that are invasive;

- g. regulating the injury and destruction of trees on public and private property;
- h. promoting the management and enhancement of the Urban Forest on public and private property;
- i. providing public education and encouraging stewardship;
- j. providing strategic partnerships with regulatory agencies and others to address invasive non-native species and diseases and other management challenges; and
- k. compliance with by-laws pertaining to tree preservation and protection.

6.3.43 The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and improve **wildlife habitat** will be encouraged.

6.3.44 Development and site alteration will demonstrate that there will be no **negative impacts** to the Urban Forest. An arborist report and tree inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, will be prepared to the satisfaction of the City in compliance with the City's tree permit by-law.

6.3.45 Where tree replacement cannot be accommodated on-site, the City may require cash-in-lieu for replacement trees elsewhere or replacement plantings at a location approved by the City.

6.3.46 Mississauga may require ecologically based woodland management plans of a landowner prior to municipal acquisition.



Figure 6-10: **Valley and watercourse corridors** such as the Credit River corridor are subject to naturally occurring physical and ecological processes such as flooding and erosion. This can result in conditions that are hazardous to life and property, making these lands unsuitable for development.

## Natural Hazard Lands

The health of the natural environment is intricately tied with conserving the stability and quality of land, soil and water. A priority for development and site alteration is to protect life and property and restore the health and stability of soil and land where it is compromised.

**Natural Hazard Lands** are generally unsafe and development and site alteration will generally not be permitted due to the naturally occurring processes of erosion and flooding associated with river and stream corridors and the Lake Ontario shoreline. **Natural Hazard Lands**, shown on Schedule 3: Natural System, will be designated Greenlands.

Proper management of the Lake Ontario shoreline, the **watercourses** and their riparian corridors is crucial to ecosystem health and diversity,

sustainable living and the protection of human health and safety.

**Natural Hazard Lands** and buffers will be designated Greenlands and zoned to protect life and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.

## Valleylands

Valleylands are shaped and reshaped by natural processes such as flooding and erosion. In general, erosion hazards associated with valleylands include consideration for slope stability and **watercourse** erosion, which are also interrelated with the flood hazard. The degree and frequency with which the physical change occurs in these systems depends on many factors such as extent and type of vegetation present, soil/bedrock type, and the characteristics of the erosion and flood hazards present.

Development adjacent to valleylands and **watercourse** features must incorporate measures to ensure public health and safety; protection of life and property; as well as enhancements and restoration of the Natural Heritage System.

6.3.47 Development and site alteration will not be permitted within erosion hazards associated with valleyland and **watercourse** features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.

6.3.48 Development adjacent to valleyland and **watercourse** features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.

6.3.49 Development on lands containing a **watercourse** system will be subject to the recommendations of the applicable erosion rehabilitation study where one has been established for that watershed. Where no such recommendations or study are in place, it shall be demonstrated by the proponents of development that the **watercourse** is stable, either with or without the installation of erosion protection works, to the satisfaction of the City and the appropriate conservation authority.

### Flood Plain

Lands subject to flooding are a danger to life and property and, as such, development is generally prohibited. However, it is recognized that some historic development has occurred within flood plains and may be subject to special flood plain policy consideration.

6.3.50 Development in flood plains will be subject to the **one-zone concept**, except where a special policy area or **two-zone floodplain management concept** has been approved.

6.3.51 Development and site alteration is generally prohibited on lands subject to flooding.

6.3.52 Where historic development has occurred in the flood plain, minor works may be permitted subject to detailed studies to the satisfaction of the City and appropriate conservation authority.

6.3.53 The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority.

6.3.54 Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City.

6.3.55 In recognition of municipal trans-boundary **watercourses** such as the Credit River and Etobicoke Creek, which are identified in the Provincial Greenbelt Plan as external connections, as well as other **watercourses**, emphasis will be placed on partnerships among municipalities and conservation authorities to improve the ecosystem health of the **watercourse** corridors. Stewardship of these systems should improve their ability to function as a greenway given their scale and relationship to Lake Ontario.

### Lake Ontario Shoreline

The Lake Ontario shoreline is an integral component of the Green System and is a key Provincial linkage due to the unique ecological functions and habitats it provides. In addition, it has an important role in leisure activity and tourism.

To sustain the health of shoreline and watershed ecosystems, the local physical and ecological functions should be retained in an undisturbed state to the greatest extent possible and, where deemed appropriate, enhanced and restored. Effective natural hazards management and ecological conservation can only occur on a comprehensive shoreline or watershed/**sub-watershed** basis.

6.3.56 Where modifications to the existing Lake Ontario shoreline occur they should contribute to its restoration, the healthy functioning of coastal processes, and include opportunities for the creation and enhancement of aquatic and other **wildlife habitat**, where appropriate.

6.3.57 Development and site alterations along the Lake Ontario shoreline will be evaluated in the context of their potential impact on the overall physical and ecological functions occurring within the defined shoreline or watershed management area.

6.3.58 Mississauga will encourage the health and integrity of the Lake Ontario shoreline be protected, enhanced and, where possible, restored through development. Any mitigative measures to address natural hazards associated with the Lake Ontario shoreline will protect and enhance ecological functions.

6.3.59 Development and site alteration will not be permitted within Hazardous Lands adjacent to the Lake Ontario shoreline, which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards, unless it meets the requirements of the appropriate conservation authority and the policies of the City.

6.3.60 Development proposals may be required to incorporate and/or restore **natural heritage features** including their ecological functions, along the Lake Ontario shoreline.

6.3.61 As a condition of development approval, lands adjacent to the Lake Ontario shoreline may be placed in public ownership for their long term protection. Prior to placing lands in public ownership, the applicant will be required to determine what shoreline protection works are required, if any, and will be required to install such works to the satisfaction of the City, the appropriate conservation authority and other public agencies that have jurisdiction over the Lake Ontario shoreline.

6.3.62 Development and site alteration must comply with the City's Erosion and Sediment Control By-law

to the satisfaction of the City and appropriate conservation authority, where applicable.

6.3.63 An Erosion and Sediment Control Study may be required for development and site alteration, where appropriate.

## Parks and Open Spaces

Parks and Open Spaces within the Green System include:

### Public Open Space

- City parks and trails;
- public golf courses;
- public cemeteries;
- stormwater management facilities;
- conservation;
- recreation; and
- urban agriculture.

### Private Open Space

- private parks;
- private golf courses;
- private cemeteries;
- conservation; and
- urban agriculture.

### Parkway Belt West

### Educational Facilities

- open space associated with educational facilities e.g. school yards.

### Utilities

- major utility and service corridors; and
- other open space lands in public ownership, e.g. water reservoirs, pumping stations.

Public parkland is a vital component in the life of residents and contributes to the environmental, social and economic health of the city. City parks contribute to environmental sustainability and strengthen communities by making them more attractive places to live, work and play.

Access to parks allows for regular physical activity, which improves health, reduces the risk of a wide range of diseases and is important to social and mental health. In addition to the benefits of exercise, contact with the natural environment and opportunities for social interaction improves psychological health.

Parks also have a role in creating a complete community and strong economy. The availability of a park system is a factor for residents and businesses concerned about quality of life.

The city has an extensive system of public parks and trails, comprised of over 2 700 hectares of public parkland. Many of these parks are in Neighbourhoods and were acquired as residential areas were developed. In the next phase of the



Figure 6-11: Cemeteries are permitted within Public Open Space and Private Open Space. Cemeteries are serene places for remembrance. Some cemeteries also include passive amenities such as sitting areas and trails. (Streetsville Public Cemetery)

city's development, it will be important to develop parks that are more urban in nature within the Downtown and Uptown Major Node.

Public parkland expresses two distinct parkland functions that occur at various scales and levels of accessibility: destination parks and community parks. The different park classifications are further described and their locations identified in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan.

Open space includes such uses as golf courses, cemeteries, private open space and lands associated with community centres, public schools and utility corridors.

These lands have a variety of functions. Some such as golf courses and private open space, provide a recreational function, while others provide social, educational or utility services.

While it is understood that the open space portions of these lands must be maintained in a manner that accommodates their primary function, these lands can make a significant contribution to a healthy environment by employing environmentally sensitive management techniques and practices. Allowing portions of their lands to naturalize, limiting the use of fertilizers and pesticides by utilizing integrated best management practices, planting native trees and shrubs, and maximizing land area with pervious surfaces, are some methods that provide environmental benefits.

6.3.64 Mississauga will value and wisely manage its parkland and open spaces.

6.3.65 Mississauga will own, lease, operate, maintain and administer public parkland and facilities to meet the recreational, cultural, educational and social needs of residents.

6.3.66 Public parkland will be designed to allow access for a variety of complementary activities through interconnections of pathways, a multi-use recreational trail and the public parkland network; and to provide a safe and accessible environment through development of clear sightlines, openness

and visible entrances that can be achieved by maximizing street frontages, where possible.

6.3.67 Public parkland will contain unstructured or landscaped areas for sedentary uses, where possible.

6.3.68 Parks should generally be accessible for residents within 800 meters of their dwelling and be located as centrally as possible within a residential area.

6.3.69 The minimum city wide parkland provision is 1.2 hectares per 1 000 population.

6.3.70 A park containing major recreational and sport facilities serving an area greater than Mississauga, may be established.

6.3.71 The provision of recreational facilities within destination parks and community parks will be responsive to identifiable needs and in general conformity with the guidelines contained in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan.

6.3.72 Where possible, destination type parks should provide a higher level of accessibility to persons with disabilities.

6.3.73 In addition to the parkland identified on Schedules 4: Parks and Open Spaces and 10: Land Use Designations, additional public parkland may be acquired through the processing of development applications or through purchase.

6.3.74 Land conveyed to Mississauga for use as public parkland and/or Greenlands will be in a condition that is acceptable to the city.

6.3.75 Mississauga will negotiate with the appropriate authorities for the use of rights-of-way to accommodate public open space uses.

6.3.76 Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation and protection of nature.



Figure 6-12: Mississauga has more than 480 parks and **woodlands**, these include parks for active recreational uses, while others include naturalized areas that are to be preserved and enhanced. Open spaces are fundamental to the Green System as they provide not only a recreational use but also social, educational and utility services. (Lake Aquitaine)

6.3.77 Natural areas acquired by Mississauga will be designated in accordance with the policies of this Plan. Recreational activities will be restricted to protect the ecological viability of these areas.

6.3.78 Where Public Open Space contains or abuts the Natural Heritage System, the policies for the Natural Heritage System will apply.

6.3.79 The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas, particularly **woodlands**, are maintained and enhanced.

6.3.80 Stormwater retention and stormwater quality ponds are generally not appropriate uses for public parkland. In some instances however, overland flow and stormwater facilities may be accommodated in public parkland.

6.3.81 Wherever possible, significant treed areas throughout Mississauga will be incorporated into the Public Open Space network. Where appropriate, these areas will be retained in a natural condition or be permitted to regenerate to assume a natural state. Active recreation will be restricted to lands that have been specifically acquired and developed for such purposes.

6.3.82 Mississauga recognizes the Lake Ontario waterfront as a vibrant area of lake dependent and lake enhanced activities, with natural habitat areas protected, enhanced and restored and heritage resources incorporated. Through land acquisition, capital works and the review of proposals, Mississauga will endeavour to ensure this vision is realized.

6.3.83 Mississauga will encourage open space landowners to employ ***stormwater best management practices*** and planting of native non-invasive species.

6.3.84 Cemeteries will be permitted in Public Open Space and Private Open Space designations and will be subject to the following:

- a. as cemeteries constitute an open space use, consideration will be given to using public cemeteries for passive open space purposes. However, cemeteries that are privately owned are not intended to be open to the public;
- b. cemeteries and related facilities will be located to minimize conflict with existing and future land use and transportation; and
- c. cemeteries will recognize, reflect and integrate all natural and cultural heritage resources within and/or adjacent to cemetery property.

6.3.85 Where lands are designated Private Open Space, it is not intended that they be free and open to the general public nor that they will be necessarily acquired by the City or any other public agency. Consideration will be given however, to public acquisition of these lands through the development approval process or through the City's land securement program.

6.3.86 The development of private parks may be permitted subject to the following conditions being met:

- a. adequate access;
- b. compatibility with adjacent uses;

- c. protection, enhancement and restoration of the Natural Heritage System; and
- d. an approved site plan, where applicable.

**No change in the following sections:**

**6.4 Water**

**6.4.1 Water Conservation**

**6.4.2 Stormwater and Drainage**

**6.5 Air Quality**

## 6.6 Soil Conservation

Soil is vulnerable to erosion by wind and water, particularly during the construction process. Erosion affects water resources by reducing water quality and the condition of aquatic habitat through siltation. Reduced water quality in rivers, creeks and Lake Ontario also affects recreational opportunities such as fishing. Erosion can also damage vegetation by exposing roots, which assist in stabilizing soils. Loss of vegetation compromises the Natural Heritage System and Urban Forest. Eroded soils compromise the functionality of key infrastructure such as sewers and ditches, thereby increasing the frequency and severity of flooding. In addition, soil erosion, due to wind, causes dust and particulate matter, which affects human health.

Appropriate measures associated with development must be taken to safeguard public safety, protect property, enhance recreational opportunities and prevent damage to the environment due to erosion.

6.6.1 Proponents of development and site alteration will ensure there are no risks to life, safety, health, property and ecosystem health associated with soil erosion.

6.6.2. Proposals for development and site alteration will incorporate appropriate buffers adjacent to

*watercourses*, Natural areas and parks to protect against soil erosion and sediment impacts.

6.6.3 Topsoil will be protected by regulating and controlling construction, design and maintenance activities or any activity resulting in site alteration.

6.6.4 Maintaining vegetation to protect against erosion and degradation of topsoil will be required unless authorized by the City.

### No change in the following sections:

**6.7 Brownfield Sites**

**6.8 Waste Management**

**6.9 Noise**



Figure 6-13: Erosion can result in serious danger to property, people, water resources, vegetation and infrastructure. Adherence to development standards and policies reduces these dangers and protects life and property.

## 20 Glossary

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All terms listed in the glossary, where used, are bolded and italicized in the Official Plan text.

### ACTIVE TRANSPORTATION

means any form of self-propelled transportation, which relies on human energy and mobility assisted devices such as, walkers, wheel chairs and scooters. ***Active transportation*** modes include: walking, jogging, cycling, and in-line skating. Typically, these modes utilize on-road and off-road facilities such as sidewalks, cycling lanes, and multi-use trails and may also be combined with public transit.

### ANCHOR HUBS

means the ***Major Transit Station Area*** associated with the regional transportation system, that has significant potential to attract and accommodate new growth and development. These hubs have the potential to be planned for major institutions, employment centres, shopping centres. ***Anchor hubs*** also have strategic importance due to their relationship with the Downtown and Airport.

### BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.

### COGENERATION

means the generation of two or more forms of heat energy, electrical power and mechanical power from one fuel source, such as gas or renewable sources, but excluding oil, coal and nuclear.

### COMMUNITY FACILITIES

means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private gyms, banquet halls/conference centres or convention centres are not considered ***community facilities***.

### CONTAMINATED SITES

means property or lands that have not been rehabilitated and, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites include some industrial lands, some transportation facilities, electrical facilities, and some abandoned mine hazards.

## CORRIDOR

means lands adjacent to and framing a right-of-way. (Corridors are shown on Schedules 1: Urban System and 1c: Urban System - Corridors.)

## CULTURAL SAVANNAHS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally based disturbances; often containing a large proportion of non-native species and having 25 to 35 percent cover of coniferous or deciduous trees. **Cultural savannahs** may be second or third growth **woodlands** that occur on land where the forest was completely or partially removed at various points in time. These **woodlands** vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition. **Cultural Savannahs** may include **Plantations**.

## CULTURAL WOODLANDS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally-based disturbances; often containing a large proportion of non-native species and having 35 to 60 percent cover of coniferous or deciduous trees. **Cultural woodlands** may be second or third growth **woodlands** that occur on land where the forest was completely or partially removed at various points in time. These **woodlands** vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental

characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition. **Cultural Woodlands** may include Plantations.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

means the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.

## dBA

means a sound pressure level indicated by a measurement system that includes an A-weighting network. The A-weighting network approximates the relative sensitivity of the normal human ear to different frequencies of sound. The resulting value is in decibels and is commonly labelled **dBA**.

## ECOSYSTEM APPROACH

means an approach to planning and management which recognizes that economy, community, and environment are inextricably linked and equally important for the health of the city.

## ELECTRIC POWER DISTRIBUTION AND TRANSMISSION FACILITY

means buildings, structures and infrastructure that facilitate the distribution of electric power such as hydro lines, transformers, transfer stations and switch gear but does not include a **major power**

**generating facility** or **minor power generating facility**.

## ENVIRONMENTALLY-SENSITIVE OR SIGNIFICANT AREA

means places where ecosystem functions or features warrant special protection. These may include but are not limited to rare or unique plant or animal populations or habitats' plant or animal communities, or concentrations of ecological functions. In the city, **environmentally-sensitive or significant areas** are inventoried and designated by Conservation Authorities and the Provincial Government.

## FLOODLINE

means a line as determined in accordance with criteria specified by the Provincial Government.

## FLOOR SPACE INDEX (FSI)

means the ratio of the gross floor area of all buildings on a site to the net developable area of that site. The gross floor area calculated for purposes of **floor space index (FSI)** is generally measured from the exterior of outside walls, but does not generally include mechanical areas, stairwells, washrooms, elevators, storage, and parking or other items as defined in specific Zoning By-laws.

## FLORISTIC CO-EFFICIENT

means a system whereby the flora of Ontario are ranked in descending order by a plants needs for the quality of habitat in which they will persist and thus are restricted to those habitats. For detailed

information regarding **floristic co-efficients**, the City of Mississauga Natural Areas Survey, should be consulted.

## FLORISTIC QUALITY INDEX (FQI)

means a system that allows for an objective numerical evaluation of an area based on the quality of its flora. For detailed information regarding the methodology for calculating the **Floristic Quality Index (FQI)**, the City of Mississauga Natural Areas Survey, should be consulted.

## GATEWAY HUB

means a **Major Transit Station Area** with high current or potential development capacity that makes it a significant origin and/or destination on the transit system. **Gateway hubs** may also locate at the interchange between two or more current or planned regional rapid transit lines.

## GROUND WATER RECHARGE

means an area in which there is significant addition of water by natural processes to ground water.

## HERITAGE EASEMENT

means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity.

## HERITAGE IMPACT STATEMENT

means a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences.

## HIGHER ORDER TRANSIT

means transit that generally operates on its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed traffic transit. **Higher order transit** can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.

## INTENSIFICATION CORRIDOR

means the lands within approximately 200 to 300 metres of the centre line of roads identified as having the potential for higher density mixed use development consistent with planned transit service levels.

## LANDFILL

means the disposal of **waste** by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the **waste** into a cell and covering the **waste** with materials at regular intervals.

## Leq

means the equivalent sound level of a fluctuating sound expressed in the same terms as the level of a steady sound carrying the same total energy within the same time interval.

## MAJOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is ten megawatts or greater and where the method of production is limited to: **renewable energy**; natural gas fired; and **cogeneration**. Natural gas fired means the generation of electrical power through the combustion of natural gas and may include single cycle, combined cycle and **cogeneration** technologies.

## MAJOR RETAIL

means one or more retail establishments that provide goods or services for sale to the public that are not accessory to or associated with employment uses and have a combined gross floor area of greater than 600 m<sup>2</sup>.

## MAJOR TRANSIT STATION AREA

means the area including and around any existing or planned **higher order transit** station. Station areas generally are defined as the area within an approximate 500 m radius of a transit station, measured from the station building, representing about a 10 minute walk.

## MINOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is less than ten megawatts and where the method of production is limited to: **renewable energy**; the combustion of natural gas, oil and propane; and **cogeneration**.

## NATURAL FEATURES, AREAS AND LINKAGES, INCLUDING THEIR ECOLOGICAL FUNCTIONS

~~refers to ecological features, processes, and systems within Natural Areas and as connections between Natural Areas.~~

## NATURAL HERITAGE FEATURES

means lands within the Natural Heritage System.

## NATURAL HAZARD LANDS

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Ontario, this means the land between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

## NEGATIVE IMPACT

means degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. In regard to fish habitat any permanent alteration or destruction to fish habitat except where in conjunction with the appropriate authorities it has been authorized under the *Fisheries Act*. In regard to other **natural heritage features**, **negative impact** means degradation that threatens the health and integrity of the natural feature or its ecological functions. In regard to the urban forest, **negative impact** means no net loss to the existing canopy cover. Replacement canopy cover will be evaluated based on the potential canopy cover into the future (e.g., 10 to 20 years) assuming normal growth of planted stock.

## NET RESIDENTIAL HECTARE

means:

- for detached, semi-detached, duplex, townhouse, and other dwelling types with individual frontages, a **net residential hectare** includes the land for residential lots and
- common element roads, but excludes public and other forms of private roadways; and
- for condominium units and apartment blocks, a **net residential hectare** includes the land for residential units, private internal roads and parking, landscaped areas, private open space, and other associated amenities

## NOISE EXPOSURE FORECAST (NEF)

means the value at a ground position providing an estimate of the integrated noise exposure produced by all types of aircraft at an airport, based on the actual or projected number and type of aircraft as well as the yearly runway utilization. The NEF system takes into consideration the number of flights, the duration of noise, the time of day, the frequency components of the noise and the noise potential of different types of aircraft operating under specific conditions. NEF values increase or decrease in a logarithmic manner, and the resultant scale is aimed at approximating the human response to a complex noise exposure situation.

## NOISE EXPOSURE PROJECTION (NEP)

similar to the NEF with the exception that it provides authorities with long range guidance in land use planning based on a projection of aircraft traffic levels, aircraft types, and runway configurations over a specific future time period.

## NOISE EXPOSURE PROJECTION (NEP)/NOISE EXPOSURE FORECAST (NEF) COMPOSITE NOISE CONTOUR

means a line linking specific locations predicted to be subject to the same noise exposure value based on the most stringent of an airport's NEF and NEP.

## ONE-ZONE CONCEPT

means the approach whereby the entire floodplain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

## OTHER WETLAND

~~means any wetland that is not a provincially **significant wetland**.~~

means any wetland and coastal wetland that contributes to the Natural Heritage System that is not evaluated as a provincially **significant wetland**, as determined by the City in consultation with the appropriate conservation authority.

## PLANTATION

means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted, often characterized by regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to natural forest.

**Plantations** exclude lands that are:

- a. managed for production of fruits, nuts, Christmas trees or nursery stock;
- b. managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- c. established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the City, without a **woodland** restoration objective.

## RENEWABLE ENERGY

means the generation of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, biomass, biogas, biofuel, solar energy or geothermal energy.

## RUNOFF CONTROL

means the regulation of the rate of flow of surface runoff.

## SCENIC ROUTES

means routes designed to preserve existing *woodlands* and Greenlands along roadways. *Scenic routes* are also designated to maintain or restore historic scenic nature of roadways.

## SECONDARY OFFICE

means business, professional, and administrative offices, less than 10,000 m<sup>2</sup> or accommodating less than 500 jobs.

## SIGNIFICANT SPECIES OR COMMUNITIES

means any G1, G2, G3, S1, S2 or S3 plant or animal species, or community as designated by the Natural Heritage Information Centre (NHIC). The rankings G1, G2, G3, S1, S2 and S3 refer to the conservation status of species assigned by the Ministry of Natural Resources' NHIC. 'G' or Global ranks (GRANKS) are assigned by a consensus of the network of Conservation Data Centres, including the NHIC,

scientific experts and The Nature Conservancy to designate a rarity rank based on the range-wide status of a species. 'S' or Sub-national ranks (SRANKS) are assigned by the NHIC for species and vegetation communities in Ontario. The rankings are as follows:

G1 – extremely rare

G2 – very rare

G3 – rare to uncommon

S1 – critically imperiled

S2 – imperiled

S3 – vulnerable

## SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT COASTAL WETLAND

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT WETLANDS

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT WILDLIFE HABITAT

means **wildlife habitat** that is ecologically important as defined in the Region of Peel Official Plan in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

## SIGNIFICANT WOODLANDS

means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These will be identified using criteria established by the Region of Peel in consultation with the City.

## SPECIAL CONCERN

means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats.

## SPECIES AT RISK

means any plant or animal threatened by, or vulnerable to, extinction and listed in regulations under the *Endangered Species Act*.

## STREETSCAPE

means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a **streetscape** is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.

## STORMWATER BEST MANAGEMENT PRACTICES

means a set of practices which includes techniques, measures, structural and non-structural controls that are used to manage the volume, discharge rate and quality of stormwater runoff, promote groundwater infiltration and reduce the release of pollutants into waterbodies and in-stream erosion. **Stormwater best management practices** may include low impact development techniques to replicate the natural hydrologic cycle through infiltration, evapotranspiration, reuse and storage such as innovative site design and landscaping to minimize imperviousness, permeable paving, greenroofs, rainwater harvesting and bioretention. **Stormwater best management practices** may also include roadway bioretention and stormwater management ponds.

## SUB-WATERSHED

means the watershed of a tributary stream, sub-unit of a major watershed.

## SURFACE DRAINAGE FACILITIES

means any facility or facilities associated with drainage or control of storm drainage that is

ultimately directed to a Street or Storm Drainage System, and includes, but is not limited to:

- a grass swale;
- a concrete or asphalt walkway, gutter or swale;
- a drainage control fence or structure; or
- the sloping and contouring of land to facilitate or control storm drainage.

## TALL BUILDING

means a building having a height greater than the width of the street on which they front. **Tall buildings** are defining elements in the city structure; becoming icons and landmarks in the skyline and **streetscape**. They have a greater opportunity and responsibility to contribute towards defining an area's identity and success. Further, when appropriately sited and designed, **tall buildings** can accommodate transit supportive densities and facilitate the viability of a successful, well used public transit system.

## TOP-OF-SLOPE

means the point of the slope where the downward inclination of the land begins, or the upward inclination of the land levels off. This point is situated at a higher topographic elevation of land than the remainder of the slope. There may be situations where there are interruptions in the valley slope by plateau (terrace) areas.

## TRANSIT ORIENTED DEVELOPMENT

refers to moderate to high density development, located within an easy walk of a **major transit**

**station**. It is comprised of a mix of uses and is designed with pedestrians in mind.

## TWO-ZONE FLOODPLAIN MANAGEMENT CONCEPT

means the approach whereby certain areas of the floodplain are considered to be less hazardous than others such that development potentially could safely occur. The flood fringe is the outer portion of the floodplain where development may be permitted, subject to appropriate flood proofing. The floodway is the inner portion of the floodplain, wherein development is prohibited or restricted representing that area required for safe passage of the flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life or property damage.

## UNIVERSAL DESIGN PRINCIPLES

means the principles by which the environment can be designed in order to accommodate the abilities of all. For detailed information regarding the principles of universal design, the Mississauga Accessibility Design Handbook should be consulted.

## VALLEY AND WATERCOURSE CORRIDORS

means the natural resources associated with the river systems characterized by their landform, features, and functions. Valley corridors are distinguished from stream corridors by the presence of a distinct land form. The exact limit of **valley and watercourse corridors** will be determined, jointly with and on a site specific basis by the appropriate Conservation Authority.

## WASTE

includes ashes, garbage, refuse, domestic **waste**, industrial **waste** or municipal refuse, and such other **wastes** as may be designated under the *Environmental Assessment Act*.

## WASTE DISPOSAL SITE

means any land or land covered by water upon, into or through which, or building or structure in which, **waste** is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of **waste**.

## WASTE PROCESSING STATION

means a facility that receives, stores and/or processes **waste** materials for the purpose of creating new products or materials.

## WASTE TRANSFER STATION

means a facility where **waste** materials are collected for shipment and may be sorted and/or prepared for transportation.

## WATERCOURSE

means an identifiable depression in the ground in which water flows regularly or continuously.

## WOODLANDS

means complex ecosystems comprising communities of trees, shrubs, ground vegetation comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. **Woodlands** provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. **Woodlands** are treed areas that include woodlots, **cultural woodlands**, **cultural savannahs**, **plantations** and forested areas and may also contain remnants of old growth forests.

**Woodlands** are further defined as any area greater than 0.5 hectares that has:

- a. a tree crown cover of over 60 percent of the ground, determinable from aerial photography, or
- b. a tree crown cover of over 25 percent of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
  - 1,000 trees of any size per hectare, or
  - 750 trees measuring over five centimetres in diameter at breast height (1.37 meters), per hectare, or
  - 500 trees measuring over 12 centimetres in diameter at breast height (1.37 meters), per hectare, or
  - 250 trees measuring over 20 centimetres in diameter at breast height (1.37 meters), per hectare (densities based on the *Forestry Act*) and, which have a minimum average width of 40 metres or more measured to crown edges.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. **Woodlands** experiencing changes such as harvesting, blowdown or other tree mortality are still considered **woodlands**. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

**Woodlands** may exclude treed communities which are dominated by invasive non-native tree or shrub species such as buckthorn (*Rhamnus Cathartica*) and Norway maple (*Acer plantanoides*) that threaten the ecological diversity of native communities, good forestry practices and environmental management. Such exceptions may be considered where native tree species comprise less than 10 percent of the tree crown cover and are represented by less than 100 stems of any size per hectare.

## APPENDIX A: TERMS DEFINED IN THE PROVINCIAL POLICY STATEMENT (2005) AND THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2006)

The following definitions are extracts from the Provincial Policy Statement (2005) (PPS) and/or the Growth Plan for the Greater Golden Horseshoe (2006) (GP) as indicated in brackets after the definition.

### AFFORDABLE

means

- a. in the case of ownership housing, the least expensive of:
  1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and
- b. in the case of rental housing, the least expensive of:
  1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in

the lowest 60 percent of the income distribution for renter households for the regional market area. (GP)

### AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (PPS 2014)

### BUILT-UP AREA

means all land within the built boundary. (GP)

### BUILT BOUNDARY

means the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5. (Refers to Policy contained within *The Growth Plan* as issued by Ministry of Public Infrastructure Renewal on April 2, 2008). (GP)

### COASTAL WETLAND

means

- a. any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St.

Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

- b. any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. (PPS 2014)

## COMPLETE COMMUNITIES

means communities that meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, public services, affordable housing, and community infrastructure including affordable housing, schools, recreation, and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. (GP)

## CULTURAL HERITAGE LANDSCAPE

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value. (PPS)

## DESIGNATED GREENFIELD AREA

means the area within a settlement area that is not built up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area. (GP)

## DEVELOPMENT

means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*; but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment process;
- b. works subject to the *Drainage Act*; or
- c. for the purposes of policy 2.1.3~~(b)~~4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.4 5(a). (PPS 2014)

## DYNAMIC BEACH HAZARD

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. (PPS 2014)

## ECOLOGICAL FUNCTION

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems, and landscapes. These may include biological, physical, and socio-economic interactions.

(PPS 2014)

## ENDANGERED SPECIES

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

(PPS 2014)

## EROSION HAZARD

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (PPS 2014)

## FISH HABITAT

as defined in the *Fisheries Act*, ~~e. F14~~, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2014)

## FLOOD FRINGE

for river, stream and small inland lake systems, means the outer portion of the floodplain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (PPS 2014)

## FLOOD PLAIN

for river stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (PPS 2014)

## FLOODING HAZARD

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a. Along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water related hazards;
- b. Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

2. the one hundred year flood; and
3. a flood which is greater than the previous two bullet points, which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (PPS 2014)

## FLOODPROOFING STANDARD

means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water related hazards along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2014)

## FLOODWAY

for river, stream and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one-zone concept is applied, the floodway is the entire contiguous floodplain.

Where the two-zone concept is applied, the floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be

such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the floodplain is called the flood fringe. (PPS 2014)

## GREEN INFRASTRUCTURE

means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS 2014)

## GROUND WATER FEATURE

means water related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (PPS 2014)

## HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

means

- a. with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or
- b. with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation,

migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (PPS 2014)

## HYDROLOGIC FUNCTION

means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2014)

## INTENSIFICATION

means the development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; and
- d. the expansion or conversion of existing buildings. (PPS/GP)

## MAJOR OFFICE

is generally defined as freestanding office buildings of 10 000 m<sup>2</sup> or greater, or with 500 jobs or more. (GP)

## MODAL SHARE

means the percentage of person trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes. (GP)

## MULTI-MODAL

means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine. (GP)

## ONE HUNDRED YEAR FLOOD

for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of one hundred years on average, or having a 1% chance of occurring or being exceeded in any given year. For the shorelines of the Great Lakes, means the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year. (PPS 2014)

## QUALITY AND QUANTITY OF WATER

is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (PPS 2014)

## REDEVELOPMENT

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2014/GP)

## REGIONAL MARKET AREA

means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In southern Ontario, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single and/or lower-tier municipalities. (PPS/GP)

## SENSITIVE

in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS 2014)

## SENSITIVE LAND USES

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences; day care centres; educational facilities and health facilities. (PPS 2014)

## SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

~~means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (PPS)~~

## SIGNIFICANT COASTAL WETLANDS

~~means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (PPS)~~

## SIGNIFICANT HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

~~means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. (PPS)~~

## SIGNIFICANT VALLEYLANDS

~~means valleylands that are ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. (PPS)~~

## SIGNIFICANT WETLAND

means a wetland identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by Province, as amended from time to time. (PPS)

## SIGNIFICANT WILDLIFE HABITAT

means wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. (PPS)

## SIGNIFICANT WOODLANDS

means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. (PPS)

## SITE ALTERATION

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

(PPS 2014)

## SPECIAL NEEDS

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly. (PPS)

## SPECIAL POLICY AREA

means an area within a community that has historically existed in the floodplain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A special policy area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the floodplain. (PPS)

## THREATENED SPECIES

means a species that is listed or categorized as a "threatened species" on the Ontario Ministry of Natural Resources' official *species at risk* list, as updated and amended from time to time.

(PPS 2014)

## TRANSPORTATION CORRIDOR

means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

- a. Major roads, arterial roads, and highways for moving people and goods;
- b. Rail lines/railways for moving people and goods; and
- c. Transit rights-of-way/transitways including buses and light rail for moving people. (GP)

## TRANSPORTATION DEMAND MANAGEMENT (TDM)

means a set of strategies that results in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; pricing (road tolls or transit discounts); flexible working hours; telecommunicating; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing, using transit, walking and cycling; initiatives to discourage drive alone trips by residents, employees, visitors, and students. (GP)

## VALLEYLANDS

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

(PPS 2014)

## WATERSHED

means an area that is drained by a river and its tributaries. (PPS 2014)

## WETLANDS

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

(PPS 2014)

## WILDLIFE HABITAT

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (PPS 2014)

## WOODLANDS

~~means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention,~~

hydrological and nutrient cycling, provision of clean air and the long term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and Provincial levels. (PPS)



# Corporate Report

**PDC** JUN 23 2014

Clerk's Files

Originator's  
Files

CD-02.MIS

**DATE:** June 3, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 23, 2014

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

**SUBJECT:** **Natural Heritage and Urban Forest Strategy – Proposed  
Mississauga Official Plan Amendments - Report on Comments**

**RECOMMENDATION:** That the proposed amendments to Mississauga Official Plan contained in the report titled "Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments - Report on Comments" dated June 3, 2014, from the Commissioner of Planning and Building, be approved.

**REPORT  
HIGHLIGHTS:**

- A public meeting was held on April 14, 2014 to hear comments on proposed amendments to Mississauga Official Plan regarding Natural Heritage System and Urban Forest policies;
- Following a review of comments received from the public and consultation with representatives from the conservation authorities and Region of Peel, the following amendments to Mississauga Official Plan, among other matters, are proposed:
  - That Sections 6.1 to 6.4 of Chapter 6: Value the Environment be revised to incorporate proposed policies regarding the Natural Heritage System and Urban Forest;
  - That Chapter 20: Glossary and Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006), be amended to include new or updated definitions;

- That references throughout Mississauga Official Plan to the Natural Area System and its components be replaced with the Natural Heritage System and its components; and
- That the “Greenbelt” land use designation be renamed “Greenlands” throughout Mississauga Official Plan.

**BACKGROUND:** On February 12, 2014, City Council endorsed the Natural Heritage and Urban Forest Strategy and directed that a public meeting be held to consider amendments to Mississauga Official Plan based on the policy directions recommended in Appendix E of the Natural Heritage and Urban Forest Strategy (GC-0023-2014).

A statutory public meeting was held on April 14, 2014 to consider the report titled “Natural Heritage and Urban Forest Strategy - Proposed Mississauga Official Plan Amendments” dated March 25, 2014<sup>1</sup>. Prior to this meeting, a letter dated April 11, 2014 from Mark Flowers, Davies Howe Partners LLP, was received. At the public meeting Mr. Joseph Vescio, spoke against the re-designation of City owned lands for parkland and greenbelt uses. Subsequent to the public meeting, a letter dated May 8, 2014 was received from Andrew Walker, Gagnon & Law Urban Planners Ltd. The two letters and an excerpt from the minutes of the Planning and Development Committee meeting of April 14, 2014 are attached as Appendix 1 to this report.

At its meeting of April 23, 2014, City Council approved the following recommendations:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on April 14, 2014 to consider the proposed amendment as outlined in the report titled “Natural Heritage and Urban Forest Strategy-Proposed Mississauga Official Plan Amendments” dated March 25, 2014, from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions.

<sup>1</sup> Report may be viewed at this link: [http://www7.mississauga.ca/documents/agendas/committees/pdc/2014/04-14-2014\\_-\\_PDC\\_AGENDA.pdf](http://www7.mississauga.ca/documents/agendas/committees/pdc/2014/04-14-2014_-_PDC_AGENDA.pdf))

This report responds to the public comments received. Further, staff in consultation with representatives from Conservation Halton, Credit Valley Conservation, Toronto and Region Conservation and the Region of Peel, has identified additional revisions to the proposed policies and these are also outlined in this report. (See Appendix 1)

The proposed changes principally affect Sections 6.1 to 6.4 of Chapter 6: Value the Environment and the definitions in Chapter 20: Glossary and Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006). The changes to these policies are attached as Appendix 2.

**COMMENTS:****Response to Public Comments**

1. Letter dated April 11, 2014 from Mark Flowers, David Howe Partners LLP

*Issue/Comment*

The letter concerns the requirement to complete an Environmental Impact Study in support of development on lands at 1715 Audubon Boulevard and the modification to policies for “Linkages”.

*Response*

The subject lands are currently identified in Mississauga Official Plan as a “Linkage” feature and, as such, are subject to the requirement for an Environmental Impact Study prior to development or site alteration. The revisions to the “Linkage” policies are intended to clarify the importance of these features in the Natural Heritage System and do not change the intent of the existing policy.

*Recommendation*

The comment is site specific and does not require a change to the policy. However, the revised proposed amendment has condensed and clarified the policies regarding “Linkages” and associated Environmental Impact Study requirements (see policies 6.3.21, 6.3.22 and 6.3.32 to 6.3.34 in Appendix 2).

2. Letter dated May 8, 2014 from Andrew Walker, Gagnon & Law Urban Planners Ltd.

*Issue/Comment*

The letter expresses the opinion that the environmental designations at 2625 Hammond Road should not apply to this property.

*Response*

The subject lands are currently not within the Natural Areas System (to be renamed Natural Heritage System), however, they are designated "Greenbelt" in recognition of the natural hazard and natural features associated with Loyalist Creek. This report does not propose to include the lands in the Natural Heritage System or to change the existing land use designation.

*Recommendation*

No change is proposed.

3. Submission by Mr. Joseph Vescio

*Issue/Comment*

Mr. Vescio said that the restoration of a parking lot that generates revenues for the City and enables the operation of a viable business goes beyond the intent of the Corporate Report.

*Response*

The City owned lands near Tomken Road and Britannia Road East which are currently being used as a parking lot, are not within the Natural Area System (to be renamed Natural Heritage System). However, they are adjacent to Natural Area Site NE7 and within the creek block containing the Little Etobicoke Creek which is designated "Greenbelt". The management recommendation for Site NE7 is that the riparian vegetation along the creek should be restored and an un-manicured buffer be established. The recommended policies of this report do not propose to include the lands in the Natural Heritage System or to change the existing land use designation.

*Recommendation*

No change is proposed.

### Staff Initiated Revisions

Staff in consultation with representatives from the conservation authorities and the Region of Peel, propose changes to the amendment as prepared by the Natural Heritage and Urban Forest Strategy consultants to improve the clarity of policies, to conform with the *2014 Provincial Policy Statement* and the greenlands system policies of the Region of Peel Official Plan (ROPA 21B) and to address other matters, including the organization and numbering of the policies.

The additional amendments include the following:

- Revisions to the Green System structure to emphasize the Urban Forest as a key component and clarify the relationship of the Urban Forest to the Natural Heritage System;
- Revisions to policies and definitions to clarify intent and to avoid duplication, particularly those policies describing the criteria used to classify natural heritage features and the requirements for their protection;
- Revisions to policies and definitions to be consistent with the *2014 Provincial Policy Statement* and the Region of Peel Official Plan;
- Move the policies regarding “soil conservation ” to a new section outside of the Green System structure;
- Revise, reorganize and renumber policies to be consistent with the policy language, structure and format in Mississauga Official Plan;
- Replace references to the Natural Areas System and its components throughout Mississauga Official Plan to Natural Heritage System and its components; and
- Rename the “Greenbelt” land use designation to “Greenlands” in Mississauga Official Plan to avoid confusion with the Provincial Greenbelt Plan and to align with the terminology used in the Region of Peel Official Plan.

**STRATEGIC PLAN:**

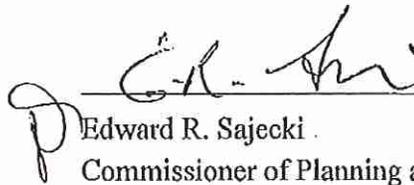
The proposed amendments are consistent with the Living Green pillar and the Strategic Plan goal to conserve, enhance and connect natural environments.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Revisions to policies recommended in the report titled “Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments” dated March 25, 2014 are proposed following a review of public comments received and based on consultation with representatives from the conservation authorities and the Region of Peel. The revisions are to clarify the intent of policies, to conform to the *2014 Provincial Policy Statement* and the greenlands system policies of the Region of Peel Official Plan and to address other matters, including the organization and numbering of the policies.

**ATTACHMENTS:** Appendix 1: Comments Received

Appendix 2: Proposed Amendments to Sections 6.1 to 6.4 of Chapter 6: Value the Environment and the definitions in Chapter 20: Glossary and Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006).



Edward R. Sajecki  
Commissioner of Planning and Building

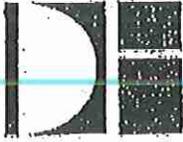
*Prepared By: Eva Kliwer, Planner, Policy Planning Division*

**COMMENTS RECEIVED**

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1. Letter received from Mark Flowers, Davies Howe Partners L.L.P, dated April 11, 2014
2. Letter received from Andrew Walker, Gagnon & Law Urban Planners Ltd., dated May 8, 2014
3. Verbal Submission at April 14, 2014 Planning & Development Committee, Mr. Joseph Vescio, Roma's Banquet Hall
4. Letter received from John Hardcastle, Region of Peel, dated April 30, 2014
5. E-mail received from Joshua Campbell, Credit Valley Conservation, dated May 1, 2014
6. E-mail received from Leilani Lee-Yates, Toronto and Region Conservation Authority, dated May 12, 2014
7. E-mail received from Barbara Veale, Conservation Halton, dated May 15, 2014

Appendix 1  
Item #1



Davies  
Howe  
Partners  
LLP

Lawyers

The Fifth Floor  
99 Spadina Ave  
Toronto, Ontario  
M5V 3P8

T 416.977.7088  
F 416.977.8931  
davleshowe.com

Please refer to: **Mark Flowers**  
e-mail: [markf@davleshowe.com](mailto:markf@davleshowe.com)  
direct line: 416.263.4519  
File No. 702556

April 11, 2014

By E-Mail to [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

Chair and Members of Planning and Development Committee  
City of Mississauga  
City of Mississauga City Hall  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

Attention: Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk

Dear Chair and Members of the Committee:

**Re: Natural Heritage and Urban Forest Strategy – Proposed  
Mississauga Official Plan Amendments  
File No. CD.02.MIS**

We are counsel to Beverley Homes Holding Corp. ("Beverley Homes"), the owner of lands located at the northeast corner of the intersection of Fieldgate Drive and Audubon Boulevard, municipally known as 1715 Audubon Boulevard in the City of Mississauga (the "Lands").

On April 10, 2013, Beverley Homes filed applications with the City for an Official Plan Amendment and Zoning By-law Amendment (Application No. OZ-13/006 W3) (the "Applications") to permit the development of 30 townhouse dwellings on the Lands. The Applications were subsequently appealed to the Ontario Municipal Board ("OMB") and a hearing has been scheduled by the OMB to commence on January 12, 2015.

During pre-application consultation, including attendance at a meeting of the City's Development Application Review Committee (DARC), City staff did not identify the need for an Environmental Impact Study ("EIS") to be submitted in support of the Applications. Similarly, during the City's processing of the Applications between April 2013 and March 2014, the City did not advise Beverley Homes that it required an EIS in order to properly evaluate the Applications. This is consistent with the fact that the City, itself, did not undertake an EIS in support of City-initiated Official Plan and Zoning By-law Amendments to redesignate and rezone the Lands (and adjacent lands) for residential development in July 2012.



Davies  
Howe  
Partners  
LLP

Notwithstanding the above, in a staff report dated March 4, 2014, which was considered by the City's Planning and Development Committee on March 24, 2014, the Commissioner of Planning and Building commented as follows:

*Mississauga Official Plan identifies a Natural Areas System (Section 6.3.1) comprised of various component areas. The site is identified as a Linkage, which is an area that serves to link two or more Natural Areas within the City. Development and site alteration will not be permitted within or adjacent to Linkages unless it has been demonstrated that there will be no negative impacts to the features. In view of the above, the applicant would be required to submit an Environmental Impact Study in support of the proposed development. [emphasis added]*

...

*The proposed official plan amendment and rezoning are not acceptable from a planning standpoint and should not be approved for the following reasons:*

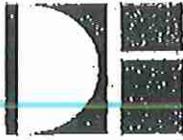
*... the need for an Environmental Impact Study*

In response to this staff report, which was the first time that Beverley Homes was made aware by City staff that it was of the view that an EIS was required in support of the Applications, we requested that the City identify the features that the City believed should be assessed as part of an EIS.

Given that we had not received a response to our request by March 28, 2014, we filed a motion with the OMB, to be heard at a prehearing conference on April 7, 2014, seeking to have the OMB compel the City to provide us with the requested information.

On April 7, 2014, we finally received a response from the City. That response confirmed that the City had not undertaken an EIS in support of the City-Initiated Official Plan and Zoning By-law Amendments that were adopted by Council in July 2012. Further, the response commented as follows regarding the City's stated requirement for an EIS in support of the Applications:

*The subject lands form part of a linkage identified in the City's Natural Areas System. The scoped EIS should provide a brief description of how the linkage function will be maintained through the design of the proposed development. Areas for consideration include grading, stormwater management and retention, buffer landscaping (demonstrating non-invasive planting), possible fencing to ensure no encroachments into the linkage and the provision of a tree inventory.*



Davies  
Howe  
Partners  
LLP

Having received this response, we immediately contacted the City to seek further clarification. Specifically, the City's response failed to identify the features that the City believes need to be assessed as part of an EIS, as had initially been requested. Moreover, the response fails to identify what existing "linkage function" the City believes the Lands currently provide that should be maintained.

In the meantime, we have learned that at its meeting on April 14, 2014 the Planning and Development Committee will be considering a staff report from the Commissioner of Planning and Building, dated March 25, 2014, which proposes modifications to the Mississauga Official Plan to implement a Natural Heritage and Urban Forest Strategy. Among other things, we understand that staff is proposing modifications to the policies for "Linkages" in Section 6.3.2.3.

Although any Official Plan modifications that the City may now adopt would be more than one year after the Applications were filed, it is unclear how the City may seek to apply any proposed modifications that may be approved to the proposed development on the Lands. Likewise, given the uncertainty associated with the City's request for an EIS in support of the proposed development and the manner in which the City may seek to apply any newly approved policies to the Lands, we are writing to advise that Beverley Homes does not support the proposed Official Plan modifications.

Kindly ensure that we are notified of any decision(s) of the Committee and/or City Council and are made aware of any future staff reports and/or public meetings concerning this matter.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

Mark R. Flowers  
Professional Corporation

copy: Marcia Taggart, Legal Counsel, City of Mississauga  
Ghassan Nasr, Beverley Homes Holding Corp.  
Peter Smith, Bousfields Inc.



Principals  
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Lily Law, B.E.S.  
Lena Gagnon

Appendix 1  
Item #2

May 8, 2014

P.N.09.1519.00 Environment

The Corporation of the City of Mississauga  
Policy Planning Division, Planning and Building Department  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

Attention: Ms. Heather MacDonald, Director, Planning Policy Division

Subject: Public Meeting Input  
Natural Heritage and Urban Forest Strategy  
Proposed Mississauga Official Plan Amendments

Dear Heather:

Gagnon & Law Urban Planners Ltd. (G&L) and Savanta Inc. (Savanta) represent Latiq Qureshi, registered owner of the property known municipally as 2625 Hammond Road, Mississauga (Subject Property).

We wish to advise that we have an active interest in the proposed Mississauga Official Plan Amendments in relation to the Natural Heritage and Urban Forest Strategy. The Staff Report and proposed amendment is currently being reviewed by our environmental team and additional comments will be forwarded under separate cover.

We have filed an application with the City of Mississauga to subdivide the Subject Property, including the re-engineering and re-vegetation of the existing channel. We have raised questions and concerns with respect to the current designations being applied to the site based on the technical reports submitted in support of the development applications. In our opinion, it is clear that the environmental designations should not be applied to the Subject Property.

We wish to be notified of any future Staff Reports, Planning Committee or Council Meetings, as well as any approvals or adoption of Official Plan Amendments in connection with the Natural Heritage and Urban Forest Strategy.

Yours truly,  


Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Associate Planner  
[www.gagnonlawurbanplanners.com](http://www.gagnonlawurbanplanners.com)

21 Queen Street East, Suite 500 • Brampton, Ontario Canada L6W 3P1  
www.gagnonlawurbanplanners.com • Phone: 905-796-5790 • Fax: 905-796-5792

CONFIDENTIALITY CAUTION: This document contains confidential information. If you have received this document in error, please notify us immediately by telephone at 905-796-5790 or by email at info@gagnonlawurbanplanners.com. Do not disseminate, copy, or otherwise use this information without our express written consent.

Public Meeting Input  
Natural Heritage and Urban Forest Strategy  
Proposed Mississauga Official Plan Amendments



cc. L. Qureshi  
S. Snider, Turkstra Mazza  
T. Hilditch, Savanta Inc.  
R. Hubbard, Savanta Inc.  
M. Gagnon, Gagnon & Law Urban Planners Ltd

2. PUBLIC MEETING

Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments - File: CD.02.MIS

Councillor Iannicca referred to correspondence, dated April 11, 2014, from Davies Howe Partners LLP, Counsel to Beverley Homes Holding Corporation.

Mr. Joseph Vescio, owner of Roma's Banquet Hall, spoke against the proposal, and Item 4 – Proposal to re-zone and re-designate City owned lands for parkland and greenbelt uses. Mr. Vescio said that the restoration of a parking lot that generates revenues for the City and enables the operation of a viable business goes beyond the intent of the Corporate Report. He noted that occasional use of the off-site parking lot is critical to the viability of his business which he may be forced to close.

In response to Madam Mayor's query with respect to communication with affected property owners, Ms. Eva Kliwer, Planner, Policy Planning Division, advised that a Report on Comments will be brought back to the Committee for consideration. Mr. David Marcucci, Manager, Park Planning, Parks & Forestry Division, advised that Mr. Vescio has been leasing a portion of the City property in the greenbelt, and that the City is negotiating a temporary lease renewal until the owner finds alternative parking. Mr. Marcucci also advised that the proposed amendments only affect city lands.

Councillor Iannicca noted that this item is for receipt and that a final decision will not be made tonight.

Councillor Dale suggested that in order to restore Mr. Vescio's confidence, staff clarify to him in writing as to how the proposed amendments will impact his property.

Madam Mayor moved the following motion which was voted on and carried:

**PDC-0023-2014**

1. That the submissions made at the public meeting to be held at the Planning and Development Committee meeting on April 14, 2014 to consider the proposed Mississauga Official Plan amendments as outlined in the report titled "Natural Heritage and Urban Forest Strategy - Proposed Mississauga Official Plan Amendments" dated March 25, 2014, from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions.

**RECEIVED** – (Mayor McCallion)  
File: CD.02.MIS

April 30, 2014

Ms. Heather MacDonald  
Director, Policy Planning Division  
Planning and Building Department  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Ms. MacDonald:

**Re: Proposed Natural Heritage and Urban Forest Policies OPA**

Thank you for the opportunity to review the above noted draft amendments to Mississauga Official Plan. The Region has participated in the background Natural Heritage and Urban Forest Strategy and Urban Forest Management Plan and we appreciate your comprehensive and thorough approach to this matter. We are generally satisfied with the amendments as proposed which take efforts to address the background studies as well as applicable Regional Official Plan (ROP) policies.

In addition to the verbal comments and discussions undertaken during a meeting with City of Mississauga staff and those from the relevant conservation authorities held on May 19, 2014, the Region of Peel offers the following comments:

#### General

##### *Section 6.3.2.1 Significant Natural Areas*

There was significant discussion undertaken during our May 19<sup>th</sup> meeting regarding this section and it is our understanding that these policies will be refined based upon those discussions and the written comments provided by the conservation authorities. The Region encourages revisions which more clearly address the various woodland subcategories and the evaluative criteria applicable to each.

In undertaking your revisions it may be useful to clarify what criteria (updated Provincial or Region of Peel criteria in Figure 5 of ROP) will be utilized to identify Significant Wildlife Habitat (bullet 8).

##### *Section 6.3.2.10 – Development and Site Alterations – Habitat of Endangered and Threatened Species*

Please revise to include reference to both Provincial and Federal requirements.

---

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

***Section 6.3.2.12 – Development and Site Alteration – Woodlands***

It is our understanding that this section of the draft amendment is to be further revised. We acknowledge the need for precise wording and will offer comments as necessary on the revised wording provided.

***Section 6.3.5.4 – Replacement of Trees***

We recommend that this section be revised to address suitability for both replacement locations and cash-in-lieu. To this end this section could be revised as follows:

“Where tree replacement cannot be accommodated on-site, the City will require replacement planting or cash-in-lieu for replacement at a suitable location.”

**Definitions**

***Natural Heritage Features and Areas***

The recently released Provincial Policy Statement 2014 includes a new definition for this term. Please revise the proposed MOP definition to address changes made to the PPS.

***Woodlands***

Please revise the proposed definition to be consistent with ROP to address Provincial Modifications to ROPA 21B.

**ROPA 21B**

As of the date of preparation of these comments the above noted Regional Official Plan Amendment is partially under appeal and is scheduled for a further hearing on May 23<sup>rd</sup> 2014. Depending upon the outcome of this hearing and the receipt of a decision, additional comments may be forthcoming to ensure conformance with the Regional Official Plan. We will provide a copy of any decision as soon as it is available so you may accommodate any necessary changes.

**Provincial Policy Statement (PPS) 2014**

Any approvals made after April 30, 2014 must conform to the new PPS. As the draft amendments were prepared in advance of the release of the new PPS, please review the document to ensure that relevant changes to the PPS are reflected within the final draft.

**Exemption from Regional Approval**

Local Official Plan Amendments are generally exempt from approval where they have had regard for the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment.

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**Public Works**

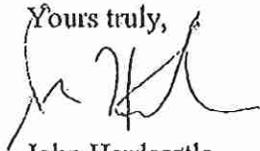
10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

We are satisfied that the proposed amendments generally conform with the ROP, however based upon discussions and comments provided to date and the expected resolution of outstanding appeals to ROPA 21B we are requesting that revisions be provided for further review and comment prior to advising on the exemption of the proposed amendment from Regional approval.

**Summary**

We recognize the intended timing for your Report on Comments and are committed to assist you in achieving your timing commitments. We look forward to concluding this process and are available to discuss revisions at your convenience.

Yours truly,



John Hardcastle  
Manager, Development Services  
Public Works

cc: Mark Head, Melanie Williams and Janet Wong  
Integrated Planning Division, Region of Peel

---

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

Eva Kliwer

---

**From:** Campbell, Joshua <JCampbell@creditvalleyca.ca>  
**Sent:** 2014/05/01 12:20 PM  
**To:** Eva Kliwer  
**Cc:** Laurie Nelson; 'Barb Veale'; Murphy, Gary  
**Subject:** City of Mississauga proposed NH & UF policies OPA

---

Eva,

Further to our discussion regarding the Proposed Natural Heritage and Urban Forest Policies OPA, please find below some key items to be considered and for further discussion. As you are aware, Credit Valley Conservation (CVC), Toronto and Region Conservation and Halton Conservation staff were involved in providing initial comments on the recommended policies through the development of the City's Natural Heritage and Urban Forest Strategy. Recognizing this, the following items are generally related to clarification, conformity and consistency with existing/anticipated Provincial and Conservation Authority (CA) policies;

1. This update provides an opportunity to identify portions of the City's natural heritage system (NHS) plays an important role not only locally and regionally, but also at the larger Provincial scale – including Urban River Valleys and Lake Ontario. It may be useful to include some discussion in Section 6 regarding the Provincial Greenbelt Plan and how Urban River Valleys are intended to be designated and an integral part of the Local NHS.
2. In describing the Green System in Section 6.3 of the draft policies, it may be useful to provide clarity as to what the City's NHS is generally made up of and what is meant by 'significant natural heritage features and areas' and 'other components' in a local context.
3. In the discussion about buffers in Section 6.3 (page 7), reference to consistency with Provincial Guidelines and CA permitting requirements should be included.
4. As you are aware, the recently updated PPS (2014) includes modifications to the Natural Heritage section, including, but not limited to:
  - a. Requirements for developing natural heritage systems at the municipal level;
  - b. Removal of protection for significant habitat of endangered and threatened species – replaced with protection of habitat of endangered and threatened species in accordance with provincial and federal requirements (ESA harmonization);
  - c. Inclusion of protection for 'coastal wetlands' subject to no negative impact test;
  - d. Additional updates to some key definitions as well as minor updates to the water resources and natural hazards policies.

Further discussion regarding the above to ensure consistency and conformity is recommended.

5. Discussion regarding the recently released guidance from Fisheries and Oceans Canada (DFO) for consideration of Federal Aquatic Species at Risk in Official Plans.
6. Some discussion and clarification regarding the proposed Significant Natural Areas (SNA) would be helpful – in particular:
  - a. Relationship between proposed Significant Woodlands policies and Region of Peel policies (i.e. Core, NAC and PNAC);
  - b. The inclusion of other wetlands greater than 0.5 hectare as 'Significant Wetlands';
  - c. Significant Valleylands;

- d. Proposed protection level (i.e. no development or site alteration vs. no negative impact) of the different components of SNA, specifically;
  - i. Significant Woodlands;
  - ii. Regionally Significant Life Science ANSIs;
  - iii. Coastal Wetlands;
  - iv. Other Wetlands;
  - v. Significant Valleylands; and
  - vi. Significant Wildlife Habitat.

7. Some clarification regarding proposed definitions as it relates to sources and consistency with Provincial definitions would be helpful.

I understand City staff will be setting up a meeting to discuss the proposed policies further with Region of Peel and CA staff – we look forward to meeting with you to discuss further. Note I have copied Laurie Nelson (TRCA) and Barb Veale (HCA) who may wish to add to the above list of items.

Thanks,

**Josh Campbell MES, MCIP, RPP**  
Manager, Planning  
Credit Valley Conservation  
1255 Old Derry Road  
Mississauga, ON, L5N 6R4  
Phone: 905-670-1616 x 289  
Fax: 905-670-2210  
Email: [jcampbell@creditvalleyca.ca](mailto:jcampbell@creditvalleyca.ca)  
[www.creditvalleyca.ca](http://www.creditvalleyca.ca)

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Eva Kliwer

---

**From:** Leilani Lee-Yates <LLee-Yates@trca.on.ca>  
**Sent:** 2014/05/12 11:14 AM  
**To:** Eva Kliwer  
**Cc:** Laurie Nelson; Quentin Hanchard; Adam Miller; Mary-Ann Burns; Dena Lewis; Lionel Normand  
**Subject:** Natural Heritage and Urban Forest Strategy - Proposed Mississauga OPA  
**Importance:** High

Hi Eva,

Thank you for providing TRCA staff with the opportunity to review the draft proposed Natural Heritage and Urban Forest Strategy OPA and for inviting us to discuss our comments/initial thoughts with City staff this afternoon. In advance of our meeting, TRCA staff offers the following high level comments to assist with our discussion. We also have more specific questions and comments, which we will put forward at our meeting. It would be beneficial at the beginning of the meeting if City staff could walk us through the key policy changes and restructuring of the OP sections. It is very encouraging that the City has recognized within the OP the CA's respective terrestrial natural heritage systems that complement the City's Green System, as well as the partnerships between the City and CA's in protecting, enhancing and restoring the Green System. Following our meeting, TRCA staff will provide our formal comments for the City's consideration.

**TRCA Draft High-Level Comments:**

1. It would be helpful to include additional headings and subheadings to guide the reader through the policy sections. For example, within section 6.3.1, "Introduction", additional subheadings such as, "Natural Heritage System" and "Urban Forest" would be helpful to break out the descriptions of the various components of the Green System.
2. It would be helpful to include a figure that illustrates the components of the Natural Heritage System within section 6.3.2.
3. How do the new/revised policies affecting wetlands and watercourses relate to the TRCA Living City Policies and O. Reg. 166/06?
4. There is a need to identify Mimico Creek as a component of the Natural Heritage System.
5. It is suggested that the policies within section 6.3.1 are prefaced with the statement, "Mississauga will:", which is consistent with section 6.1. This addition would be helpful for separating the preamble statements from the more specific overarching policies.
6. If the intent of policy 6.3.2.8 is to provide the flexibility to scope and waive the EIS requirement for Special Management Areas and Linkages, for which environmental protection is not required (i.e. "should be protected"), staff is concerned that it will be difficult to meet the tests of this new policy. For example, who will be required to attend the site visit, and what qualifications do they have to determine that developed will not likely result in negative impacts on the natural feature or area or its ecological functions? We would appreciate further discussion on this new policy.
7. Who will be responsible for determining "Minor Development" and "Minor Site Alteration"? What studies will be required to support the position/opinion?
8. Historically this region was completely forested and we now find concentrations of birds funneling up or down the valleys or getting caught up in urban land uses. So the City could consider adding in 6.3.1 that one ecological function of the Green System in general throughout the landscape is to provide refuge to and then safe passage for migratory birds on their movements north and south through the City. This has implications extending far

beyond the City's boundaries (spatially) which is complementary to Section 6.3.1, which touches on having an impact beyond today's communities but toward future generations (temporal).

9. On page 15, the box with all the creeks lists a dozen or more watercourses, which are likely what TRCA would call subwatersheds. We have only one watershed listed, being the Etobicoke Creek watershed. Should the Etobicoke Creek subwatersheds also be listed? Should the Mimico Creek watershed be listed?

---

10. In the glossary definition of wetland, there is likely no need to include fens and even less likely bogs.

We look forward to discussing the above comments in more detail with City staff. Please let me know if you have any questions. Please feel free to share these draft comments with the appropriate CVC and Conservation Halton staff.

Thank you,

**Lellani Lee-Yates, MCIP, RPP** | Senior Planner, Planning and Development | Toronto and Region Conservation Authority | 5 Shoreham Drive | Toronto, ON | M3N 1S4 | ☎ 416 661-6600 ext. 5370 | 📠 416-661-6898 | ✉ [lee-yates@trca.on.ca](mailto:lee-yates@trca.on.ca) | 🌐 [www.trca.on.ca](http://www.trca.on.ca)

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*Thank you.\**

Eva Kliwer

---

**Subject:** FW: Natural Heritage and Urban Forest Strategy - Proposed Mississauga OPA

---

**From:** Barb Veale [<mailto:bveale@hrca.on.ca>]

**Sent:** 2014/05/15 7:33 AM

**To:** Eva Kliwer

**Cc:** Adam Miller; Dena Lewis; Laurie Nelson; Lionel Normand; Mary-Ann Burns; Quentin Hanchard; Angela Dietrich; [JCampbell@creditvalleyca.ca](mailto:JCampbell@creditvalleyca.ca); [Melanie.Williams@peelregion.ca](mailto:Melanie.Williams@peelregion.ca); Lellani Lee-Yates; Lesley Matich

**Subject:** RE: Natural Heritage and Urban Forest Strategy - Proposed Mississauga OPA

Hi Eva,

As indicated at our joint meeting on May 12, 2014, please accept our verbal comments for the purpose of revising the draft proposed OPA policies, in addition to the verbal and written comments from TRCA and CVC staff (which we concur with). Of particular note is the acknowledgment of all creek/river systems within the Mississauga municipal boundaries, including Sixteen Mile Creek as significant valleys within the Natural Heritage System.

We will look forward to receiving and commenting on revised wetland and woodland policies.

Regards,

Barb

Barbara Voale PhD, MCIP, RPP  
Manager of Planning and Regulation Services

Conservation Halton  
2596 Britannia Road West, Burlington, ON L7P 0G3  
905.336.1158 ext. 2273 | Fax 905.336.6684 | [bveale@hrca.on.ca](mailto:bveale@hrca.on.ca)  
[conservationhalton.ca](http://conservationhalton.ca)

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**PROPOSED AMENDMENTS TO SECTIONS 6.1 TO 6.4 OF CHAPTER 6: VALUE THE ENVIRONMENT AND THE DEFINITIONS IN CHAPTER 20: GLOSSARY AND APPENDIX A: TERMS DEFINED IN THE PROVINCIAL POLICY STATEMENT (2005) AND THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2006)**

Chapter 6: Value the Environment (Compilation)

Chapter 20: Glossary (Track Changes)

Appendix A: Terms Defined in the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006) (Track Changes)

## 6 Value the Environment

### 6.1 Introduction

Mississauga is located on the shore of Lake Ontario, part of the largest system of freshwater lakes in the world. Mississauga contains watersheds of the Credit River, Etobicoke Creek and other *watercourses* that form part of the Great Lakes drainage basin. Mississauga is partially within the Carolinian Forest Ecoregion, Canada's most biologically diverse ecological region. This region contains Canada's most rare and endangered plants and animals, and is the most threatened ecological region in Ontario.

The City's Strategic Plan identifies "Living Green" as one of the five pillars of the strategic vision for

the city. Living Green involves implementing measures that are sensitive to, and complement, the natural environment. As the city continues to grow, it is imperative that growth does not compromise the natural environment, including the climate. The health of the natural environment is critical to human and economic vitality and the overall well-being of society. It provides the fundamental necessities of life – clean water, air and land and is an essential component of the fabric and character of communities. Further, climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable city. These policies are the subject of this chapter.

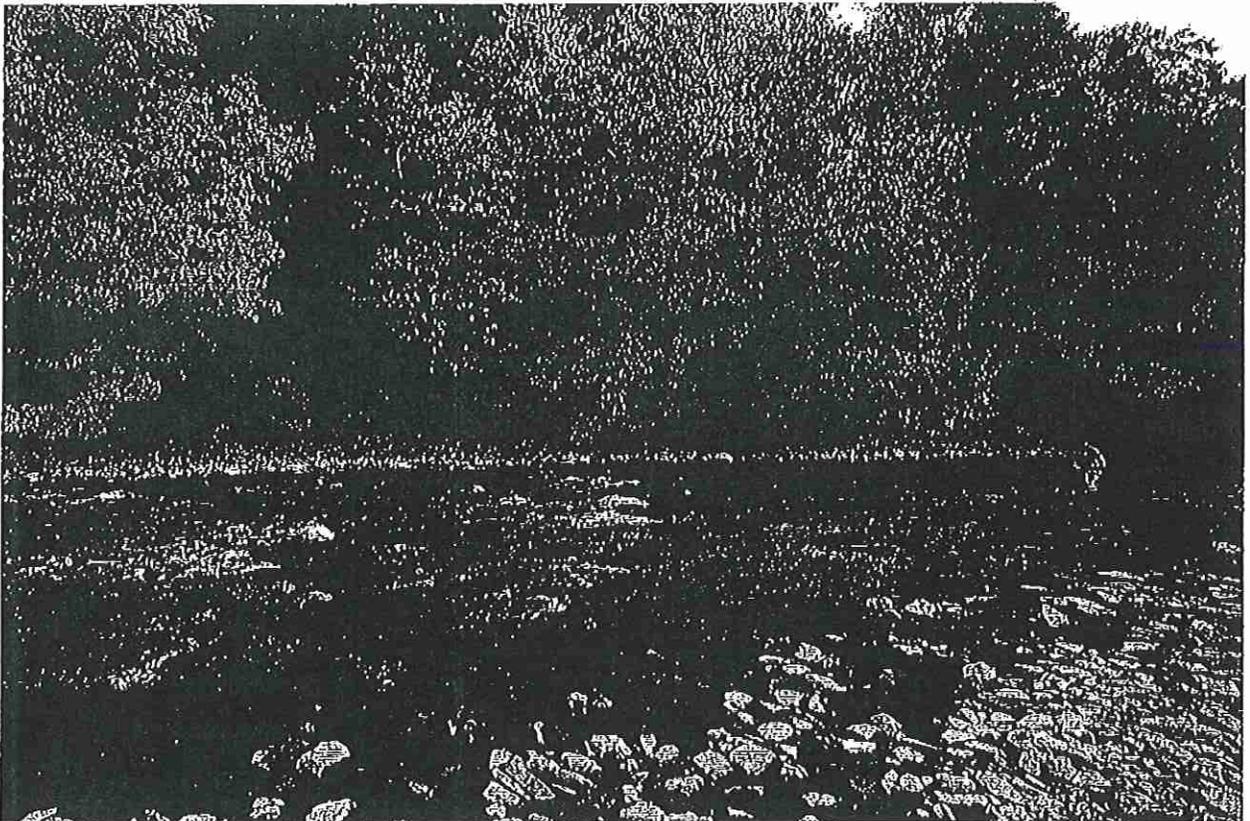


Figure 6-1: As an environmentally responsible community, Mississauga is committed to environmental protection, conducting its corporate operations in an environmentally responsible manner and promoting awareness of environmental policies, issues and initiatives. Residents and businesses have a large role to play to help protect and enhance the land, air, water and energy resources that are enjoyed by all in the city. (Credit River Valley)

Promoting transit as a form of transportation supported by transit supportive uses, which employ compact design principles, will assist in addressing the issues that are negatively impacting the environment. Other chapters of this Plan address these matters and support the Living Green pillar of the Strategic Plan.

There are many opportunities for all lands within the city to contribute to the health of the natural environment. The Green System in Mississauga, consisting of the Natural Heritage System, the Urban Forest, **Natural Hazard Lands** and Parks and Open Spaces, contributes to a valuable natural environment in the city. These areas provide habitats for flora and fauna to thrive and although not all of these areas are within the Natural Heritage System, they serve to support and connect the Natural Heritage System. These areas also provide locations for residents, employees and visitors to recreate and enjoy nature. The Urban Forest, comprising trees on public and private properties in the city, also contributes to a healthy and sustainable city, and should be protected and

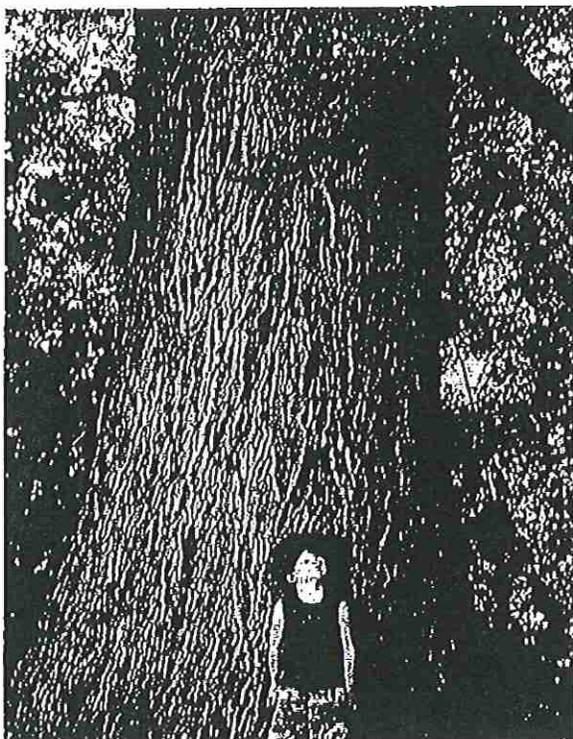


Figure 6-2: Mississauga's *natural heritage features* and their ecological functions will be preserved and enhanced, and natural resources managed wisely, so that current and future generations enjoy a healthy and safe environment.

enhanced where possible.

Water, air and land are essential elements of the environment affected by human activity. Issues such as stormwater, air quality, **contaminated sites**, **waste** generation and noise have a significant impact on the environment and require mitigation and management to reduce their impacts. Sustainably managing land means directing growth to protect and enhance the natural environment, maximize public benefit and contribute to the economy. It means that development is integrated into the community, while **negative impacts** to the Green System, ecological functions and biological diversity are avoided. It also means protecting, enhancing and, where possible, restoring and expanding the Natural Heritage System.

The rehabilitation and development of brownfield sites presents an opportunity to remediate existing contamination and provide opportunities for community improvement. The generation of **waste** and how it is managed is another critical factor in creating a healthy environment. Noise is a common occurrence in an urban environment. Traffic and aircraft noise as well as noise generated by various land use activities needs to be managed and mitigated in order to create a comfortable living and working environment.

6.1.1 Mississauga will:

- a. protect, enhance, restore and expand the Natural Heritage System;
- b. encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System;
- c. protect life and property from natural and human made hazards;
- d. promote pollution prevention, reduction of natural resource consumption and increased use of **renewable energy**;
- e. ensure land use compatibility; and

f. develop monitoring and information/education programs.

6.1.2 Mississauga will promote an *ecosystem approach* to planning.

6.1.3 Mississauga will protect the quality and integrity of its water, air, land and biota for current and future generations.

6.1.4 Mississauga will promote pollution prevention in order to help protect the quality of water, air, and land.

6.1.5 Mississauga will promote education, awareness, community involvement and commitment to community stewardship for the protection and enhancement of the environment.

6.1.6 Mississauga will work with other jurisdictions and levels of government and encourage and support partnerships among the City, industries, businesses and the community to improve air quality, protect and enhance the natural environment, reduce energy use and manage *waste*.

6.1.7 Mississauga will work with other jurisdictions and levels of government, industries, businesses and the community to address climate change mitigation and adaptation.

6.1.8 Sensitive land uses will not be permitted adjacent to existing major facilities such as the airport, transportation corridors, wastewater treatment plants, *waste* sites and industrial and aggregate activities, if adverse effects from these facilities cannot be mitigated.

6.1.9 Sensitive land uses may be considered in proximity to major facilities such as the Airport, transportation corridors, wastewater treatment plants, *waste* sites, industries and aggregate activities only where effective control is provided through appropriate site and building design, buffers and/or separation distances to prevent adverse effects from these facilities.

6.1.10 In accordance with the Provincial Government guidelines, the development proponent

will be required to undertake a feasibility study in those cases where:

a. a sensitive land use is proposed within the area of influence of a facility that generates contaminant discharges; or

b. facility generates contaminated discharges or a proposed facility is likely to generate contaminated discharges. The study will evaluate the impacts, both before and after any proposed mitigation measures are applied and identify options for mitigation both at the source or elsewhere to the satisfaction of the City and other appropriate approval authorities.

## 6.2 Living Green

To create a sustainable environment, everyone should aspire to “live green”. The integration of green development techniques contribute to the environment in a variety of ways. For example, landscaped areas can be naturalized, trees can be planted, stormwater can be managed on-site and green roofs can be constructed.

Climate change is a daunting issue that requires the collective actions of many. While no individual development or municipality can solve the issue of climate change, it is necessary to consider the environmental impacts of every development proposal and planning decision, and mitigation measures to avoid environmental harm and adapt to

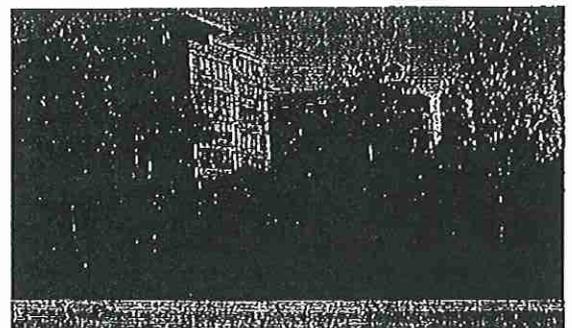


Figure 6-3: Naturalized landscaping with native, non-invasive plants species in the city's employment areas benefits the environment in many ways, such as improving air quality, reducing water consumption and pesticide use, and providing habitat for birds and insects.

changing environmental conditions.

Other chapters of this Plan address creating an urban structure that directs growth to Intensification Areas where compact, mixed use areas will be supported by transit and where walking and cycling will be viable modes of transportation. This is essential to creating an environmentally sustainable city.

This Plan also contains policies regarding the Natural Heritage System. In addition to preserving and enhancing the Natural Heritage System, **stormwater best management practices** for new development can also be employed. Use of green development standards such as Leadership in Energy & Environmental Design (LEED), Green Globes or other customized standards can do much to ensure that new development or existing development is environmentally sustainable.

Individual sites and portions of the public realm can contribute to the health of the environment by incorporating measures such as:

- orienting buildings to be “solar ready” to take advantage of passive heating and cooling;
- connecting to district energy systems;
- using **renewable energy** sources such as solar or geothermal energy;
- managing stormwater runoff using **stormwater best management practices**;
- naturalizing landscapes with native, non-invasive species;
- planting trees;
- installing green roofs or white roofs;
- supporting urban agriculture;
- preventing and reducing pollution; and
- considering the impact of development on sensitive land uses.

6.2.1 Mississauga will strive to be a leader in sustainable development to mitigate, manage and adapt to the impacts of climate change.

6.2.2 Mississauga will build communities that are environmentally sustainable and encourage sustainable ways of living.

6.2.3 Mississauga will develop a green development strategy to enhance environmental sustainability.

6.2.4 Mississauga may develop incentive programs to encourage green development.

6.2.5 Mississauga encourages the retrofitting of existing buildings and developed sites to be more environmentally sustainable.

6.2.6 Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.

6.2.7 Mississauga will require development proposals to address the management of stormwater using **stormwater best management practices**.

6.2.8 Mississauga will encourage the use of green technologies and design to assist in minimizing the impacts of development on the health of the environment.

6.2.9 Pollution concerns may affect water, air and land quality. Mississauga will support other levels of government in their efforts to monitor water, air and land quality and where feasible, to establish programs to screen proposals for their impacts in this regard.

6.2.10 Mississauga will support and encourage initiatives and pollution prevention programs to prevent and reduce the causes and impacts of pollution.

6.2.11 A Pollution Prevention Plan must be undertaken for development, which has the potential to generate pollutant discharges to a storm sewer system or to a water body prior to approval. The plan must consider the use of processes, practices, materials or technology that avoids or

minimizes the creation of pollutant discharges to a storm sewer system or to a water body. The implementation of the recommended measures will be conditions of approval.

6.2.12 Mississauga will encourage tree planting on public and private lands and will strive to increase the Urban Forest canopy.

### 6.3 Green System

The Green System makes up almost 23 per cent of total land cover in Mississauga and is composed of:

- Natural Heritage System;
- The Urban Forest;
- **Natural Hazard Lands;** and
- Parks and Open Spaces.

The principal components of the Green System, as listed above, are part of a broader urban ecosystem that includes other green infrastructure (e.g., trees on boulevards, landscaping on private property) and should be viewed within the context of a single, inter-related system of green spaces. As shown in Figure 6.4 these components are not mutually exclusive.

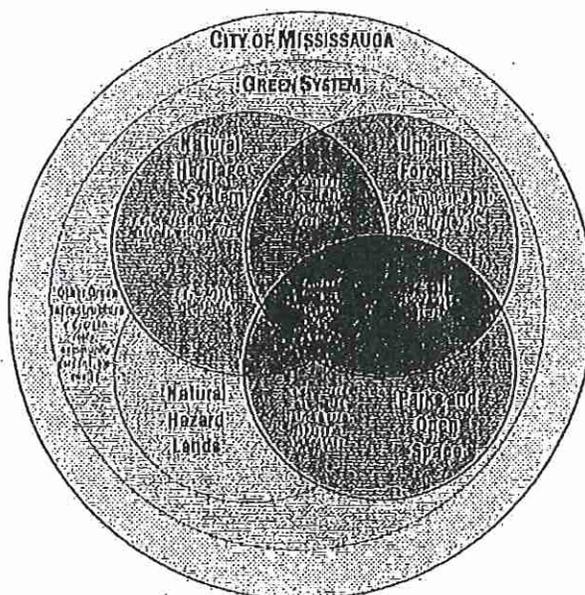


Figure 6-4: The Green System as set out in these components provides opportunities for management, enhancement and stewardship.

The Green System is a response to the challenge of achieving a high level of ecological function and connectivity of *natural heritage features* within an urban environment. *natural heritage features* which are important for their environmental and social values as a legacy of Mississauga’s natural landscape are recognized within the Natural Heritage System.

Given the city’s urbanized setting, lands with trees and vegetation in parks, valleylands and landscaped open spaces in other components of the Green System are also important for providing connections among *natural heritage features* and contributing to hydrologic and ecological functions. Connections may be direct, as when a city park is situated between two features within the Natural Heritage System, or may be indirect by provide “stepping stones” that allow temporary refuge for species that are moving between features.

Lands within the Natural Heritage System perform an essential ecological function. They sustain *biodiversity* by providing habitat for plants and animals and they clean the air and water. The connectivity of the Natural Heritage System is important for maintaining native vegetation communities and providing corridors for urban wildlife. Preserving and enhancing these lands in their natural state is essential to the overall health and functioning of the natural environment. As such, Mississauga will promote and be proactive in the management of its Natural Heritage System.

The Urban Forest includes all the trees within the City of Mississauga on both public and private lands, within the Natural Heritage System as well as along streets, in parks, in yards and on a wide range of open spaces and other land uses. The Urban Forest, as a whole, contributes to the city’s health and the quality of life for those who live, work and play here. As such, the City of Mississauga will promote and be proactive in the sustainable management of its Urban Forest.

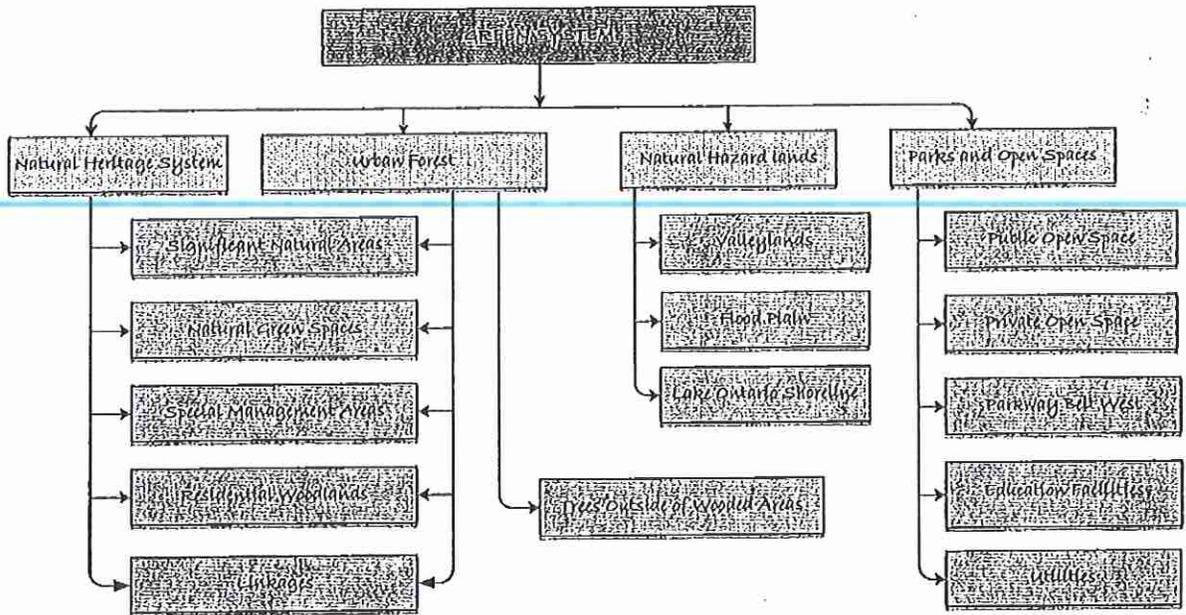


Figure 6-5: The Green System is composed of the Natural Heritage System, Urban Forest, *Natural Hazard Lands* and Parks and Open Spaces.

*Natural Hazard Lands*, as shown on Schedule 3: Natural System, are generally associated with *valley and watercourse corridors* and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. Although the significant valleylands and the valley and *watercourses* are included and discussed under *Natural Hazard Lands*, they are also Significant Natural Areas and form part of the city's Natural Heritage System.

*Watercourse* corridors and the Lake Ontario shoreline, including the physical hazards associated with these areas, are critical to the Natural Heritage System due to the ecological functions, including linkage function, that they provide. Of particular concern within *valley and watercourse corridors* is the preservation and enhancement of fish habitat as an indicator of a healthy environment and for leisure activity and tourism. Lands in southern Mississauga serve an importance ecological function related to the migration of birds and butterflies.

Parks and Open Spaces within the Green System, as shown on Schedule 4: Parks and Open Spaces, have primary uses such as recreational, educational,

cultural and utility services. These lands contain a significant amount of open space such as landscaped areas, lawns and sports fields. These areas have the potential to be managed in a manner that supports and enhances the Natural Heritage System, particularly by providing linkages between *natural heritage features*.

While the city's Natural Heritage System focuses on the protection of *natural heritage features*, areas and linkages, the conservation authorities may identify additional lands that could assist in the achievement of ecological targets to protect and enhance biological diversity. The City recognizes the value of these lands which are part of the city's broader Green System. Restoration, enhancement, management and stewardship of these additional areas is encouraged where feasible.

6.3.1 Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.

6.3.2 The City will promote the Green System to public and private stakeholders as being integral to protecting the city's *natural heritage features*, particularly its role in providing ecological linkages

and ecosystem services.

6.3.3 The City, in partnership with conservation authorities, will seek to initiate a landowner contact program to encourage stewardship on privately-owned lands in the Green System and support partnerships for the naturalization of these lands where feasible.

6.3.4 The City will work with the conservation authorities to encourage restoration, enhancement, stewardship and management of lands identified by conservation authorities as part of their natural heritage systems.

6.3.5 The City will, where feasible, explore and consider opportunities to naturalize City-owned lands, particularly where they abut or directly connect areas within the Natural Heritage System.

6.3.6 The City will seek to enhance the connectivity of lands in the Green System by linking features in the Natural Heritage System through management initiatives on public lands and encouragement of stewardship on private lands.

6.3.7 Buffers which are vegetated protection areas that provide a physical separation of development from the limits of *natural heritage features* and *Natural Hazard Lands*, will be provided to perform

the following:

- maintenance of slope stability and reduction of erosion on valley slopes;
- attenuation of stormwater runoff;
- reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs;
- protection of tree root zones to ensure survival of vegetation;
- provision of a safety zone for tree fall next to *woodlands*;
- enhancement of woodland interior and edge areas through native species plantings;
- enhanced *wildlife habitat* and corridors for wildlife movement; and
- opportunities for passive recreational activities, in appropriate locations.

6.3.8 Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.

## Natural Heritage System

The Natural Heritage System includes natural areas (e.g., meadows, fish and *wildlife habitats*), *woodlands*, wetlands and *valley and watercourse corridors*. These areas represent the pre-settlement landscape, remnant parcels of native vegetation and areas that have been restored to a natural state through naturalization or successional growth.

The location and extent of the Natural Heritage System is conceptually illustrated on Schedule 3: Natural System.

Although some *natural heritage features* are of higher quality than others, it is a fundamental premise that the loss of any portion of the system diminishes the entire system.

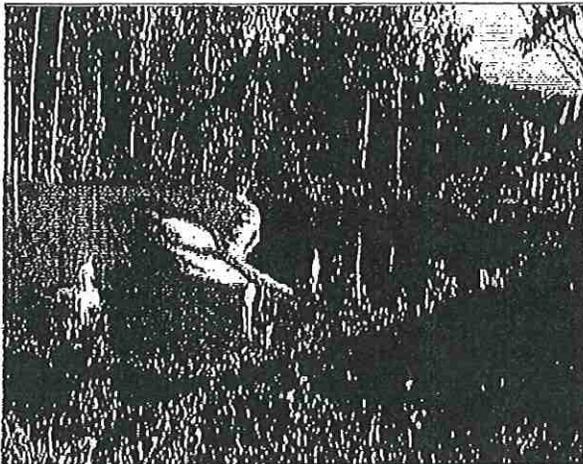


Figure 6-6: Mississauga's parks, green spaces, recreation areas and *natural heritage features* make up the majority of the City's Green System. In addition to its recreational use, the BraeBen Golf Course, built on the former Britannia *Landfill* site, provides natural habitat through the design of landscaping and water features.

6.3.9 Mississauga's Natural Heritage System is composed of the following:

- Significant Natural Areas;
- Natural Green Spaces;
- Special Management Areas;
- Residential Woodlands; and
- Linkages.

6.3.10 The exact limit of components of the Natural Heritage System will be determined through site-specific studies such as an Environmental Impact Study.

6.3.11 Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan.

#### Significant Natural Areas

6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:

- a. provincially or regional significant life science areas of natural and scientific interest (ANSI);
- b. *environmentally sensitive or significant areas*
- c. habitat of threatened species or endangered species;
- d. fish habitat;
- e. significant *wildlife habitat*;
- f. *significant woodlands* are those that meet one or more of the following criteria:
  - *woodlands*, excluding *cultural savannahs*, greater than or equal to four ha;
  - *woodlands*, excluding *cultural woodlands* and *cultural savannahs*, greater than or equal to two ha and less than four ha;
  - any *woodland* greater than 0.5 ha that:
    - o supports old growth trees (greater than or equal to 100 years old);
    - o supports a significant linkage function as determined through an Environmental Impact Study approved by the City in

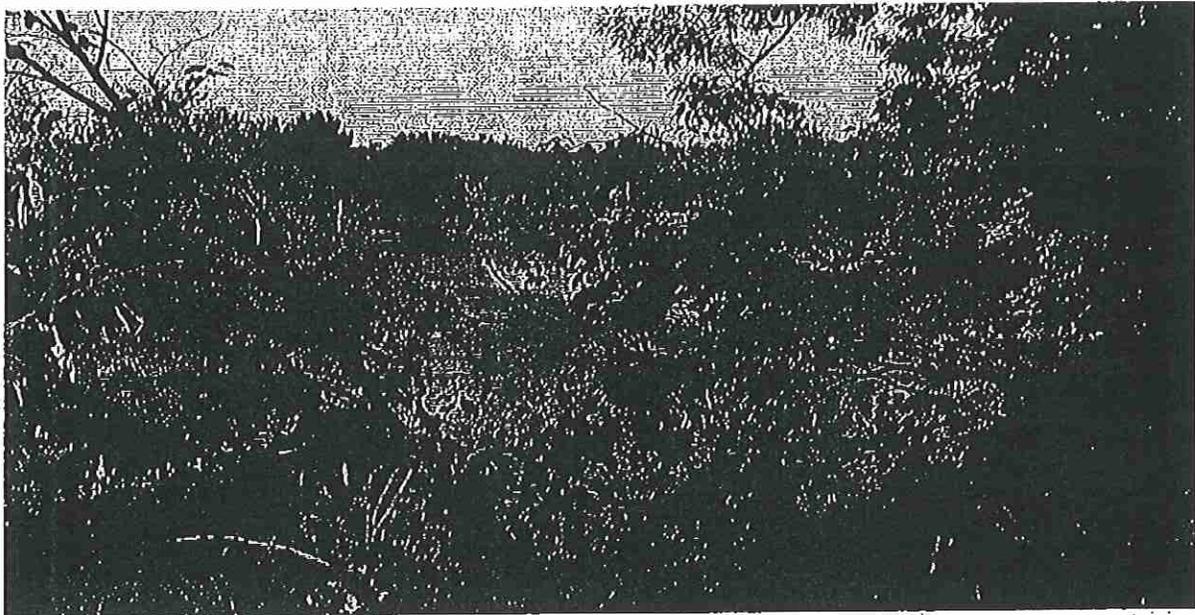


Figure 6-7: Historically, agricultural practices and land development have resulted in displacement and fragmentation of much of the natural environment. The Credit River Valley Corridor is a major component of Mississauga's Natural Heritage System, containing the majority of the City's natural areas.

- consultation with the appropriate conservation authority;
  - o is located within 100 m of another Significant Natural Area supporting a significant ecological relationship between the two features;
  - o is located within 30 m of a watercourse or significant wetland; or
  - o supports *significant species or communities*;
- g. *significant wetlands* are one of the following:
- Provincially *significant coastal wetlands*;
  - Provincially *significant wetlands*;
  - Coastal wetlands; and
  - *other wetlands* greater than 0.5 ha;
- h. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek;

6.3.13 When determining the size of a woodland, areas of *cultural savannahs* and *cultural woodlands* that are confirmed to have significant ecological value that contributes to the integrity and function of the woodland, will be included for the purpose of determining woodland size and included as a Significant Natural Area. This determination will be made through an Environmental Impact Study prepared to the satisfaction of the City and the appropriate conservation authority.

#### Natural Green Spaces

6.3.14 Natural Green Spaces are areas that meet one or more of the following criteria:

- a. woodlands greater than 0.5 ha that do not fulfill the requirements of a significant woodland;

- b. wetlands that do not fulfill the requirements of a *significant wetland*;
- c. *watercourses* that do not fulfill the requirements of a significant valleyland, even if they are predominantly engineered;
- d. all natural areas greater than 0.5 ha that have vegetation that is uncommon in the city.

#### Special Management Areas

6.3.15 Special Management Areas are lands adjacent to or near Significant Natural Areas or Natural Green Spaces and will be managed or restored to enhance and support the Significant Natural Area or Natural Green Space.

6.3.16 Where Special Management Areas are on private lands, the City working with the conservation authorities will encourage landowners to promote stewardship and enhancement of their lands.

#### Residential Woodlands

6.3.17 Residential Woodlands are areas, generally in older residential areas, with large lots that have mature trees forming a fairly continuous canopy and minimal native understorey due to the maintenance of lawns and landscaping.

6.3.18 Lands within Residential Woodlands will be subject to Site Plan Control.

6.3.19 Development proposals and site alteration for lands within a Residential Woodland will have regard for how existing tree canopy and understorey are protected, enhanced, restored and expanded. A site development plan may be required to demonstrate how the following, among other matters, have been addressed:

- a. existing topography and drainage patterns;
- b. maintenance of a high proportion of permeable ground cover to facilitate *ground water recharge*
- c. habitat for tolerant canopy birds (both in migration and for breeding);

- d. habitat for urban wildlife;
- e. connections to other elements within the Green System;

6.3.20 Character area policies may identify additional requirements to protect residential woodlands.

### Linkages

6.3.21 Linkages are those areas that are necessary to maintain *biological diversity* and support ecological functions of Significant Natural Areas and Natural Green Spaces but do not fulfill the criteria of Significant Natural Areas, Natural Green Spaces, Special Management Areas or Residential Woodlands.

6.3.22 Linkages will provide connections between and among other lands within the Green System, particularly the Natural Heritage System and Urban Forest.

### Protecting the Natural Heritage System

6.3.23 Mississauga will have regard for the maintenance of the long term ecological integrity of the Natural Heritage System in all decisions.

6.3.24 The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a. ensuring that development in or adjacent to the Natural Heritage System protects and maintains *natural heritage features* and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity area locations;
- b. placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible;
- c. using native plant materials and non-invasive species, and reducing and/or eliminating existing invasive, non-native plant species to improve

ecological value and the sustainability of indigenous vegetation, where appropriate;

- d. retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state;
- e. the promotion of stewardship within privately and publicly owned lands within the Natural Heritage System;
- f. controlling activities that may be incompatible with the retention of the Natural Heritage System and associated ecological functions; and
- g. regulation of encroachment into the Natural Heritage System and other public open spaces.

6.3.25 New lots created by land division or units or parcels of tied land (POTLs) created by condominium that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study.

6.3.26 Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenland and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control,

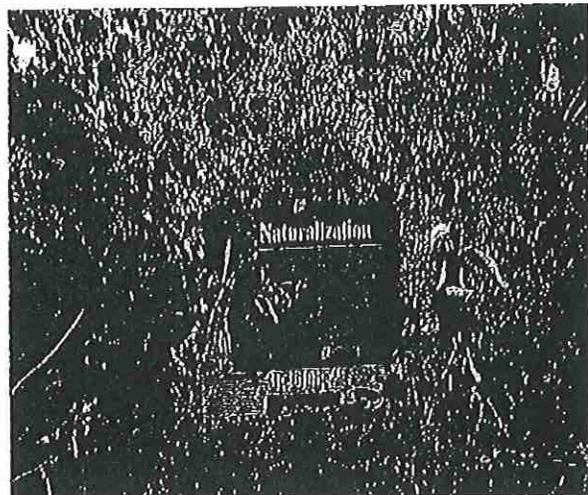


Figure 6-B: Mississauga promotes and is proactive in the management of its natural heritage areas and the protection of its ecological functions.

essential infrastructure and passive recreation.

6.3.27 Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any *negative impacts* minimized. Any *negative impact* that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the *Environmental Assessment Act*. When not subject to the *Environmental Assessment Act*, an Environmental Impact Study will be required.

6.3.28 Notwithstanding the policies of this Plan, development and site alteration will not be permitted in the following areas:

- a. Provincially *significant wetlands* or Provincially *significant coastal wetlands* which are or meet the criteria of a Significant Natural Area;
- b. habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements;
- c. fish habitat, except in accordance with Provincial and Federal requirements; and
- d. Core Areas of the Greenlands System as defined in the Region of Peel Official Plan, except in accordance with Regional requirements.

6.3.29 Development and site alteration on lands adjacent to a Provincially *significant wetland*, Provincially *significant coastal wetland* and habitat of endangered species and threatened species or other Significant Natural Area will require an Environmental Impact Study, demonstrating no *negative impact* to the *natural heritage features* or on their ecological function, to the satisfaction of the City and appropriate conservation authority.

6.3.30 Conservation, education, trails and nature appreciation activities may be allowed in Provincially *significant wetlands* and Provincially *significant*

*coastal wetlands* subject to review and approval by the City and appropriate conservation authority.

6.3.31 Setbacks and buffers adjacent to fish habitat areas will be determined by an Environmental Impact Study, which will conform to approved fisheries management plans.

6.3.32 Development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no *negative impact* to the *natural heritage features* and their ecological functions and opportunities for their protection, restoration, enhancement and expansion have been identified. This will be demonstrated through a study in accordance with the requirements of the *Environmental Assessment Act*. When not subject to the *Environmental Assessment Act*, an Environmental Impact Study will be required.

6.3.33 Environmental Impact Studies will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal. It will also outline measures to protect, enhance, restore and expand the Natural Heritage System and associated ecological functions. Environmental Impact Studies will be prepared to the satisfaction of the City and appropriate conservation authority.

6.3.34 The requirement for an Environmental Impact Study may be waived at the discretion of the City in consultation with the appropriate conservation authority, subject to the following:

- a. where the impacts of the proposed development or site alteration are expected to be limited in area or scope;
- b. it is determined through a site visit that development will not likely result in *negative impacts* on the *natural heritage feature* or its ecological functions; and
- c. where site specific studies fulfill the requirement of an Environmental Impact Study.

6.3.35 The expansion and connection of the Natural Heritage System will be encouraged. Where appropriate, Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and buffers will be incorporated with public parkland and will be managed in accordance with Natural Heritage System policies.

6.3.36 In Significant Natural Areas and Natural Green Spaces, recreation potential will be restricted to protect the *natural heritage feature* and its ecological function. Formalized passive recreational uses such as trails may be permitted to minimize the impacts of uncontrolled public access.

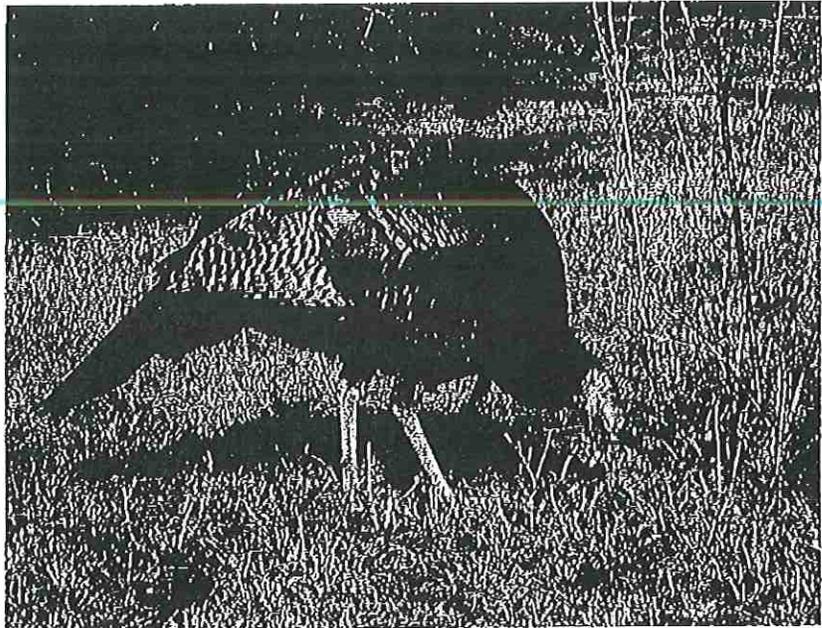


Figure 6-9: Natural areas provide habitat for many plants, birds, insects and animals which are important for maintaining biological diversity.

6.3.37 Mississauga, in consultation with the appropriate conservation authority, will continue to improve the ecological function of *watercourses* and the Lake Ontario shoreline through means such as:

- a. naturalization with native non-invasive plants;
- b. establishment of buffer areas; and
- c. *watercourse* and shoreline restoration and protection, where appropriate.

6.3.38 Privately owned lands in the Natural Heritage System are not intended to be open to the public. Consideration will be given to public acquisition of these areas through the development approval process or through the City's land securement program.

## Urban Forest

The Urban Forest means all the trees in the city, including those within and outside of the Natural Heritage System, and on public and private lands, as well as the soils that sustain them.

Trees are a fundamental component of a healthy city and sustainable community. As such, trees are a valuable asset to the city and contribute to community pride and cultural heritage. The Urban Forest within Mississauga consists of 2.1 million trees on both private and public property.

Trees in the urban setting provide environmental, social and economic benefits such as:

- reducing air pollution by removing carbon, dust and airborne particles;
- improving overall air quality;
- reducing urban heat island effect;
- reducing energy needs for cooling and heating;
- assisting in mitigating climate change effects;
- intercepting rainfall to reduce runoff, increase *groundwater recharge* and prevent soil erosion;
- reducing noise pollution;
- creating *wildlife habitat*;
- enhancing flora and fauna diversity;

- assisting in improving public health; and
- contributing to the quality and character of the urban environment.

6.3.39 The Urban Forest is composed of wooded areas within the Natural Heritage System and individual trees on public and private property.

6.3.40 Natural Heritage System policies are applicable to the Urban Forest. This includes policies regarding Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and Residential Woodlands and all related policies.

6.3.41 The Urban Forest will be protected and managed with the goals of:

- a. maintaining and increasing the city's canopy cover;
- b. improving both species and structural diversity, as well as overall health; and
- c. being more evenly distributed across the city.

6.3.42 Mississauga will protect, enhance, restore and expand the Urban Forest. This will be achieved by the following:

- a. developing and implementing a strategic planting program, specific to distinct geographic areas within the city;
- b. developing and implementing a strategic proactive maintenance program pertaining to trees on public land;
- c. providing sustainable growing environments for trees by allocating adequate soil volumes and landscaped areas during the design of new development and infrastructure projects;
- d. developing and implementing consistent standards for tree protection and planting across the city;
- e. ensuring development and site alteration will not have *negative impacts* on the Urban Forest;
- f. increasing tree canopy coverage and diversity, by planting trees appropriate to the location and

avoiding the use of non-native tree and shrub species that are invasive;

- g. regulating the injury and destruction of trees on public and private property;
- h. promoting the management and enhancement of the Urban Forest on public and private property;
- i. providing public education and encouraging stewardship;
- j. providing strategic partnerships with regulatory agencies and others to address invasive non-native species and diseases and other management challenges; and
- k. compliance with by-laws pertaining to tree preservation and protection.

6.3.43 The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and improve *wildlife habitat* will be encouraged.

6.3.44 Development and site alteration will demonstrate that there will be no negative impacts to Urban Forest. An arborist report and tree inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, will be prepared to the satisfaction of the City in compliance with the City's tree permit by-law.

6.3.45 Where tree replacement cannot be accommodated on-site, the City may require cash-in-lieu for replacement trees elsewhere or replacement plantings at a location approved by the City.

6.3.46 Mississauga may require ecologically based woodland management plans of a landowner prior to municipal acquisition.



Figure 6-10: *Valley and watercourse corridors* such as the Credit River corridor are subject to naturally occurring physical and ecological processes such as flooding and erosion. This can result in conditions that are hazardous to life and property, making these lands unsuitable for development.

## Natural Hazard Lands

The health of the natural environment is intricately tied with conserving the stability and quality of land, soil and water. A priority for development and site alteration is to protect life and property and restore the health and stability of soil and land where it is compromised.

*Natural Hazard Lands* are generally unsafe and development and site alteration will generally not be permitted due to the naturally occurring processes of erosion and flooding associated with river and stream corridors and the Lake Ontario shoreline. *Natural Hazard Lands*, shown on Schedule 3: Natural System, will be designated Greenbelt.

Proper management of the Lake Ontario shoreline, the *watercourses* and their riparian corridors is crucial to ecosystem health and diversity,

sustainable living and the protection of human health and safety.

*Natural Hazard Lands* and buffers will be designated Greenbelt and zoned to protect life and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.

## Valleylands

Valleylands are shaped and reshaped by natural processes such as flooding and erosion. In general, erosion hazards associated with valleylands include consideration for slope stability and *watercourse* erosion, which are also interrelated with the flood hazard. The degree and frequency with which the physical change occurs in these systems depends on many factors such as extent and type of vegetation present, soil/bedrock type, and the characteristics of the erosion and flood hazards present.

Development adjacent to valleylands and *watercourse* features must incorporate measures to ensure public health and safety; protection of life and property; as well as enhancements and restoration of the Natural Heritage System

6.3.47 Development and site alteration will not be permitted within erosion hazards associated with valleyland and *watercourse* features. In addition, development and site alteration must provide an appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.

6.3.48 Development adjacent to valleyland and *watercourse* features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.

6.3.49 Development on lands containing a *watercourse* system will be subject to the recommendations of the applicable erosion rehabilitation study where one has been established for that watershed. Where no such recommendations or study are in place, it shall be demonstrated by the proponents of development that the *watercourse* is stable, either with or without the installation of erosion protection works, to the satisfaction of the City and the appropriate conservation authority.

#### Flood Plain

Lands subject to flooding are a danger to life and property and, as such, development is generally prohibited. However, it is recognized that some historic development has occurred within flood plains and may be subject to special flood plain policy consideration.

6.3.50 Development in flood plains will be subject to the *one-zone concept*, except where a special policy area or *two-zone floodplain management concept* has been approved.

6.3.51 Development and site alteration is generally prohibited on lands subject to flooding.

6.3.52 Where historic development has occurred in the flood plain, minor works may be permitted subject to detailed studies to the satisfaction of the City and appropriate conservation authority.

6.3.53 The construction of buildings or structures permitted in or adjacent to the flood plain will be protected to the elevation of the Regulatory Flood and will not impact upstream or downstream properties. Additional flood protection measures to be implemented relative to individual development applications will be determined by the City and the appropriate conservation authority.

6.3.54 Access for development adjacent to or within the flood plain will be subject to appropriate conservation authority policies and the policies of the City.

6.3.55 In recognition of municipal trans-boundary *watercourses* such as the Credit River and Etobicoke Creek, which are identified in the Provincial Greenbelt Plan as external connections, as well as other *watercourses*, emphasis will be placed on partnerships among municipalities and conservation authorities to improve the ecosystem health of the *watercourse* corridors. Stewardship of these systems should improve their ability to function as a greenway given their scale and relationship to Lake Ontario.

#### Lake Ontario Shoreline

The Lake Ontario shoreline is an integral component of the Green System and is a key Provincial linkage due to the unique ecological functions and habitats it provides. In addition, it has an important role in leisure activity and tourism.

To sustain the health of shoreline and watershed ecosystems, the local physical and ecological functions should be retained in an undisturbed state to the greatest extent possible and, where deemed appropriate, enhanced and restored. Effective natural hazards management and ecological conservation can only occur on a comprehensive shoreline or watershed/*sub-watershed* basis.

6.3.56 Where modifications to the existing Lake Ontario shoreline occur they should contribute to its restoration, the healthy functioning of coastal processes, and include opportunities for the creation and enhancement of aquatic and other *wildlife habitat*, where appropriate.

6.3.57 Development and site alterations along the Lake Ontario shoreline will be evaluated in the context of their potential impact on the overall physical and ecological functions occurring within the defined shoreline or watershed management area.

6.3.58 Mississauga will encourage the health and integrity of the Lake Ontario shoreline be protected, enhanced and, where possible, restored through development. Any mitigative measures to address natural hazards associated with the Lake Ontario shoreline will protect and enhance ecological functions.

6.3.59 Development and site alteration will not be permitted within Hazardous Lands adjacent to the Lake Ontario shoreline, which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards, unless it meets the requirements of the appropriate conservation authority and the policies of the City.

6.3.60 Development proposals may be required to incorporate and/or restore *natural heritage features* including their ecological functions, along the Lake Ontario shoreline.

6.3.61 As a condition of development approval, lands adjacent to the Lake Ontario shoreline may be placed in public ownership for their long term protection. Prior to placing lands in public ownership, the applicant will be required to determine what shoreline protection works are required, if any, and will be required to install such works to the satisfaction of the City, the appropriate conservation authority and other public agencies that have jurisdiction over the Lake Ontario shoreline.

6.3.62 Development and site alteration must comply with the City's Erosion and Sediment Control By-law

to the satisfaction of the City and appropriate conservation authority, where applicable.

6.3.63 An Erosion and Sediment Control Study may be required for development and site alteration, where appropriate.

## **Parks and Open Spaces**

Parks and Open Spaces within the Green System include:

### **Public Open Space**

- City parks and trails;
- public golf courses;
- public cemeteries;
- stormwater management facilities;
- conservation;
- recreation; and
- urban agriculture.

### **Private Open Space**

- private parks;
- private golf courses;
- private cemeteries;
- conservation; and
- urban agriculture.

### **Parkway Belt West**

#### **Educational Facilities**

- open space associated with educational facilities e.g. school yards.

#### **Utilities**

- major utility and service corridors; and
- other open space lands in public ownership e.g. water reservoirs, pumping stations.

Public parkland is a vital component in the life of residents and contributes to the environmental, social and economic health of the city. City parks contribute to environmental sustainability and strengthen communities by making them more attractive places to live, work and play.

Access to parks allows for regular physical activity, which improves health, reduces the risk of a wide range of diseases and is important to social and mental health. In addition to the benefits of exercise, contact with the natural environment and opportunities for social interaction improves psychological health.

Parks also have a role in creating a complete community and strong economy. The availability of a park system is a factor for residents and businesses concerned about quality of life.

The city has an extensive system of public parks and trails, comprised of over 2 700 hectares of public parkland. Many of these parks are in Neighbourhoods and were acquired as residential areas were developed. In the next phase of the

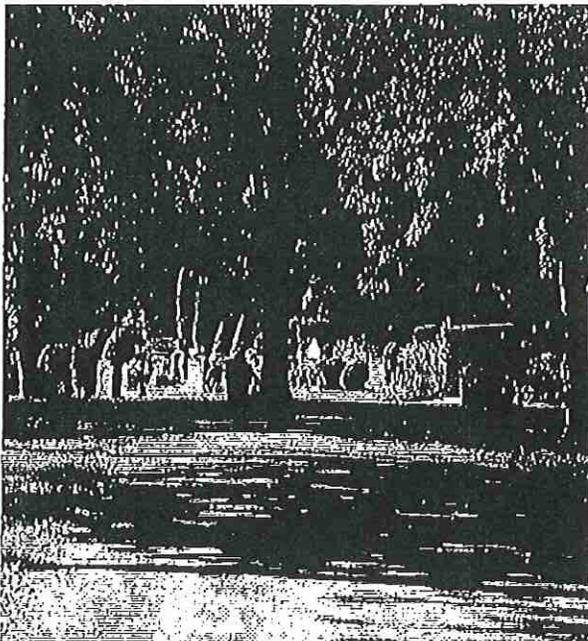


Figure 6-11: Cemeteries are permitted within Public Open Space and Private Open Space. Cemeteries are serene places for remembrance. Some cemeteries also include passive amenities such as sitting areas and trails. (Streetsville Public Cemetery)

city's development, it will be important to develop parks that are more urban in nature within the Downtown and Uptown Major Node.

Public parkland expresses two distinct parkland functions that occur at various scales and levels of accessibility: destination parks and community parks. The different park classifications are further described and their locations identified in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan.

Open space includes such uses as golf courses, cemeteries, private open space and lands associated with community centres, public schools and utility corridors.

These lands have a variety of functions. Some such as golf courses and private open space, provide a recreational function, while others provide social, educational or utility services.

While it is understood that the open space portions of these lands must be maintained in a manner that accommodates their primary function, these lands can make a significant contribution to a healthy environment by employing environmentally sensitive management techniques and practices. Allowing portions of their lands to naturalize, limiting the use of fertilizers and pesticides by utilizing integrated best management practices, planting native trees and shrubs, and maximizing land area with pervious surfaces, are some methods that provide environmental benefits.

6.3.64 Mississauga will value and wisely manage its parkland and open spaces.

6.3.65 Mississauga will own, lease, operate, maintain and administer public parkland and facilities to meet the recreational, cultural, educational and social needs of residents.

6.3.66 Public parkland will be designed to allow access for a variety of complementary activities through interconnections of pathways, a multi-use recreational trail and the public parkland network; and to provide a safe and accessible environment through development of clear sightlines, openness

and visible entrances that can be achieved by maximizing street frontages where possible.

6.3.67 Public parkland will contain unstructured or landscaped areas for sedentary uses, where possible.

6.3.68 Parks should generally be accessible for residents within 800 m of their dwelling and be located as centrally as possible within a residential area.

6.3.69 The minimum city wide parkland provision is 1.2 ha per 1 000 population.

6.3.70 A park containing major recreational and sport facilities serving an area greater than Mississauga, may be established.

6.3.71 The provision of recreational facilities within destination parks and community parks will be responsive to identifiable needs and in general conformity with the guidelines contained in the Future Directions for Library, Recreation, Parks and Natural Areas Master Plan.

6.3.72 Where possible, destination type parks should provide a higher level of accessibility to persons with disabilities.

6.3.73 In addition to the parkland identified on Schedules 4: Parks and Open Spaces and 10: Land Use Designations, additional public parkland may be acquired through the processing of development applications or through purchase.

6.3.74 Land conveyed to Mississauga for use as public parkland and/or Greenbelt will be in a condition that is acceptable to the city.

6.3.75 Mississauga will negotiate with the appropriate authorities for the use of rights-of-way to accommodate public open space uses.

6.3.76 Public parkland may incorporate components of the Natural Areas System to provide opportunities for enjoyment, appreciation and protection of nature.

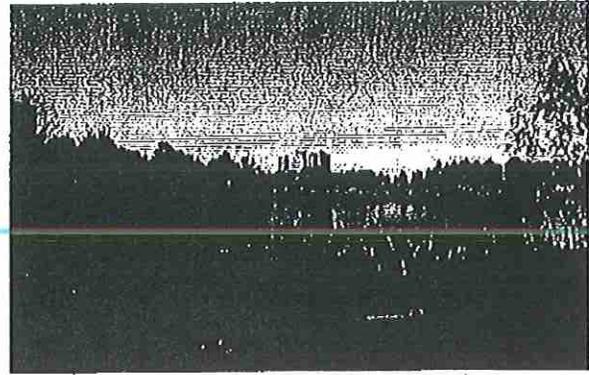


Figure 6-12: Mississauga has more than 480 parks and *woodlands*, these include parks for active recreational uses, while others include naturalized areas that are to be preserved and enhanced. Open spaces are fundamental to the Green System as they provide not only a recreational use but also social, educational and utility services. (Lake Aquitaine)

6.3.77 Natural Areas acquired by Mississauga will be designated in accordance with the policies of this Plan. Recreational activities will be restricted to protect the ecological viability of these areas.

6.3.78 Where Public Open Space contains or abuts the Natural Areas System, the policies for the Natural Areas System will apply.

6.3.79 The potential for Public Open Space areas to expand or connect the Natural Areas System will be encouraged to ensure that sensitive areas, particularly *woodlands*, are maintained and enhanced.

6.3.80 Stormwater retention and stormwater quality ponds are generally not appropriate uses for public parkland. In some instances however, overland flow and stormwater facilities may be accommodated in public parkland.

6.3.81 Wherever possible, significant treed areas throughout Mississauga will be incorporated into the Public Open Space network. Where appropriate, these areas will be retained in a natural condition or be permitted to regenerate to assume a natural state. Active recreation will be restricted to lands that have been specifically acquired and developed for such purposes.

6.3.82 Mississauga recognizes the Lake Ontario waterfront as a vibrant area of lake dependent and

lake enhanced activities, with natural habitat areas protected, enhanced and restored and heritage resources incorporated. Through land acquisition, capital works and the review of proposals, Mississauga will endeavour to ensure this vision is realized.

6.3.83 Mississauga will encourage open space landowners to employ stormwater management best management practices and planting of native non-invasive species.

6.3.84 Cemeteries will be permitted in Public Open Space and Private Open Space designations and will be subject to the following:

- a. as cemeteries constitute an open space use, consideration will be given to using public cemeteries for passive open space purposes. However, cemeteries that are privately owned are not intended to be open to the public;
- b. cemeteries and related facilities will be located to minimize conflict with existing and future land use and transportation; and
- c. cemeteries will recognize, reflect and integrate all natural and cultural heritage resources within and/or adjacent to cemetery property.

6.3.85 Where lands are designated Private Open Space, it is not intended that they be free and open to the general public nor that they will be necessarily acquired by the City or any other public agency. Consideration will be given however, to public acquisition of these lands through the development approval process or through the City's land securement program.

6.3.86 The development of private parks may be permitted subject to the following conditions being met:

- a. adequate access;
- b. compatibility with adjacent uses;
- c. protection, enhancement and restoration of the Natural Areas System; and

- d. an approved site plan, where applicable.

**No change in the following sections:**

**6.3.4 Parks and Open Spaces**

**6.4 Water**

**6.4.1 Water Conversion**

**6.4.2 Stormwater and Drainage**

**6.5 Air Quality**

## 6.6 Soil Conservation

Soil is vulnerable to erosion by wind and water, particularly during the construction process. Erosion affects water resources by reducing water quality and the condition of aquatic habitat through siltation. Reduced water quality in rivers, creeks and Lake Ontario also affects recreational opportunities such as fishing. Erosion can also damage vegetation by exposing roots, which assist in stabilizing soils. Loss of vegetation compromises the Natural Areas System and Urban Forest. Eroded soils compromise the functionality of key infrastructure such as sewers and ditches, thereby increasing the frequency and severity of flooding. In addition, soil erosion, due to wind, causes dust and particulate matter, which affects human health.

Appropriate measures associated with development must be taken to safeguard public safety, protect property, enhance recreational opportunities and prevent damage to the environment due to erosion.

6.6.1 Proponents of development and site alteration will ensure there are no risks to life, safety, health, property and ecosystem health associated with soil erosion.

6.6.2. Proposals for development and site alteration will incorporate appropriate buffers adjacent to



Figure 6-13: Erosion can result in serious danger to property, people, water resources, vegetation and infrastructure. Adherence to development standards and policies reduces these dangers and protects life and property.

*watercourses*, Natural Areas and parks to protect against soil erosion and sediment impacts.

6.6.3 Topsoil will be protected by regulating and controlling construction, design and maintenance activities or any activity resulting in site alteration.

6.6.4 Maintaining vegetation to protect against erosion and degradation of topsoil will be required unless authorized by the City.

**No change in the following sections:**

**6.7 Brownfield Sites**

**6.8 Waste Management**

**6.9 Noise**

## 20 Glossary

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All terms listed in the glossary, where used, are bolded and italicized in the Official Plan text.

### ACTIVE TRANSPORTATION

means any form of self-propelled transportation, which relies on human energy and mobility assisted devices such as, walkers, wheel chairs and scooters. *Active transportation* modes include: walking, jogging, cycling, and in-line skating. Typically, these modes utilize on-road and off-road facilities such as sidewalks, cycling lanes, and multi-use trails and may also be combined with public transit.

### ANCHOR HUBS

means the *Major Transit Station Area* associated with the regional transportation system, that has significant potential to attract and accommodate new growth and development. These hubs have the potential to be planned for major institutions, employment centres, shopping centres. *Anchor hubs* also have strategic importance due to their relationship with the Downtown and Airport.

### BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.

### COGENERATION

means the generation of two or more forms of heat energy, electrical power and mechanical power from one fuel source, such as gas or renewable sources, but excluding oil, coal and nuclear.

### COMMUNITY FACILITIES

means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private gyms, banquet halls/conference centres or convention centres are not considered *community facilities*.

### CONTAMINATED SITES

means property or lands that have not been rehabilitated and, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites include some industrial lands, some transportation facilities, electrical facilities, and some abandoned mine hazards.

## CORRIDOR

means lands adjacent to and framing a right-of-way. (Corridors are shown on Schedules 1: Urban System and 1c: Urban System - Corridors.)

## CULTURAL SAVANNAHS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally-based disturbances, often containing a large proportion of non-native species and having 25 to 36% cover of coniferous or deciduous trees. *Cultural savannahs* may be second or third growth *woodlands* that occur on land where the forest was completely or partially removed at various points in time. These *woodlands* vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank, all of which influence natural succession processes and species composition. *Cultural Savannahs* may include *Plantations*.

## CULTURAL WOODLANDS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally-based disturbances, often containing a large proportion of non-native species and having 36 to 60 percent cover of coniferous or deciduous trees. *Cultural woodlands* may be second or third growth *woodlands* that occur on land where the forest was completely or partially removed at various points in time. These *woodlands* vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental

characteristics such as soil type, moisture, exposure and seed bank, all of which influence natural succession processes and species composition. *Cultural Woodlands* may include *Plantations*.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

means the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.

## dB(A)

means a sound pressure level indicated by a measurement system that includes an A-weighting network. The A-weighting network approximates the relative sensitivity of the normal human ear to different frequencies of sound. The resulting value is in decibels and is commonly labelled *dB(A)*.

## ECOSYSTEM APPROACH

means an approach to planning and management which recognizes that economy, community, and environment are inextricably linked and equally important for the health of the city.

## ELECTRIC POWER DISTRIBUTION AND TRANSMISSION FACILITY

means buildings, structures and infrastructure that facilitate the distribution of electric power such as hydro lines, transformers, transfer stations and switch gear but does not include a *major power*

## MINOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is less than ten megawatts and where the method of production is limited to: *renewable energy*; the combustion of natural gas, oil and propane; and *cogeneration*.

## NATURAL FEATURES, AREAS AND LINKAGES, INCLUDING THEIR ECOLOGICAL FUNCTIONS

refers to ecological features, processes, and systems within Natural Areas and as connections between Natural Areas.

## NATURAL HERITAGE FEATURES

means lands within the Natural Heritage System.

## NATURAL HAZARD LANDS

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Ontario, this means the land between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

## NEGATIVE IMPACT

means degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features and their related hydrologic functions, due to single, multiple or successive development. In regard to fish habitat, any permanent alteration or destruction to fish habitat, except where in conjunction with the appropriate authorities it has been authorized under the *Fisheries Act*. In regard to other *natural heritage features*, *negative impact* means degradation that threatens the health and integrity of the natural feature or its ecological functions. In regard to the urban forest, *negative impact* means no net loss to the existing canopy cover. Replacement canopy cover will be evaluated based on the potential canopy cover into the future (e.g., 10 to 20 years) assuming normal growth of planted stock.

## NET RESIDENTIAL HECTARE

means:

- for detached, semi-detached, duplex, townhouse, and other dwelling types with individual frontages, a *net residential hectare* includes the land for residential lots and
- common element roads, but excludes public and other forms of private roadways; and
- for condominium units and apartment blocks, a *net residential hectare* includes the land for residential units, private internal roads and parking, landscaped areas, private open space, and other associated amenities

## NOISE EXPOSURE FORECAST (NEF)

means the value at a ground position providing an estimate of the integrated noise exposure produced by all types of aircraft at an airport, based on the actual or projected number and type of aircraft as well as the yearly runway utilization. The NEF system takes into consideration the number of flights, the duration of noise, the time of day, the frequency components of the noise and the noise potential of different types of aircraft operating under specific conditions. NEF values increase or decrease in a logarithmic manner, and the resultant scale is aimed at approximating the human response to a complex noise exposure situation.

## NOISE EXPOSURE PROJECTION (NEP)

similar to the NEF with the exception that it provides authorities with long range guidance in land use planning based on a projection of aircraft traffic levels, aircraft types, and runway configurations over a specific future time period.

## NOISE EXPOSURE PROJECTION (NEP)/NOISE EXPOSURE FORECAST (NEF) COMPOSITE NOISE CONTOUR

means a line linking specific locations predicted to be subject to the same noise exposure value based on the most stringent of an airport's NEF and NEP.

## ONE-ZONE CONCEPT

means the approach whereby the entire floodplain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

## OTHER WETLAND

~~means any wetland that is not a provincially significant wetland.~~

~~means any wetland and coastal wetland that contributes to the Natural Heritage System that is not evaluated as a provincially significant wetland, as determined by the City in consultation with the appropriate conservation authority.~~

## PLANTATION

~~means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted, often characterized by regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to natural forest.~~

~~Plantations exclude lands that are:~~

- ~~a. managed for production of fruits, nuts, Christmas trees or nursery stock;~~
- ~~b. managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or~~
- ~~c. re-established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the City, without a woodland restoration objective.~~

*generating facility or minor power generating facility.*

## **ENVIRONMENTALLY-SENSITIVE OR SIGNIFICANT AREA**

means places where ecosystem functions or features warrant special protection. These may include but are not limited to rare or unique plant or animal populations or habitats' plant or animal communities, or concentrations of ecological functions. In the city, *environmentally-sensitive or significant areas* are inventoried and designated by Conservation Authorities and the Provincial Government.

## **FLOODLINE**

means a line as determined in accordance with criteria specified by the Provincial Government.

## **FLOOR SPACE INDEX (FSI)**

means the ratio of the gross floor area of all buildings on a site to the net developable area of that site. The gross floor area calculated for purposes of *floor space index (FSI)* is generally measured from the exterior of outside walls, but does not generally include mechanical areas, stairwells, washrooms, elevators, storage, and parking or other items as defined in specific Zoning By-laws.

## **FLORISTIC CO-EFFICIENT**

means a system whereby the flora of Ontario are ranked in descending order by a plants needs for the quality of habitat in which they will persist and thus are restricted to those habitats. For detailed

information regarding *floristic co-efficients*, the City of Mississauga Natural Areas Survey, should be consulted.

## **FLORISTIC QUALITY INDEX (FQI)**

means a system that allows for an objective numerical evaluation of an area based on the quality of its flora. For detailed information regarding the methodology for calculating the *Floristic Quality Index (FQI)*, the City of Mississauga Natural Areas Survey, should be consulted.

## **GATEWAY HUB**

means a *Major Transit Station Area* with high current or potential development capacity that makes it a significant origin and/or destination on the transit system. *Gateway hubs* may also locate at the interchange between two or more current or planned regional rapid transit lines.

## **GROUND WATER RECHARGE**

means an area in which there is significant addition of water by natural processes to ground water.

## **HERITAGE EASEMENT**

means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity.

## HERITAGE IMPACT STATEMENT

means a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences.

## HIGHER ORDER TRANSIT

means transit that generally operates on its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed traffic transit. *Higher order transit* can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.

## INTENSIFICATION CORRIDOR

means the lands within approximately 200 to 300 metres of the centre line of roads identified as having the potential for higher density mixed use development consistent with planned transit service levels.

## LANDFILL

means the disposal of *waste* by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the *waste* into a cell and covering the *waste* with materials at regular intervals.

## Leq

means the equivalent sound level of a fluctuating sound expressed in the same terms as the level of a steady sound carrying the same total energy within the same time interval.

## MAJOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is ten megawatts or greater and where the method of production is limited to: *renewable energy*; natural gas fired; and *cogeneration*. Natural gas fired means the generation of electrical power through the combustion of natural gas and may include single cycle, combined cycle and *cogeneration* technologies.

## MAJOR RETAIL

means one or more retail establishments that provide goods or services for sale to the public that are not accessory to or associated with employment uses and have a combined gross floor area of greater than 600 m<sup>2</sup>.

## MAJOR TRANSIT STATION AREA

means the area including and around any existing or planned *higher order transit* station. Station areas generally are defined as the area within an approximate 500 m radius of a transit station, measured from the station building, representing about a 10 minute walk.

## RENEWABLE ENERGY

means the generation of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, biomass, biogas, biofuel, solar energy or geothermal energy.

## RUNOFF CONTROL

means the regulation of the rate of flow of surface runoff.

## SCENIC ROUTES

means routes designed to preserve existing *woodlands* and greenbelts along roadways. *Scenic routes* are also designated to maintain or restore historic scenic nature of roadways.

## SECONDARY OFFICE

means business, professional, and administrative offices, less than 10,000 m<sup>2</sup> or accommodating less than 500 jobs.

## SIGNIFICANT SPECIES OR COMMUNITIES

means any G1, G2, G3, S1, S2 or S3 plant or animal species, or community as designated by the Natural Heritage Information Centre (NHIC). The rankings G1, G2, G3, S1, S2 and S3 refer to the conservation status of species assigned by the Ministry of Natural Resources, NHIC. G or Global ranks (GRANKS) are assigned by a consensus of the network of Conservation Data Centres, including the NHIC,

scientific experts and The Nature Conservancy to designate a rarity rank based on the range-wide status of a species. S or Sub-national ranks (SRANKS) are assigned by the NHIC for species and vegetation communities in Ontario. The rankings are as follows:

G1 – extremely rare

G2 – very rare

G3 – rare to uncommon

S1 – critically imperilled

S2 – imperilled

S3 – vulnerable

## SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT COASTAL WETLAND

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT WETLANDS

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

## SIGNIFICANT WILDLIFE HABITAT

means *wildlife habitat* that is ecologically important as defined in the Region of Peel Official Plan in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

## SIGNIFICANT WOODLANDS

means an area which is ecologically important in terms of features such as species composition, age of trees and stand history, functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area, or economically important due to site quality, species composition, or past management history. These will be identified using criteria established by the Region of Peel in consultation with the City.

## SPECIAL CONCERN

means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats.

## SPECIES AT RISK

means any plant or animal threatened by, or vulnerable to, extinction and listed in regulations under the *Endangered Species Act*.

## STREETSCAPE

means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a *streetscape* is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.

## STORMWATER BEST MANAGEMENT PRACTICES

means a set of practices which includes techniques, measures, structural and non-structural controls that are used to manage the volume, discharge rate and quality of stormwater runoff, promote groundwater infiltration and reduce the release of pollutants into waterbodies and in-stream erosion. *Stormwater best management practices* may include low impact development techniques to replicate the natural hydrologic cycle through infiltration, evapotranspiration, reuse and storage such as innovative site design and landscaping to minimize imperviousness, permeable paving, greenroofs, rainwater harvesting and bioretention. *Stormwater best management practices* may also include roadway bioretention and stormwater management ponds.

## SUB-WATERSHED

means the watershed of a tributary stream, sub-unit of a major watershed.

## SURFACE DRAINAGE FACILITIES

means any facility or facilities associated with drainage or control of storm drainage that is

ultimately directed to a Street or Storm Drainage System, and includes, but is not limited to:

- a grass swale;
- a concrete or asphalt walkway, gutter or swale;
- a drainage control fence or structure; or
- the sloping and contouring of land to facilitate or control storm drainage.

## TALL BUILDING

means a building having a height greater than the width of the street on which they front. *Tall buildings* are defining elements in the city structure; becoming icons and landmarks in the skyline and *streetscape*. They have a greater opportunity and responsibility to contribute towards defining an area's identity and success. Further, when appropriately sited and designed, *tall buildings* can accommodate transit supportive densities and facilitate the viability of a successful, well used public transit system.

## TOP-OF-SLOPE

means the point of the slope where the downward inclination of the land begins, or the upward inclination of the land levels off. This point is situated at a higher topographic elevation of land than the remainder of the slope. There may be situations where there are interruptions in the valley slope by plateau (terrace) areas.

## TRANSIT ORIENTED DEVELOPMENT

refers to moderate to high density development, located within an easy walk of a *major transit*

*station*. It is comprised of a mix of uses and is designed with pedestrians in mind.

## TWO-ZONE FLOODPLAIN MANAGEMENT CONCEPT

means the approach whereby certain areas of the floodplain are considered to be less hazardous than others such that development potentially could safely occur. The flood fringe is the outer portion of the floodplain where development may be permitted, subject to appropriate flood proofing. The floodway is the inner portion of the floodplain, wherein development is prohibited or restricted representing that area required for safe passage of the flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life or property damage.

## UNIVERSAL DESIGN PRINCIPLES

means the principles by which the environment can be designed in order to accommodate the abilities of all. For detailed information regarding the principles of universal design, the Mississauga Accessibility Design Handbook should be consulted.

## VALLEY AND WATERCOURSE CORRIDORS

means the natural resources associated with the river systems characterized by their landform, features, and functions. Valley corridors are distinguished from stream corridors by the presence of a distinct land form. The exact limit of *valley and watercourse corridors* will be determined, jointly with and on a site specific basis by the appropriate Conservation Authority.

## WASTE

includes ashes, garbage, refuse, domestic *waste*, industrial *waste* or municipal refuse, and such other *wastes* as may be designated under the *Environmental Assessment Act*.

## WASTE DISPOSAL SITE

means any land or land covered by water upon, into or through which, or building or structure in which, *waste* is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of *waste*.

## WASTE PROCESSING STATION

means a facility that receives, stores and/or processes *waste* materials for the purpose of creating new products or materials.

## WASTE TRANSFER STATION

means a facility where *waste* materials are collected for shipment and may be sorted and/or prepared for transportation.

## WATERCOURSE

means an identifiable depression in the ground in which water flows regularly or continuously.

## WOODLANDS

means complex ecosystems comprising communities of trees, shrubs, ground vegetation comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. *Woodlands* provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* are treed areas that include woodlots, *cultural woodlands*, *cultural savannahs*, *plantations* and forested areas and may also contain remnants of old-growth forests.

*Woodlands* are further defined as any area greater than 0.5 ha that has:

- a. a tree crown cover of over 60% of the ground, determinable from aerial photography, or
- b. a tree crown cover of over 25% of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
  - 1,000 trees of any size per hectare, or
  - 750 trees measuring over five centimetres in diameter at breast height (1.37m) per hectare, or
  - 500 trees measuring over 12 centimetres in diameter at breast height (1.37m) per hectare, or
  - 250 trees measuring over 20 centimetres in diameter at breast height (1.37m) per hectare (densities based on the Forestry Act of Ontario (1998))

and which have a minimum average width of 40 metres or more measured to crown edges.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. *Woodlands* experiencing changes such as harvesting, blowdown or other tree mortality are still considered *woodlands*. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

*Woodlands* may exclude treed communities which are dominated by invasive non-native tree or shrub species such as buckthorn (*Rhamnus* species) and Norway maple (*Acer platanoides*) that threaten the ecological diversity of native communities, good forestry practices and environmental management. Such exceptions may be considered where native tree species comprise less than 10% of the tree crown cover and are represented by less than 100 stems of any size per hectare.

## APPENDIX A: TERMS DEFINED IN THE PROVINCIAL POLICY STATEMENT (2005) AND THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2006)

The following definitions are extracts from the Provincial Policy Statement (2005) (PPS) and/or the Growth Plan for the Greater Golden Horseshoe (2006) (GP) as indicated in brackets after the definition.

### AFFORDABLE

means

- a. in the case of ownership housing, the least expensive of:
  1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and
- b. in the case of rental housing, the least expensive of:
  1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in

the lowest 60 percent of the income distribution for renter households for the regional market area. (GP)

### AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (PPS~~2014~~)

### BUILT-UP AREA

means all land within the built boundary. (GP)

### BUILT BOUNDARY

means the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5. (Refers to Policy contained within *The Growth Plan* as issued by Ministry of Public Infrastructure Renewal on April 2, 2008). (GP)

**COASTAL WETLAND**  
 means  
 a: any wetland that is located on one of the Great Lakes or their connecting channels (Lake St.

Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

b. any other wetland that is on a tributary to any of the above specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100-year floodline (plus wave (in-up) of the large water body to which the tributary is connected. (PPS 2014)

## COMPLETE COMMUNITIES

means communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, public services, affordable housing, and community infrastructure including affordable housing, schools, recreation, and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. (GP)

## CULTURAL HERITAGE LANDSCAPE

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value. (PPS)

## DESIGNATED GREENFIELD AREA

means the area within a settlement area that is not built up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area. (GP)

## DEVELOPMENT

means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*; but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment process;
- b. works subject to the *Drainage Act*; or
- c. for the purposes of policy 2.1.3(b)(4)(a) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.4 5(a). (PPS 2014)

## DYNAMIC BEACH HAZARD

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. (PPS 2014)

## ECOLOGICAL FUNCTION

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems, and landscapes. These may include biological, physical, and socio-economic interactions.

(PPS~~2014~~)

## ENDANGERED SPECIES

means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

(PPS~~2014~~)

## EROSION HAZARD

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (PPS~~2014~~)

## FISH HABITAT

~~as defined in the Fisheries Act, e. F14, means spawning grounds and any other areas, including~~ nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2014)

## FLOOD FRINGE

for river, stream and small inland lake systems, means the outer portion of the floodplain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (PPS~~2014~~)

## FLOOD PLAIN

for river stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (PPS~~2014~~)

## FLOODING HAZARD

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a. Along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water related hazards;
- b. Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

2. the one hundred year flood; and
3. a flood which is greater than the previous two bullet points, which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (PPS-2014)

## FLOODPROOFING STANDARD

means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water related hazards along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2014)

## FLOODWAY

for river, stream and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one-zone concept is applied, the floodway is the entire contiguous floodplain.

Where the two-zone concept is applied, the floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be

such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the floodplain is called the flood fringe. (PPS-2014)

## GREEN INFRASTRUCTURE

means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS-2014)

## GROUND WATER FEATURE

means water related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (PPS-2014)

## HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

means

a. with respect to a species listed on the Species at Risk in Ontario list as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or

b. with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation,

migration or feeding, as approved by the Ontario Ministry of Natural Resources, and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (PPS-2014)

## HYDROLOGIC FUNCTION

means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment, including its relation to living things. (PPS-2014)

## INTENSIFICATION

means the development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; and
- d. the expansion or conversion of existing buildings. (PPS/GP)

## MAJOR OFFICE

is generally defined as freestanding office buildings of 10 000 m<sup>2</sup> or greater, or with 500 jobs or more. (GP)

## MODAL SHARE

means the percentage of person trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes. (GP)

## MULTI-MODAL

means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine. (GP)

## ONE HUNDRED YEAR FLOOD

for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of one hundred years on average, or having a 1% chance of occurring or being exceeded in any given year. For the shorelines of the Great Lakes, means the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year. (PPS-2014)

## QUALITY AND QUANTITY OF WATER

is measured by indicators associated with hydrologic function, such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (PPS-2014)

## REDEVELOPMENT

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2014/GP)

## REGIONAL MARKET AREA

means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In southern Ontario, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single and/or lower-tier municipalities. (PPS/GP)

## SENSITIVE

in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals and additions of pollutants. (PPS 2014)

## SENSITIVE LAND USES

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences; day care centres; educational facilities and health facilities. (PPS 2014)

## SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (PPS)

## SIGNIFICANT COASTAL WETLANDS

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (PPS)

## SIGNIFICANT HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where these areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. (PPS)

## SIGNIFICANT VALLEYLANDS

means valleylands that are ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. (PPS)

## **SIGNIFICANT WETLAND**

means a wetland identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by Province, as amended from time to time. (PPS)

## **SIGNIFICANT WILDLIFE HABITAT**

means wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. (PPS)

## **SIGNIFICANT WOODLANDS**

means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or post-management history. (PPS)

## **SITE ALTERATION**

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

(PPS~~2014~~)

## **SPECIAL NEEDS**

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly. (PPS)

## **SPECIAL POLICY AREA**

means an area within a community that has historically existed in the floodplain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A special policy area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the floodplain. (PPS)

## **THREATENED SPECIES**

means a species that is listed or categorized as a "threatened species" on the Ontario Ministry of Natural Resources' official *species at risk* list, as updated and amended from time to time.

(PPS~~2014~~)

## TRANSPORTATION CORRIDOR

means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

- a. Major roads, arterial roads, and highways for moving people and goods;
- b. Rail lines/railways for moving people and goods; and
- c. Transit rights-of-way/transitways including buses and light rail for moving people. (GP)

## TRANSPORTATION DEMAND MANAGEMENT (TDM)

means a set of strategies that results in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; pricing (road tolls or transit discounts); flexible working hours; telecommunicating; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing, using transit, walking and cycling; initiatives to discourage drive alone trips by residents, employees, visitors, and students. (GP)

## VALLEYLANDS

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

(PPS ~~2014~~)

## WATERSHED

means an area that is drained by a river and its tributaries. (PPS ~~2014~~)

## WETLANDS

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

(PPS ~~2014~~)

## WILDLIFE HABITAT

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (PPS ~~2014~~)

## WOODLANDS

~~means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention;~~

hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and Provincial levels. (PPS)

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