



## DECLARATION

### Section 17 of the Planning Act

**Applicant:** City of Mississauga  
**Municipality** City of Mississauga  
**Our File:** OPA 132

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 2, 2022 when By-law Number 0018-2022 was enacted and that notice as required by Section 17 of the Planning Act was given on February 10, 2022.
2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 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 3<sup>rd</sup> day of March, 2022.

Commissioner of Oaths

Monica Ruffolo, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires January 12, 2025.

Declarant

Sacha Smith



## MISSISSAUGA

### NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	February 10, 2022	
OPA NUMBER	OPA 132 (By-law 0018-2022)	
ZONING BY-LAW NUMBER	0019-2022	
DATE PASSED BY COUNCIL	February 02, 2022	
LAST DATE TO FILE APPEAL	<b>March 02, 2022</b>	
FILE NUMBER	BL.09-CIT (BL.09-CHU)	Ward 10
APPLICANT	City of Mississauga	
PROPERTY LOCATION	The lands affected by this Amendment are located west of Ninth Line, north of Erin Centre Boulevard. The subject lands are located in the Ninth Line Neighbourhood Character Area, as identified in Mississauga Official Plan.	

**TAKE NOTICE** that on February 02, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 132 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Medium Density to Public Open Space.

The purpose of the Zoning By-law is to permit a park, recreational uses, recreational establishment, and other accessory uses on City owned lands that will form a portion of the Churchill Meadows Community and Sports Centre. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "OS2-20" (Open Space - City Park - Exception).

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 132 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Ontario Land Tribunal a copy of an appeal form is available from the OLT website at [olt.gov.on.ca](http://olt.gov.on.ca). An appeal must be filed by mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **March 02, 2022**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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 official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from Kelsey Prentice of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5542

Sacha Smith, Manager & Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 132**

**to**

**Mississauga Official Plan**

By-law No. 0018-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 132

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 132, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Medium Density to Public Open Space within the Ninth Line Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 132 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 2nd day of February, 2022.

Signed Bonnie Crombie Signed W. A. Rubin  
MAYOR CLERK

**Amendment No. 132**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A" and "B" attached constitute Amendment No. 132.

Also attached 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 November 12, 2021, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Medium Density to Public Open Space.

## **LOCATION**

The lands affected by this Amendment are located west of Ninth Line, north of Erin Centre Boulevard. The subject lands are located in the Ninth Line Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential Medium Density which permits all forms of townhouse dwellings.

An Amendment is required to permit a park, recreational uses and other accessory uses as the subject lands form part of the Churchill Meadows Community Centre and Sports Park to the north.

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

1. The proposed Amendment implements Mississauga Official Plan key guiding principles that support the creation of a complete community by creating extensive public open space and facilities to meet the needs of residents.
2. The proposed Amendment is compatible with the surrounding uses and will provide accessibility to parkland and open spaces within the Ninth Line Neighbourhood Character Area, consistent with the Official Plan policies.
3. The proposed Amendment is consistent with the City's vision for the newly built Churchill Meadows Community Centre and Sports Park, and will provide connectivity from the community centre to the Greenlands to the south.
4. The proposed Amendment supports the implementation of the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Map 16-20.3: Ninth Line Neighbourhood Character Area Reference Map 'M1', Section 16.20 Ninth Line Neighbourhood, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Medium Density to Public Open Space, as shown on Map "A" of this Amendment.
2. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Medium Density to Public Open Space, as shown on Map "B" of this Amendment.

## **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.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

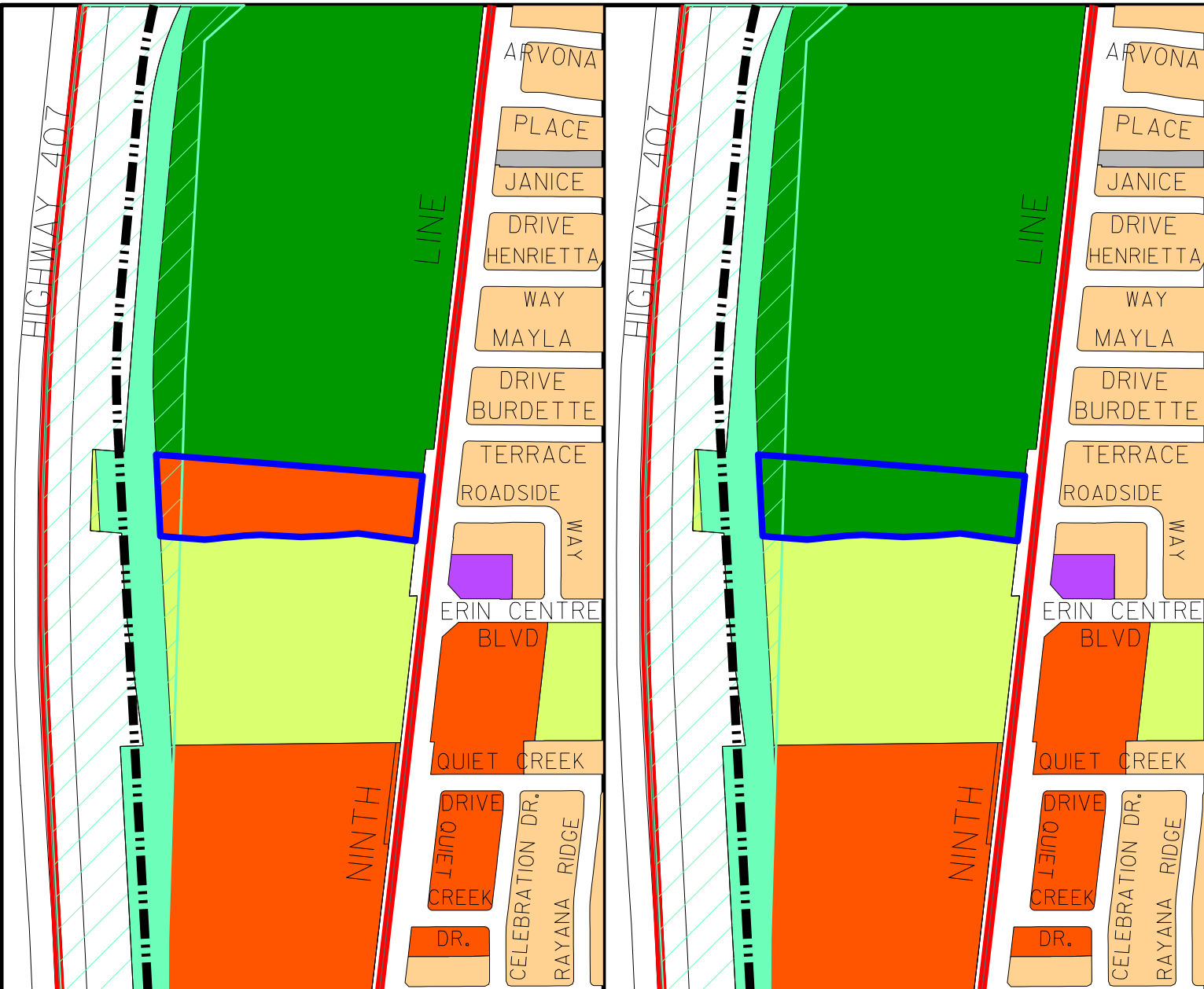
## **INTERPRETATION**

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 DESIGNATION

AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Mixed Use                  | Public Open Space   |
| Downtown Mixed Use         | Private Open Space  |
| Downtown Core Mixed Use    | Greenlands          |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     |                     |

- ### BASE MAP INFORMATION
- |   |                              |
|---|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPIA Operating Area                     | Public School                |
| Natural Hazards   | Catholic School              |
|   | Hospital                     |
|   | Community Facilities         |

- ### City Structure
- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

- ### REFERENCE MAP 'M1' AREA OF AMENDMENT
- FROM:
- |                     |                            |                   |
|---------------------|----------------------------|-------------------|
| Special Policy Area | Residential Medium Density | Public Open Space |
|                     | Mixed Use                  | Greenlands        |
|                     | Business Employment        | Parkway Belt West |
|                     | Transitway Route           | Utility           |
|                     | Transitway Station         | Natural Hazards   |
- TO:
- |  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

- ### Proposed Change to REFERENCE MAP 'M1'
- LAND USE CHANGE
- FROM: Residential Medium Density
- TO: Public Open Space



MAP 'A'

Part of Reference Map 'M1' of Mississauga Official Plan





EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

## LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Mixed Use                  | Public Open Space   |
| Downtown Mixed Use         | Private Open Space  |
| Convenience Commercial     | Greenlands          |
| Motor Vehicle Commercial   | Parkway Belt West   |
| Office                     | Utility             |

## BASE MAP INFORMATION

- |   |                              |
|---|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPIA Operating Area                     | Public School                |
| Natural Hazards   | Catholic School              |
|   | Hospital                     |
|   | Community Facilities         |

## City Structure

- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

AREA OF AMENDMENT

FROM:  
 RESIDENTIAL MEDIUM DENSITY

TO:  
 PUBLIC OPEN SPACE



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



**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on September 21, 2021 in connection with this proposed Amendment.

No deputations were made at the Public Meeting and no comments were received by the Planning and Building Department.

REVISED PAGE

City of Mississauga

# Corporate Report



<p>Date: November 12, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-CIT W10</p> <hr/> <p>Meeting date: December 6, 2021</p>
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## Subject

### RECOMMENDATION REPORT (WARD 10)

**City Initiated Amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 for part of the Churchill Meadows Sports Park, Part of Lot 2, Concession 9, New Survey**  
**File: BL.09-CIT (W10)**

## Recommendation

1. That the proposed amendments to the Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 2, to permit a park, recreational uses and other accessory uses on a City owned property that will become part of the Churchill Meadows Sports Park be approved, as outlined in the corporate report dated November 12, 2021, from the Commissioner of Planning and Building.
2. That an implementing Zoning By-law and Official Plan Amendment be brought forward to a future City Council meeting.

## Background

A public meeting was held by the Planning and Development Committee on September 21, 2021, at which time an Information Report was received by the Committee. Recommendation PDC 0053-2021 was then adopted by Council on September 29, 2021 by Resolution 0181-2021:

1. That the report dated August 27, 2021, from the Commissioner of Planning and Building regarding City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for part of the future Churchill Meadows Sports Park, under File BL.09-CIT W10, Part of Lot 2, Concession 9, New Survey, be received for information.

The Information Report can be accessed at the following link:

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=15577>

## Comments

No community meetings were held for the subject application. No comments were received by the Planning and Building Department and no comments were made at the public meeting.

### PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Information Report (Appendix 1). The proposed official plan and zoning by-law amendments to permit uses on the City owned lands are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The proposed official plan and zoning by-law amendments, as outlined in the Information Report, is for a property that will become part of the future Churchill Meadows Sports Park and Community Centre. The official plan amendment will change the designation of the lands being added to the Churchill Meadows Sports Park and Community Centre from **Residential Medium Density** to **Public Open Space** under the Mississauga Official Plan to permit a park, recreational uses and other accessory uses. The zoning by-law amendment will amend the zoning classification from **D (Development)** to **OS2-Exception (Open Space – City Park - Exception)** to permit the proposed uses. The amendments will not cause any negative impacts to the existing lands designated **Parkway Belt West** to the west or the lands designated **Greenlands** to the south.

The City purchased the subject lands from the province in 2002 to form part of the newly built Churchill Meadows Community Centre and Sports Park. The uses proposed by the amendments are consistent with the City's vision for the Churchill Meadows Community Centre and Sports Park facility. These amendments support the implementation of the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.

The proposed amendments implement key guiding principles of Mississauga Official Plan that support the creation of a complete community by creating extensive public open space and facilities to meet the needs of residents. The proposed amendments also ensure compatibility with the surrounding uses and will provide accessibility to parkland and open spaces within the Ninth Line Neighbourhood Character Area.

Appendix 1 details the proposed official plan amendment and zoning by-law amendment that was considered in the Information Report, as well as the considerations outlined above.

## Financial Impact

There is no financial impact.

## Conclusion

The proposed amendments to the official plan and zoning by-law for City owned land are consistent with good planning. The proposed amendments to the MOP and Zoning By-law 0225-2007 are consistent with the PPS and conform to the *Greater Golden Horseshoe Growth Plan* and the Region of Peel Official Plan. The proposed amendments support the creation of a complete community by creating extensive public open space and facilities to meet the needs of residents. The proposed land uses are compatible with the surrounding uses and will provide accessibility to parkland and open spaces within the Ninth Line Neighbourhood Character Area, consistent with MOP policies. Finally, the proposed amendments for the proposed uses are consistent with and implement the City's vision for the newly built Churchill Meadows Community Centre and Sports Park facility per the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.

Should the amendments be approved by Council, the implementing zoning by-law and official plan amendment will be brought forward to Council at a future date.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Kelsey Prentice, Development and Design Initiatives Planner

# City of Mississauga

# Corporate Report



<p>Date: August 27, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-CIT W10</p>
	<p>Meeting date: September 21, 2021</p>

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 10)

**City Initiated Amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 for part of the future Churchill Meadows Sports Park, Part of Lot 2, Concession 9, New Survey**

**File: BL.09-CIT (W10)**

## Recommendation

That the report dated August 27, 2021, from the Commissioner of Planning and Building regarding City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for part of the future Churchill Meadows Sports Park, under File BL.09-CIT W10, Part of Lot 2, Concession 9, New Survey, be received for information.

## Background

The purpose of this report is to present a City initiated site specific official plan amendment and zoning by-law amendment for a property that will become part of the future Churchill Meadows Sports Park and Community Centre. The City is proposing to amend the portion of the site designated **Residential Medium Density** to **Public Open Space** under the Mississauga Official Plan to permit a park, recreational uses and other accessory uses. The zoning by-law will also need to be amended from **D** (Development) to **OS2-Exception** (Open Space – City Park - Exception) to permit the proposed uses.

The report consists of two parts, a high level overview of the proposed amendments and a detailed interpretation and preliminary planning analysis in Appendix 1.

## Comments

The amendment to the Mississauga Official Plan and Zoning By-law 0225-2007 is for a property located on the west side of Ninth Line, north of Erin Centre Boulevard within the Ninth Line Neighbourhood Character Area. The site is City owned and is currently vacant.



Aerial image of Part of Lot 2, Concession 9, New Survey

## LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* policies do not apply. A portion of the subject lands are located within the Public Use Area of the Parkway Belt West Plan (PBWP) and are designated Road/Inter-Urban Transit. The proposed amendments to the Mississauga Official Plan and Zoning By-law 0225-2007 would not impact the portion of the lands that are part of the PBWP. The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1, Part 5 contains a detailed analysis of consistency and conformity with Provincial regulations.

## Financial Impact

There is no financial impact.

## Conclusion

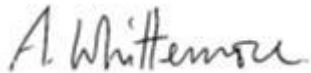
The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. Given the nature of the



proposed City initiated amendments to the official plan and zoning by-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Stephanie Bacani, Development and Design Initiatives Planner

## Detailed Information and Preliminary Planning Analysis

### Lot 1, Concession 9, New Survey

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## 1. Site Description

### Site Information

The property is located on the west side of Ninth Line, north of Erin Centre Boulevard and is within the Ninth Line Neighbourhood Character Area. Currently the site is mostly vacant land with some trees.

Property Size and Use	
Frontages:	85.69 m (281.14 ft.)
Depth:	339.80 m (1114.82 ft.)
Gross Lot Area:	2.83 ha (7.0 ac.)
Existing Uses:	Vacant land



Aerial Photo of Subject Lands (Lot 2, Concession 9, New Survey)



Image of Subject Lands (Lot 2, Concession 9, New Survey)

## 2. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these amendments have been reviewed and summarized in the table below. Only key policies relevant to the amendments have been

included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)
<b>Parkway Belt West Plan (PBWP)</b>	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that are subject to the PBWP are designated <b>Inter-Urban Transit and Road</b> within the <b>Public Use Area</b> in the PBWP. The <b>Inter-Urban Transit</b> designation in this area protects lands for the Ministry of Transportation's (MTO) 407 Transitway Environmental Assessment (EA) (west of Brant Street in Burlington to west of Hurontario Street in Mississauga).</p>	<p>Subject to Subsection 5.4.2, the uses in the Public Use Area are:</p> <p>c) Public Open Space and Buffers          Public open space and buffers coincidental to them. (PBWP 5.4.1.c)</p> <p>e) Other Public Uses          Other public uses of land, buildings and structures, subject to the following conditions:</p> <ul style="list-style-type: none"> <li>i. all natural features are preserved to the maximum possible degree (PBWP 5.4.2.e.i)</li> <li>iv. Landscaping and berms are provided where necessary to secure the objectives of the plan. (PBWP 5.4.2.e.iv)</li> </ul> <p>5.4.3 Public Works in Public Use Area</p> <p>a) Linear Facilities          These facilities will be constructed or reconstructed so as to minimize any detrimental effect on natural features. (PBWP 5.4.3.a.ii)</p> <p>The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in Design for Development: The Toronto-Centred Region (May, 1970), and to retain the open-space character of the area covered by the Plan. (PBWP 5.4.3.a.iii)</p> <p>Landscaping and buffers will be provided where appropriate, both along and between facility rights-of-way, so as to achieve the provisions of the Plan. (PBWP 5.4.3.a.iv)</p> <p>b) Public Open Space and Buffers          Provision of public open space will be carried out in accordance with the Plan (PBWP 5.4.3.b.i)</p> <p>A system of recreational trails will be developed in the Parkway Belt as part of a larger recreational trail system extending through Central Ontario. The trails will link the Urban Areas and provide trail access to other Provincial, regional and local outdoor recreational facilities (PBWP 5.4.3.b.iii)</p> <p>The recreational trails in Parkway Belt West will be established primarily on publicly owned lands, utilizing both natural features, such as river valleys, and mad-made features, such as utility rights-of-way. Where the trail system crosses or follows such facilities as highways or utility rights-of-way, these</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Region of Peel Official Plan (ROP)</b>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate amendments. The proposed amendments were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.</p>	<p>facilities will be designed to provide adequate and safe access to the trails. (PBWP 5.4.3.b.iv)</p> <p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Regional Core Greenlands.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p> <p>To recognize, protect, and enhance a linked natural heritage system within the Ninth Line Lands including features of Provincial and Regional significance which form part of the Region's Core Areas of the Greenlands System. (ROP 5.3.5.1.3)</p> <p>Plan for the development of the Ninth Line Lands in conformity with the designated greenfield area policies in Section 5.5.4.2 of this Plan and the applicable policies of Section 5.6, Employment Areas. (5.3.5.2.2)</p>

### Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

### Existing Designation

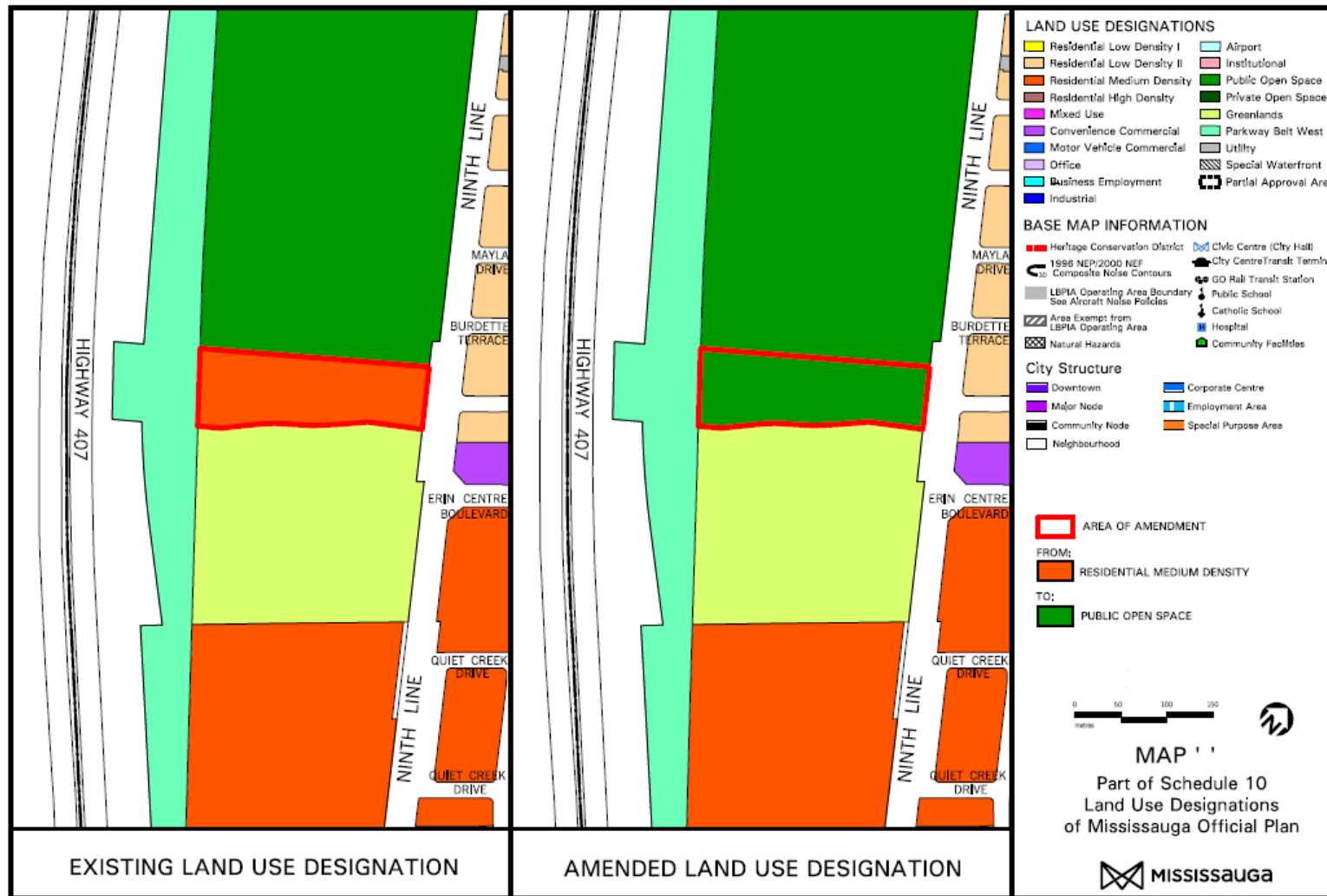
The lands are located within the Ninth Line Neighbourhood Character Area and the western portion of the lands are designated **Parkway Belt West** and the eastern portion of the lands are designated **Residential Medium Density**. A small portion of the lands on the south side are designated **Greenlands**. Lands designated **Parkway Belt West** are also governed by the provisions of the *Parkway Belt West Plan*. The **Residential Medium Density** designation permits all forms of townhouse dwellings.

The subject property is not located within a Major Transit Station Area (MTSA).

### Proposed Designation

The City is proposing to change the designation of the eastern portion of the lands designated **Residential Medium Density** to **Public Open Space** to permit a park, recreational uses and other accessory uses. The amendment will need to demonstrate consistency with the intent of MOP. No changes

are proposed to the portion of the lands designated **Parkway Belt West** or to the southern portion of the lands designated **Greenlands**.



Proposed Land Use Designation



### Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of this amendment. In some cases the description of the general intent summarizes multiple policies.

	<b>General Intent</b>
<b>Chapter 5 Direct Growth</b>	Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)
<b>Chapter 6 Value The Environment</b>	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. (Section 6.3.26)
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> <li>Respect existing lotting patterns;</li> <li>Respect the continuity of front, rear and side yard setbacks;</li> <li>Respect the scale and character of the surrounding area;</li> <li>Minimize overshadowing and overlook on adjacent neighbours;</li> <li>Incorporate stormwater best management practices;</li> <li>Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ol>
<b>Chapter 11 General Land Use Designations</b>	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</p> <p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p>
<b>Chapter 19 Implementation</b>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> </ul>

	General Intent
	<ul style="list-style-type: none"> <li>• that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant (Section 19.5.1)</li> </ul> <p>Vacant lands and legally existing land uses that do not conform to this Plan, may be recognized in the zoning by-law as a “D” (Development) Zone. It is intended that these lands will eventually be redeveloped in accordance with the policies contained in this Plan, but in the meantime allow legally existing uses to continue without a non-conforming status (Section 19.11.1)</p>

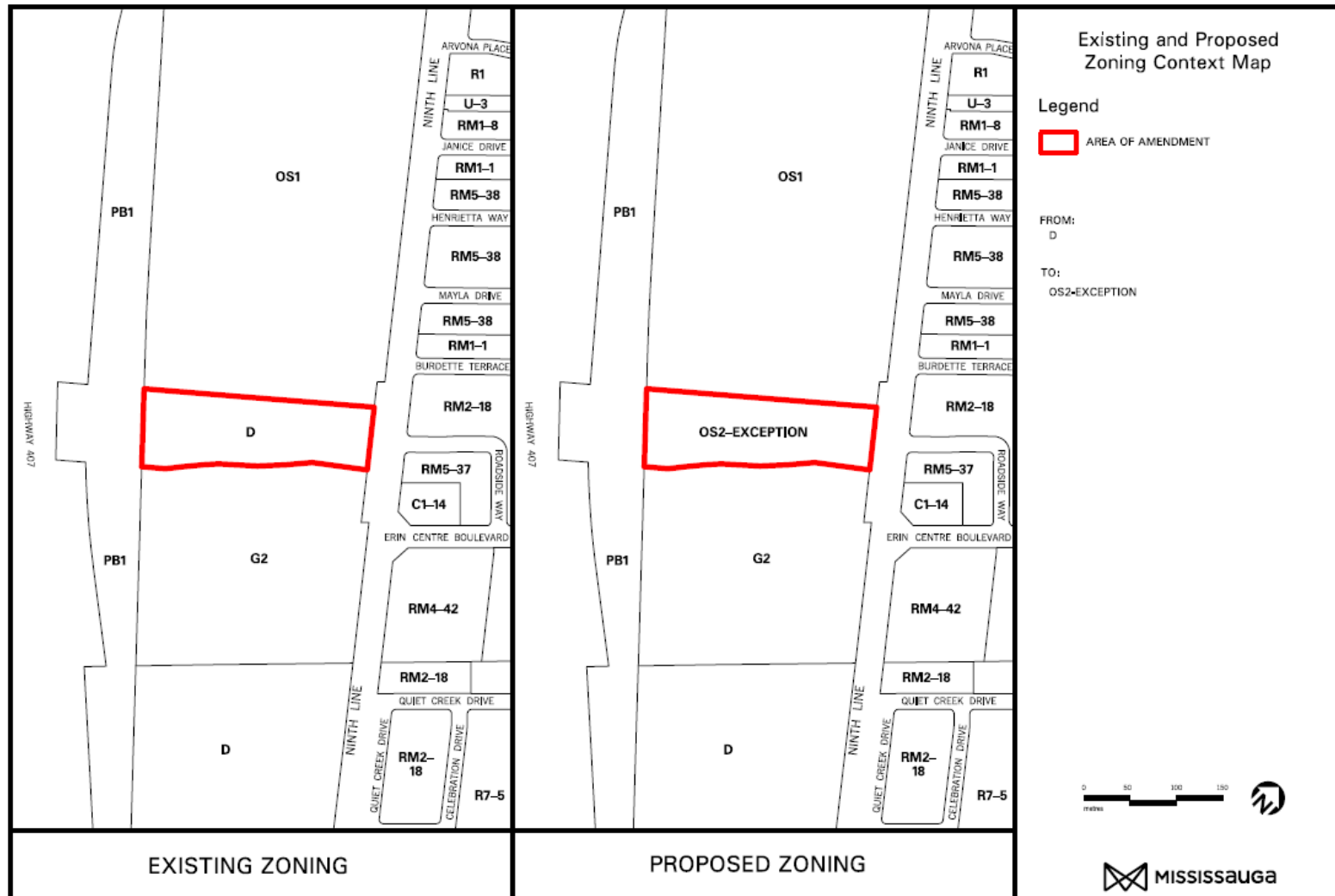
## Mississauga Zoning By-law

### Existing Zoning

The portion of the site proposed for an amendment is currently zoned **D** (Development), which only permits a building or structure legally existing on the date of passing of the by-law and the existing legal use of such building or structure. The western portion of the lands is zoned **PB1** (Parkway Belt) and a small portion of the lands on the south side is zoned **G2** (Greenlands – Natural Features).

### Proposed Zoning

The City is proposing to zone the portion of the property zoned **D** (Development) to **OS2-Exception** (Open Space – City Park - Exception) to permit a park, recreational uses and other accessory uses. No changes are proposed to the portion of the lands zoned **PB1** (Parkway Belt) and **G2** (Greenlands – Natural Features).



Excerpt of Zoning Map 57

### 3. Proposed Amendments

Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) East of Ninth Line, north of Erin Centre Blvd	Ninth Line Neighbourhood	Vacant land	City ownership	<b>Parkway Belt West, Greenlands and Residential Medium Density</b> (eastern portion of property)	No changes proposed to portion of lands designated <b>Parkway Belt West and Greenlands</b>  Eastern portion of lands designated <b>Residential Medium Density</b> proposed to be redesignated to <b>Public Open Space</b>	<b>PB1</b> (Parkway Belt), <b>G2</b> (Greenlands – Natural Features) and <b>D</b> (Development)	No changes proposed to portion of lands zoned <b>PB1</b> (Parkway Belt) or <b>G2</b> (Greenlands – Natural Features)  Eastern portion of lands proposed to be rezoned to <b>OS2-Exception</b> (Open Space – City Park – Exception)	Redesignate and rezone subject lands to accommodate the future City park

## Recommendation Report Detailed Planning Analysis

**Owner: City of Mississauga**

**Lot 2, Concession 9, New Survey**

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## 1. Community Comments

No community meetings were held and no comments were received by the Planning and Building Department. No deputations were made at the public meeting.

## 2. ***Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

## 3. Consistency with PPS

The Public Meeting Report dated August 27, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that promote healthy, liveable, safe and active communities and protect natural features including:

Section 1.1.1 of the PPS states that healthy, livable and safe communities are sustained by accommodating an appropriate affordable and market-based range of residential types, employment, institutional, recreation, park and open space, and other uses to meet long term needs.

Section 1.5.1 b) states that healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources.

Section 2.1.1 states that natural features and areas shall be protected for the long term.

The subject site and proposed amendments represent an opportunity to create a liveable community by accommodating a range of uses and provide publicly-accessible open space areas. As outlined in this report, the proposed amendments support the general intent of the PPS.

#### 4. Conformity with Growth Plan

The Growth Plan includes policies about addressing the needs of the growing population, such as access to public open spaces and recreation. Policies related to public open space and recreation in the Growth Plan include:

- The Vision for the Growth Plan states that residents of the Greater Golden Horseshoe will have easy access to food, shelter, education and health care, arts and recreation, and information technology
- Section 2.2.1.4 d) states that applying the policies of the Growth Plan will support the achievement of complete communities that expand convenient access to "an appropriate supply of safe, publicly-accessible open spaces, parks, trails and other recreational facilities"
- Section 4.2.5.1 encourages municipalities to develop a system of publicly-accessible parkland, open space, and trails within the Greater Golden Horseshoe
- Section 4.2.5.1.2 encourages municipalities to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks
- Section 4.2.2.6 requires municipalities to continue to protect any natural heritage features and areas in a manner that is consistent with the PPS

The proposed amendments conform to the Growth Plan as they will provide convenient access to public service facilities, open spaces and parks and will also ensure the protection of natural

features. The proposed amendments will also contribute to a high quality public realm within a settlement area.

The policies of the Greenbelt Plan are not applicable to these amendments.

The policies of the Parkway Belt West Plan (PBWP) are applicable to these amendments, as a portion of the subject lands falls within the PBWP area of influence. The portions of the lands that are subject to the PBWP are designated Inter-Urban Transit and Road within the Public Use Area in the PBWP. The Inter-Urban Transit designation in this area protects lands for the Ministry of Transportation's (MTO) 407 Transitway Environmental Assessment (EA) (west of Brant Street in Burlington to west of Hurontario Street in Mississauga). The policies include uses such as recreational trails and are not required to be amended. As such, the proposed amendments conform to the PBWP.

#### 5. Region of Peel Official Plan

As summarized in the public meeting report dated August 27, 2021 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3 including conserving the environment, achieving sustainable development, establishing healthy complete communities where land, services, infrastructure and public finances are efficiently used.

The proposed amendments conform to the ROP as it will implement a planned public open space in conjunction with a community service facility, contributing to the establishment of healthy complete communities which efficiently uses land, servicing and infrastructure.

## 6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Ninth Line Neighbourhood Character Area, to permit a park, recreational uses and other accessory uses.

The following is an analysis of the key policies and criteria:

### *Directing Growth*

The subject site is located in the Ninth Line Neighbourhood Character Area, located on the west side of Ninth Line, north of Erin Centre Boulevard. The site is City owned and is currently vacant. The property will form part of the newly built Churchill Meadows Community Centre and Sports Park to the north, which is designated **Public Open Space**.

The western portion of the lands are designated **Parkway Belt West** and the eastern portion of the lands are designated **Residential Medium Density**. A small portion of the lands on the south side are designated **Greenlands**. The **Residential Medium Density** designation permits all forms of townhouse dwellings. The proposed amendment will amend the portion of the lands designated **Residential Medium Density** to **Public**

**Open Space** to permit a park, recreational uses and other accessory uses. This will help achieve the City's vision for the Churchill Meadows Community Centre and Sports Park, which will implement the vision of the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan. No changes are proposed to the portion of the lands designated **Parkway Belt West** or to the southern portion of the property designated **Greenlands**.

### *Compatibility with the Neighbourhood*

Parks and Open Spaces are part of the City's Green System and provide opportunities for passive and active recreation. The site is located within the Ninth Line Neighbourhood Character Area. A range of uses are permitted in the node including a variety of medium and high density housing, employment uses and an extensive open space network. The surrounding lands containing the Churchill Meadows Community Centre and Sports Park north of the subject site are designated **Public Open Space** which permits recreational facilities. The lands south of the subject site currently contain a woodlot and are designated **Greenlands** which permits conservation and parkland uses. To the east of the subject site is Ninth Line and mostly residential uses. The proposed amendment would result in a land use that is compatible with the existing community centre to the north and woodlot to the south and will serve the surrounding Ninth Line Neighbourhood.

Further, the proposed amendments will support the creation of a complete community by creating extensive public open space



and facilities to serve the Ninth Line Character Area neighbourhood.

#### *Services and Infrastructure*

The site is currently serviced by the following MiWay Transit routes:

- Number 9 on Ninth Line
- Number 35 on Ninth Line
- Number 49/49A on Ninth Line

There is a transit stop on Ninth Line within 550 m (1,804 ft.) of the site.

For these reasons, these amendments are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

## 7. Zoning

The proposed **OS2-Exception** (Open Space – City Park – Exception) is appropriate to accommodate a future city park and recreational uses.

Below is an updated summary of the proposed site specific zoning provisions:

### Proposed Zoning Regulations

Zone Regulations	OS2 Zone Regulations	Proposed OS2-Exception Zone Regulations
Permitted Uses	Passive Recreational Use, Active Recreational Use, and Stormwater Management Facility	Passive Recreational Use, Active Recreational Use, Stormwater Management Facility, and Recreational Establishment
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

## 8. Site Plan

Prior to development of the lands, the City may be required to obtain site plan approval should any development take place. Although no site plan application has been submitted to date, further refinements are anticipated to the design of the park.

## 9. Conclusions

In conclusion, City staff has evaluated the proposed amendments to permit a park, recreational uses and other accessory uses against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed amendments to the Mississauga Official Plan and the Zoning By-law represent good planning as they will implement compatible uses that will serve the Ninth Line Neighbourhood Character Area by providing convenient access to public service facilities and open spaces and parks, resulting in a more complete community.

The proposed uses will implement the vision for the Churchill Meadows Community Centre and Sports Park per the City's 2019 Recreation Master Plan and the 2019 Parks and Forestry Master Plan.