

DATE: August 18, 2011

REPORT TITLE: **PARTIAL APPROVAL OF THE CITY OF MISSISSAUGA OFFICIAL PLAN**

FROM: Dan Labrecque, Commissioner of Public Works  
 Norma Trim, Chief Financial Office and Commissioner of Corporate Services

### RECOMMENDATION

That partial approval to the City of Mississauga's Official Plan, pursuant to Sections 17 and 26 of the *Planning Act*, subject to the modifications and non-decisions shown in Appendix I to the joint report of the Commissioner of Public Works and the Chief Financial Officer and Commissioner of Corporate Services dated August 18, 2011, titled "Partial Approval of the City of Mississauga Official Plan", be granted;

And further, that staff be directed to issue a Notice of Decision on the City of Mississauga Official Plan, including the modifications and non-decisions outlined in Appendix I of the subject report.

### REPORT HIGHLIGHTS

- Mississauga's new Official Plan is the City's fourth Official Plan and the first major re-thinking of the City's planning framework.
- The new Official Plan will guide the physical evolution of the City by managing growth and development to implement the City's Strategic Plan.
- The new Official Plan, as recommended for approval, conforms to the Provincial Policy Statement, 2005, the Growth Plan for the Greater Golden Horseshoe or Places to Grow Plan, 2006, to the approved Region of Peel Official Plan, 2008 and the Regional Official Plan amendments that have been approved or partially approved since 2008.
- Partial approval of the City of Mississauga Official Plan as presented in this report was endorsed by Mississauga City Council in June, 2011.

### DISCUSSION

#### 1. City of Mississauga Official Plan

The proposed new Mississauga Official Plan was adopted by City Council on September 29, 2010 and forwarded to Peel Region on October 8, 2010 for approval under the *Planning Act*. The Act allows Peel Region 180 days to review and issue Notice of Decision on local official plans and amendments, during which time the official plan or amendment cannot be appealed to the Ontario Municipal Board (OMB). Following the

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180 day period, the official plan or amendment may be appealed to the OMB. The 180 day time period for the new Official Plan expired on April 12, 2011.

### **2. Review by Peel Region Staff**

The *Planning Act* requires official plans and amendments to conform to the Provincial Policy Statement, 2005, the Province's Growth Plan for the Greater Golden Horseshoe or Places to Grow Plan, 2006, and the approved Region of Peel Official Plan, 2008 and approved Regional Official Plan amendments. The approved Regional Official Plan amendments include Regional Official Plan Amendment No. 20, *Sustainability and Energy*, Amendment No. 21A, *Air Quality and Integrated Waste Management*, Amendment No. 22, *Transportation Policies*, Amendment No. 23, *Housing Policies* and Amendment No. 25, *Performance Measurement and Planning Act Conformity*.

Regional staff have completed a policy-by-policy review and concluded that the new Mississauga Official Plan conforms to the Provincial Policy Statement, the Places to Grow Plan and to the Peel Region Official Plan and the approved Regional Official Plan amendments.

### **3. Peel Region Official Plan**

Peel Region is in the process of updating its own Official Plan through a series of amendments. Included in this process are amendments that will bring our Official Plan into conformity to the Places to Grow Plan.

Regional staff had anticipated that our Official Plan amendments would have been approved and in effect in time for our review and approval of Mississauga's Official Plan. Although the Regional Plan amendments noted above have been approved or partially approved, other amendments, including Regional Official Plan Amendment No. 24, *Growth Management, Employment Lands and Greenbelt Plan Conformity* are currently in process or under appeal to the OMB.

#### **a) Population and Employment**

Mississauga wrote their new Official Plan so that it would conform to the Region's Official Plan amendments. While the City's population and employment forecast numbers conform to Regional Official Plan Amendment No. 24, they do not conform to the population and employment forecast numbers in our approved, 2008 Regional Official Plan. For this reason, Regional staff recommend that the new Mississauga Official Plan population and employment forecast numbers be withheld from approval until ROPA 24 is approved.

#### **b) Ninth Line Corridor Lands**

The Ninth Line Corridor Lands were previously part of Halton Region and the Town of Milton. These lands are not identified as part of Peel Region or the City of Mississauga in the Provincial Places to Grow Plan, and as such, are outside the built boundary defined by that plan for future urban development. Peel Region has not updated its Official Plan to include land use designations and policies for the corridor lands. For this reason, Regional staff recommend that the new Mississauga Official Plan be withheld from approval for the Ninth Line Corridor.

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Previously, non-decisions were called deferrals. The term deferral was discontinued because this is not a specified approval authority power under the *Planning Act*. Areas of non-decision in the Mississauga Official Plan will remain in process at Peel Region and can be approved at a future date when the corresponding Regional Official Plan policies have been approved.

**5. Draft Notice of Decision**

Upon completion of our review and subsequent discussions with City planners, Regional staff prepared a Draft Notice of Decision on the new Official Plan. The Draft Notice included modifications that were recommended by Regional staff, modifications recommended by City staff, application-based modifications and two non-decisions.

On March 30, 2011, City Council endorsed a City staff report that included the Region's Draft Notice of Decision and also recommended several modifications to the new Official Plan. City staff also noted that several development applications had been approved during the time in which the new Mississauga Official Plan was before the Region for approval. Staff asked that the Region's Notice of Decision should identify these site-specific amendments for future consolidation into the City's Official Plan and we agreed to do so. These amendments are listed below.

**6. Region of Peel Modifications****a) Amendments to Regional Road Right-of-Way Widths**

In reviewing Table 8-1, Road Classification - Arterials, and Schedule 8, Designated Right-of-Way Widths, Regional staff identified several inconsistencies in the right-of-way widths shown for Regional roads. Modifications are proposed to Table 8-1 and Schedule 8 to insure consistency with the Regional Official Plan.

**b) Conversion of Employment Lands**

The Region is proposing to modify Policy 10.1.4 to prohibit lands designated Office and Institutional within Corporate Centres and Employment Areas in the City Official Plan to non-employment uses unless these are considered through a municipal comprehensive review.

**c) Infrastructure**

A modification is proposed to the City Official Plan policy 10.1.7 which currently states that "to encourage economic development and competitiveness, Mississauga will ensure the necessary infrastructure is provided to support current and forecasted employment needs." The proposed modification revises this policy to clarify that it only applies to infrastructure under the City's jurisdiction.

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**d) Community Improvement Plans**

Regional staff proposed a modification to the Implementation chapter, Section 19.21, Community Improvement, to indicate that Peel Region may be a planning and/or financial partner in a Community Improvement Plan.

**7. City-Requested Modifications**

On March 30, 2011, City Council adopted a staff report titled "Proposed New Mississauga Official Plan - Requested Modifications - Report on Comments." This report included additional modifications to the new Mississauga Official Plan that were recommended by City staff. A copy of these modifications is included as Appendix II to this report.

**8. Application-Based Modifications**

In the time between the adoption of the new Mississauga Official Plan on September 29, 2010, and the present time, several site-specific amendments to the City's Official Plan have proceeded to final approval under the *Planning Act*. Regional staff recommend that these amendments be identified in our Notice of Decision for future consolidation into the new Official Plan. These are:

- Amendment No. 110, South Side of Burnhamthorpe Road East, West of Ponytrail Drive, 1810 Burnhamthorpe Road East,
- Amendment No. 111, 3464 Semenyk Court,
- Amendment No. 112, East Side of Mississauga Road, South of Alpha Mills Road,
- Amendment No. 113, South Side of Lakeshore Road West, West of Pine Avenue South,
- Amendment No. 115, Southeast Corner of Bristol Road West and Terry Fox Way,
- Amendment No. 116, East Side of Cawthra Road, north of Dundas Street East, and
- Amendments to the City of Mississauga Official Plan which proceed to final approval prior to the Region's issuance of Notice of Decision.

**9. Modifications Based on OMB Orders**

During the review period for the new Mississauga Official Plan, the OMB has issued Orders on several Official Plan Amendment applications. Other OMB orders are pending and may be issued prior to the Notice of Decision. In order to allow the City to incorporate OMB Orders into the new Mississauga Official Plan, our Notice of Decision will recognize OMB Orders and provide for their inclusion in the City's new Official Plan.

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### 10. Other Requests for Modification

Requests for modifications to the Mississauga Official Plan were received during the review period and further modification requests could be received before we issue our Notice of Decision. Regional staff considered these requests as follows:

- We propose to include minor modifications where the modification is in keeping with the intent of the Mississauga Official Plan.
- We propose to refuse substantive modifications that have previously been requested of City Council and refused by City Council.
- We propose to defer our decision on substantive modifications that have not previously been requested of and considered by City Council.

A chart listing parties requesting modifications to the Mississauga Official Plan and Regional staff's recommended response to the requests is included with this report as Appendix III. A chart listing parties who requested Notice of Decision is included as Appendix IV.

### 11. Comments from the City of Brampton and Town of Caledon

Brampton and Caledon staff advised that they have no objection to the approval of the new Mississauga Official Plan subject to the non-decisions and modifications as proposed. Planning staff from both municipalities agreed that it was appropriate to withhold approval of the population and employment forecast numbers and Ninth Line Corridor lands in the Mississauga Official Plan pending the approval of the Regional Official Plan for these two subject areas. The *Planning Act* allows Peel Region to approve the withheld portions of the Mississauga Official Plan with modifications as needed to achieve conformity between the local and Regional Plans.

## FINANCIAL IMPLICATIONS

Peel Region is not expected to incur any additional costs as a result of granting partial approval to the City of Mississauga's new Official Plan.

## CONCLUSION

Regional staff note that the City's new Official Plan was written to conform to the Regional Official Plan amendments that were in process at the same time as the City's new Official Plan. Regional staff had expected that our own Regional Official Plan amendments would be approved during the 180-day review period for the Mississauga Official Plan. However, some of the Regional amendments remain in process and others remain under appeal to the Ontario Municipal Board at this time.

City staff noted that the expeditious approval of the City's Official Plan was necessary so that the appropriate policy framework will be in place to review development applications, to direct infrastructure investments and to guide City planning initiatives. For those reasons, City staff proposed an alternative approval process where the new City Official Plan could be reviewed in comparison to the approved 2008 Regional Official Plan and approved Regional Plan amendments. Regional staff agreed to this process.

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The City of Mississauga Official Plan, as recommended for approval in this report, conforms to the Provincial Policy Statement, 2005, the Provincial Growth Plan for the Greater Golden Horseshoe, 2006, the Peel Region Official Plan and approved Regional Official Plan amendments. Regional staff therefore recommend that the City of Mississauga's new Official Plan be approved subject to the modifications and deferrals noted in this report.

  
Dan Labrecque  
Commissioner of Public Works

  
Norma Trim  
Chief Financial Officer  
and Commissioner of Corporate Services

**Approved for Submission:**

  
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D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Brock Criger at extension 4307 or via email at [brock.criger@peelregion.ca](mailto:brock.criger@peelregion.ca)*

T.S.

*Authored By: Brock Criger*

c. Legislative Services

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**CITY OF MISSISSAUGA OFFICIAL PLAN**

**NOTICE OF DECISION  
SEPTEMBER 22, 2011**

**DRAFT DECISION WITH RESPECT TO THE APPROVAL OF THE  
CITY OF MISSISSAUGA OFFICIAL PLAN BY THE  
REGIONAL MUNICIPALITY OF PEEL  
PURSUANT TO THE PLANNING ACT, s.17 & s.26**

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The Regional Municipality of Peel proposes to approve the City of Mississauga Official Plan, as adopted by City Council on September 29, 2010 by By-Law No. 0305-2010, subject to the following modifications and non-decisions:

**Modifications**

*Table 8-1: Road Classification – Arterials  
Schedule 8, Designated Right-of-Way Widths*

Inconsistencies in road right-of-way widths on Regional roads in the Mississauga Official Plan are proposed to be modified to be consistent with the right-of-way widths shown for these Regional roads in the Regional Official Plan.

*Policy 10 Foster a Strong Economy  
Policy 10.1.4*

Modification of Policy 10.1.4 is proposed to prohibit lands that are designated Office and Institutional, in addition to lands designated Employment and Industrial, within Corporate Centres and Employment Areas from conversion to non-employment uses unless conversion is considered through a municipal comprehensive review.

*Policy 10 Foster a Strong Economy  
Policy 10.1.7*

Modification of Policy 10.1.7 is proposed to state that Mississauga will ensure that City infrastructure will be provided to support current and forecasted employment needs.

*Policy 19 Implementation  
Policy 19.21 Community Improvement*

Modification of Policy 19.21 is proposed to add a phrase stating that Peel Region may be a planning and/or financial partner in a Community Improvement Plan.

**APPENDIX I**

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*City-Requested Modifications*

Modification of various sections of the Mississauga Official Plan is proposed in accordance with Schedule 2 of City Planning staff report CD.03.MIS, dated March 1, 2011 as approved by City Council on March 30, 2011.

*Application-Based Modifications*

The following Amendments to the City of Mississauga Official Plan have been approved since the adoption of the Official Plan by City Council on September 29, 2010. This Notice of Decision allows the City of Mississauga to incorporate these Official Plan amendments and any additional Official Plan amendments which receive final approval prior to September 22, 2011 into the new City of Mississauga Official Plan.

- Amendment No. 110, South Side of Burnhamthorpe Road East, West of Ponytrail Drive, 1810 Burnhamthorpe Road East,
- Amendment No. 111, 3464 Semenyk Court,
- Amendment No. 112, East Side of Mississauga Road, South of Alpha Mills Road,
- Amendment No. 113, South Side of Lakeshore Road West, West of Pine Avenue South,
- Amendment No. 115, Southeast Corner of Bristol Road West and Terry Fox Way, and
- Amendment No. 116, East Side of Cawthra Road, north of Dundas Street East.

*Modifications Based on Ontario Municipal Board Orders*

Since the adoption of the Official Plan by City Council on September 29, 2011, the Ontario Municipal Board has issued Orders granting approval to several Amendments to the City of Mississauga Official Plan. Several more Amendments to the Mississauga Official Plan are pending approval by the Ontario Municipal Board. This Notice of Decision allows the City of Mississauga to incorporate all of the Amendments that were approved by Ontario Municipal Board Orders prior to September 22, 2011.

**Non-Decisions**

**The following portions of the City of Mississauga Official Plan are withheld from approval in their entirety.**

- 1. Population and Employment Forecasts**
- 2. Ninth Line Corridor**



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*Corporate  
Report*

Clerk's Files

Originator's Files CD.03.MIS

PLANNING & DEVELOPMENT COMMITTEE  
MAR 21 2011

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**DATE:** March 1, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 21, 2011

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

**SUBJECT:** Proposed New Mississauga Official Plan – Requested  
Modifications - Report on Comments

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- RECOMMENDATION:**
1. That the requested modifications contained in the report titled "Proposed New Mississauga Official Plan – Requested Modifications", dated December 14, 2010, from the Commissioner of Planning and Building, as amended by the recommendations in the report titled "Proposed New Mississauga Official Plan – Requested Modifications - Report on Comments" dated March 1, 2011, from the Commissioner of Planning and Building, be approved.
  2. That the City Clerk be authorized to forward the requested modifications contained in the reports titled "Proposed New Mississauga Official Plan – Requested Modifications", dated December 14, 2010, from the Commissioner of Planning and Building and "Proposed New Mississauga Official Plan – Requested Modifications - Report on Comments" dated March 1, 2011, from the Commissioner of Planning and Building, to the Region of Peel for incorporation in the Notice of Decision on Mississauga Official Plan.

**BACKGROUND:**

City Council, on January 19, 2011, considered the report titled "Proposed New Mississauga Official Plan – Requested Modifications" dated December 14, 2010 from the Commissioner of Planning and Building and adopted the following:

"That a public meeting be held to consider modifications to be requested of the Region of Peel to modify the proposed new Mississauga Official Plan as recommended in the report titled "Proposed New Mississauga Official Plan – Requested Modifications dated December 14, 2010, from the Commissioner of Planning and Building".

Further, on February 23, 2011, City Council adopted the following recommendations:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on February 14, 2011 to consider the report titled "Proposed New Mississauga Official Plan - Requested Modifications" dated December 14, 2010, from the Commissioner of Planning and Building, be received.
2. That staff report back to the Planning and Development Committee on the submissions made with respect to the report titled "Proposed New Mississauga Official Plan - Requested Modifications" dated December 14, 2010, from the Commissioner of Planning and Building.
3. That the following correspondence commenting/expressing concerns on the Proposed New Mississauga Official Plan – Requested Modifications, be received:
  - (a) e-mail dated February 11, 2011 from Randall Roth, MMM Group Limited on behalf of EL-AD Group (Canada) Inc., owners of the property located at 1370 Dundas Street (Dun-Dix Plaza);
  - (b) e-mail dated February 14, 2011 from Bridgette Alchawa, Aird & Berlis LLP on behalf of First Capital Realty Inc., owners of property located at 925 Rathburn Road; and

- (c) e-mail dated February 14, 2011 from Phillip Stewart, Principal, Pound & Stewart Planning Consultants on behalf of Orlando Corporation respecting its lands located with the City of Mississauga.

**COMMENTS:****Public Consultation Process**

On February 14, 2011, a public meeting was held to consider the requested modifications to the proposed new Mississauga Official Plan (hereafter referred to as "the Plan"). At the meeting, one person addressed the Planning and Development Committee (PDC) – Mr. Ed Morgan, While Elm Investments. Nine written submissions were also received (See Appendix 1).

In addition to the public meeting, residents and other stakeholders were invited to attend two open houses held on February 4 and 7, 2011.

**Proposed Revisions to the Requested Modifications to the Plan**

Planning and Building Department staff have considered the results of the public meeting, as well as comments received in writing and propose revisions to the requested modifications to the Plan, where appropriate. The proposed revisions are contained in Appendix 2.

The comments in Appendix 2 are in the order in which the policies appear in the Plan. Deletions are shown as ~~strikeouts~~ and additions are in *italics and underline*. The recommendations do not include editorial changes, minor matters of style or organization, changes to the arrangement of text, tables, schedules and figures, changes to figures, captions and appendices, minor cartographic revision, or *minor rewording* that does not alter the intent or meaning of the proposed policies.

Key issues raised during the consultation process are as follows:

**1. Development Master Plan**

A number of concerns were raised regarding the addition of a requirement for a development master plan, where the review of a Character Area, Corridor or Major Transit Station Area has not been

completed within five years of a development application being submitted. The concern is that this requirement should not be a part of a complete application and it should be evaluated on a case by case basis.

The wording of this requirement indicates that it "may" be required. The requirement will not be mandatory for all applications. The need and extent of the development master plan will be determined by the City and used to ensure that orderly development occurs and that the policies of the Plan will be achieved. No change to the requested modification is required.

## 2. Market Conditions

Another concern that was raised is the addition of a new policy that states that market conditions may not be used as planning justification in support of a development application. This policy was proposed to provide clarity in the implementation of official plan policies. Although the official plan does not say that market conditions are valid criteria for evaluating development applications, proponents have cited market conditions as a factor in shaping the nature of their application. Some respondents indicated that the proposed policy is contrary to the Provincial Policy Statement and common planning practice.

Nothing in the Provincial Policy Statement or the Growth Plan supports the suggestion that market conditions should be used as planning justification. Cost-effective development refers to making the best use of efficient infrastructure and land. Further, land requirements and land use patterns are to be based on the provision of lands for a range of uses at "densities which efficiently use land, resources, infrastructure and public service facilities".

Planning decisions should be based on "good planning". Market conditions vary with economic cycles and the City does not have access to a detailed pro forma from applicants to fairly evaluate applications. Market conditions will determine "when" a development will happen, but should not be used to determine "what" should happen. No change to the requested modification is required.

### 3. Cycling Master Plan

A number of concerns were raised by respondents regarding some of the policies proposed to be added to the Plan as a result of the Cycling Master Plan. The policies in question state that the municipality may acquire lands beyond the designated right-of-way widths to accommodate necessary features including cycling routes. In addition, decisions regarding the detailed characteristics and development of primary and secondary cycling routes will be guided by a Cycling Master Plan. The concern is that the requirement for lands beyond the designated rights-of-way has not been identified in either the Plan or the Cycling Master Plan, which results in uncertainty for land owners.

Upon further review, the policies should be clarified to indicate what facilities are included within a designated right-of-way, where additional lands may be required for a right-of-way and when an official plan amendment is required to change a designated right-of-way (see Recommendation 7 in Appendix 2).

#### **Approval of the Plan**

This report recommends that the Region of Peel be requested to modify the proposed new Mississauga Official Plan in accordance with the recommendations in the report titled "Proposed New Mississauga Official Plan – Requested Modifications", as amended in Appendix 2 of this report.

The Province has delegated approval authority to the Region and within 180 days, the Region may approve; modify and approve as modified; or refuse to approve part, parts, or the entire Plan. The Region's role is to ensure conformity to the Regional Official Plan and Provincial policies and legislation. A decision from the Region is expected by or on April 12, 2011.

**STRATEGIC PLAN:** The Official Plan is an important tool to implement the land use components of the Strategic Plan. The results of the “Our Future Mississauga – Be part of the conversation” public consultation informed the preparation of the Plan. The policy themes of the Plan advance the strategic pillars for change, which are:

- Move: Developing a Transit Oriented City
- Belong: Ensuring Youth, Older Adults and New Immigrants Thrive
- Connect: Complete Our Neighbourhoods
- Prosper: Cultivating Creative and Innovative Businesses
- Green: Living Green

**FINANCIAL IMPACT:** Not applicable

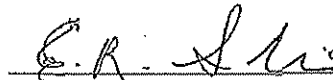
**CONCLUSION:** Stakeholders have had the opportunity to obtain information and to comment on the requested modifications to the Plan at the open houses and the public meeting. During the public consultation process, a number of written submissions were received.

Some of the key issues raised at the February 14, 2011 meeting of the Planning and Development Committee and during the public consultation process pertain to concerns with the addition of a requirement for a development master plan, the statement indicating that market conditions cannot be used as planning justification in support of a development and the policies that have been added from the Cycling Master Plan. Based on issues raised at meetings and during the course of the public consultation program, modifications to the Plan are summarized in Appendix 2.

This report recommends approval of the proposed modifications to the Plan and that the Region of Peel be requested to make modifications to the Plan when they issues their Notice of Approval, which is expected by or on April 12, 2011.

The Plan aligns with the vision established in the Strategic Plan and the Plan’s approval is important to the advancement of the vision articulated in the “Our Future Mississauga – Be part of the conversation” process.

**ATTACHMENTS:** APPENDIX 1: Written Submissions  
APPENDIX 2: Response to Comments Table



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Marianne Cassin, Policy Planning Division*



**APPENDIX III**  
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**PERSONS REQUESTING MODIFICATIONS AND NOTICE OF DECISION**

<b>Name &amp; Date</b>	<b>Site/Issue/Client</b>	<b>Modification Request</b>	<b>Regional Response</b>
Bell Canada July 8, 2011	City-wide/siting communication and telecommunication facilities/Bell Canada	* permit communication and telecommunication facilities in Greenbelt	*no modification * there is no Regional Official Plan policy that supports the requested modification
Bousfields Inc. February 15, 2011	3105 Dixie Rd North/commercial use in employment area, definition of major retail/Smart Centres	* permit commercial land use in employment area	* no modification * there is no Regional Official Plan policy that supports the requested modification
Gagnon & Law Ltd. February 18, 2011	3150 Golden Orchard Drive/ requirement for Development Master Plan, Special Site deletion, land dedication for cycling routes/ Azuria Group	* delete Development Master Plan and land dedication for cycling requirements, retain Special Site designation	* no modification * there is no Regional Official Plan policy that supports the requested modification
Gagnon & Law Ltd. February 18, 2010	2625 Hammond Rd/ requirement for Development Master Plan/ Latiq Qureshi	* delete Development Master Plan requirement	* no modification * Development Master Planning is discretionary, not compulsory
Labreche Patterson Associates October 29, 2010	City-wide/ restriction on drive-through restaurants in Downtown, Major Node, Community Node & Corporate Centre areas/	* permit drive-through restaurants in Downtown, Major Node, Community Node & Corporate Centre area	* no modification * there is no Regional Official Plan policy that supports the requested modification



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Name & Date	Site/Issue/Client	Modification Request	Regional Response
Townsend and Associates November 2, 2010	City-wide/ approval of local official plans is premature until the Regional Official Plan is approved/ Solmar Development Corporation	* withhold approval of population and employment projections	* deferral of decision on population and employment forecasts is recommended pending ROPA 24 approval
Pound & Stewart October 4, 2010	Heartland Town Centre/ designations of client's lands on Schedules 1, 1b & 9, designation of lands south of Plymouth Dr, north of Matheson Blvd and east of Terry Fox Way, Airport Influence Area (AIA) concept, policy for surplus City lands/ Orlando Corp.	redesignate Heartland lands west of Mavis Rd Employment on p. 17-1 and on Schedules 1, 1b & 9. redesignate lands south of Plymouth Dr, north of Matheson Blvd and east of Terry Fox Way 'Mixed Use.' reflect MOPA 40 in new MOP. delete Airport Influence Area concept, add policy stating surplus City lands would be redesignated to match abutting MOP designation without MOPA	* no modification * there is no Regional Official Plan policy that supports the requested modification
Pound & Stewart April 4, 2011	Various properties/ requirement for Development Master Plan, market conditions policy/ Orlando Corp.	* delete Development Master Plan requirement, allow consideration of market conditions as planning justification	* no modification * there is no Regional Official Plan policy that supports the requested modification

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Name & Date	Site/Issue/Client	Modification Request	Regional Response
Pound & Stewart May 10, 2011	NE Quadrant Erin Mills Pkwy & Britannia Rd West/ requirement for Development Master Plan/ Orlando Corp.	* maintain existing, as-of-right provisions for freestanding financial institutions and restaurants with no minimum height requirements	* no modification * there is no Regional Official Plan policy that supports the requested modification
Ruth Victor & Associates October 14, 2010	2167 Gordon Drive/ existing MOP policies should pertain to development applications/ Anne-Marie Janoscik	* allow applications OZ-06-011W7 & 21T-06002M to proceed to approval under existing MOP	* no modification * there is no Regional Official Plan policy that supports the requested modification
Wood Bull LLP February 3, 2011	SW Quadrant Derry Rd & Hurontario St/ existing MOP policies should pertain to development applications/ Derry-Ten Limited	* allow applications to proceed to approval under existing MOP	* no modification * there is no Regional Official Plan policy that supports the requested modification
Stikeman Elliott LLP October 15, 2010	City-wide/ new MOP should designate more retail commercial lands/ Lowe's Companies Canada	* include definition and policies for home improvement as a separate land use, don't include home improvement in major retail category	* no modification * there is no Regional Official Plan policy that supports the requested modification
Weston Consulting Group May 20, 2011	3640, 3670 Cawthra Rd/ new MOP restricts development to four stories, should allow five stories/ Daraban Holdings Ltd.	* former MOP policies were carried forward for subject lands. New policies are warranted, including provision for five-storey retirement home.	* no modification * there is no Regional Official Plan policy that supports the requested modification

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Name & Date	Site/Issue/Client	Modification Request	Regional Response
Weston Consulting Group May 20, 2011	2333 North Sheridan Way/ new MOP reduces the range of permitted uses/ Marland Management Services Inc.	* former MOP provided for broader range of permitted uses than the new MOP. New MOP should be modified to allow existing permitted uses on subject lands.	* no modification * City staff expect to resolve the owner's concerns through a future housekeeping MOPA
Beacon Planning Services May 13, 2011	2935, 2955 Mississauga Road/ new MOP includes	* new MOP should be modified to delete Natural Hazards overlay from portion of lands on MOP Schedules 3 & 10.	* no modification * there is no Regional Official Plan policy that supports the requested modification

APPENDIX IV  
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**PARTIAL APPROVAL OF THE CITY OF MISSISSAUGA OFFICIAL PLAN**

**PERSONS REQUESTING NOTICE OF DECISION**

<b>Name</b>	<b>Firm</b>	<b>Date</b>
Steven Zakem	Aird & Berlis LLP	October 18, 2010
Mark Flowers	Davies Howe Partners	October 18, 2010
Richard Domes	Gagnon & Law	October 18, 2010
Judy Bates	Goodmans LLP	October 18, 2010
Micheal Polowin	Labrech Patterson & Associates Inc.	October 29, 2010
Jim Levac	Weston Consulting Group	November 1, 2010
Lynda Townsend	Townsend and Associates	November 2, 2010
Velta Mussellam	Resident, Thornhill, Ontario	November 2, 2010
Kate King	Townsend and Associates	November 2, 2010
Alan Young	Weston Consulting Group	November 4, 2010
Chad B John-Baptiste	MMM Group	November 16, 2010
Ryan Guetter	Weston Consulting Group	May 2, 2011
Ashlee Rivet	Weston Consulting Group	May 2, 2011
Tim Jessop	Weston Consulting Group	May 2, 2011