

**PROPOSED AMENDMENT TO
THE REGION OF PEEL OFFICIAL PLAN
POLICY 5.6.6.2.6
REGARDING
CITY OF MISSISSAUGA
GATEWAY DISTRICT - THE GATEWAY DISTRICT NODE
ON BEHALF OF
ORLANDO CORPORATION**

MAY 2004

**AMENDMENT NO. ___
TO THE OFFICIAL PLAN OF THE
REGIONAL MUNICIPALITY OF PEEL**

1.0 Statutory Provisions

This Amendment No. ___, to the Official Plan for the Regional Municipality of Peel Planning Area, adopted by the Council of the Corporation of the Regional Municipality of Peel, is hereby approved under the Planning Act, R.S.O. 1990, c.P.13, as Amendment No. ___ to the Official Plan for the Regional Municipality of Peel Planning Area.

2.0 Region of Peel Adoption

This Amendment No. ___, to the Regional Official Plan for the Regional Municipality of Peel Planning Area, will be adopted by By-law, as attached hereto.

3.0 Purpose

The purpose of this Amendment is to amend the Regional Official Plan Section 5.6.6.2.6. to include the "Gateway" among other Districts such as Malton, Meadowvale Village and East Credit as an area allowing specific exceptions to Regional Policy 5.6.6.2.4 in terms of the municipal official plan. The specific exception involves permission for day care centres and private schools to be located within that part of the Gateway District depicted as the Gateway Node as specified in Mississauga Plan. This Official Plan Amendment is intended to support these specific community uses as part of existing and planned office commercial centres. These uses are needed and reasonable uses, suitably located within office complexes of the Gateway Node, located within the Gateway District and the Lester B. Pearson International Airport (LBPIA) Operating Area below the 35 NEF/NEP contour. These uses, located within office commercial centres, will be required to satisfy the acoustical design standards of the Ministry of Environment.

4.0 Location

The lands subject to this Amendment are located within that part of the Airport Operating Area – Figure 11 of the Regional Official Plan known as the Gateway District of Mississauga Plan.

5.0 Details of the Amendment and Policies Related Thereto

The document known as the Official Plan of the Regional Municipality of Peel Planning Area is amended as follows:

Official Plan Amendment Number No. 5 was implemented by By-law Number 37-2002 (See attached) and approved July 11, 2002 including Policy 5.6.6.2.6 which reads as follows:

"Direct the Cities of Mississauga and Brampton, in consultation with the Greater Toronto Airports Authority and the Region, to define specific exceptions to Policy 5.6.6.2.4 in the municipal official plan, which may be considered for Malton, Meadowvale Village and East Credit, within the L.B.P.I.A. Operating Area, provided however that such exceptions:

- ii) Prohibit, above the 35 NEF/NEP contour, development redevelopment or infilling, which increases the number of dwelling units, and development, redevelopment and infill for new sensitive land uses, specifically hospitals, nursing homes, day care facilities and public and private schools;*
- iii) Define the areas to which the exceptions would apply; and*
- iv) Require that MOE acoustical design standards met."*

Regional Official Policy Section 5.6.6.2.6 is hereby revised to add "Gateway" to the list of Districts within the L.B.P.I.A. Operating Area:

"Direct the Cities of Mississauga and Brampton, in consultation with the Greater Toronto Airports Authority and the Region, to define specific exceptions to Policy 5.6.6.2.4 in the municipal official plan, which may be considered for Malton, Meadowvale Village, East Credit and Gateway, within the L.B.P.I.A. Operating Area, provided however that such exceptions:

- ii) Prohibit, above the 35 NEF/NEP contour, development redevelopment or infilling, which increases the number of dwelling units, and development, redevelopment and infill for new sensitive land uses, specifically hospitals, nursing homes, day care facilities and public and private schools;*
- iv) Define the areas to which the exceptions would apply; and*
- iv) Require that MOE acoustical design standards met."*

6.0 Implementation

Upon adoption of this Amendment and the enabling By-law by the Council of the Regional Municipality of Peel, the appropriate sections and policies of the Regional Official Plan will be revised in accordance with this Amendment.

The Amendment supplements the intent and policies of the Regional Official Plan.

The provisions of the Regional Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply to this amendment.

1421REG.OPA_may.25.04

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 37-2002

A by-law to Adopt Official Plan Amendment Number 5.

WHEREAS in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or amendments thereto;

AND WHEREAS a public meeting was held on June 20, 2002, notice of which was given in accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS the Council of the Regional Corporation has by resolution passed on the 11h day of July, 2002 authorized the adoption of Amendment Number 5 to the Regional Official Plan;

NOW THEREFORE the Council of the Regional Municipality of Peel enacts as follows:

That schedule A, attached hereto forms part of this by-law, constitute and is hereby adopted as Amendment Number 5 to the Official Plan of the Regional Municipality of Peel.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL this 11th day of July , 2002

C. Gravley

S. DiMarco

Acting Regional Clerk

Acting Regional Chair

Schedule A

AMENDMENT NUMBER 5 TO THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF PEEL

1.0 Statutory Provisions

This Amendment No.5, to the Official Plan for the Regional Municipality of Peel Planning Area, which will be adopted by the Council of the Corporation of the Regional Municipality of Peel, is hereby approved under section 17 of the Planning Act, R.S.O. 1990, c.P.13, as Amendment No. 5 to the Official Plan for the Regional Municipality of Peel Planning Area.

2.0 Region of Peel Approval

This Amendment No.5, to the Official Plan for the Regional Municipality of Peel Planning Area, will be adopted by By-law, as attached hereto.

3.0 Purpose

The purpose of this Amendment is to amend the Regional Official Plan Section 5.6.6.2 to clarify policies affecting sensitive land uses within the Airport Operating Area and to provide the general framework allowing the local municipalities to deal with more specific land use planning matters within the Airport Operating Area.

4.0 Location

The lands subject to this amendment are located within the Airport Operating Area - Schedule H of the Regional Official Plan.

5.0 Details of the Amendment and Policies Related Thereto

The Document known as the Official Plan of the Regional Municipality of Peel Planning Area is amended as follows:

- Delete Section 5.6.6.2.3 in its entirety and replace it with the following:

Section 5.6.6.2.3 Protect the Lester B. Pearson International Airport (L.B.P.I.A.) Operating Area ensure that development adjacent to the Airport is compatible with airport operations and the needs of residents.

- Rename Section 5.6.6.2.4 to Section 5.6.6.2.7.

- Add Section 5.6.6.2.4 as follows:

Section 5.6.6.2.4 Prohibit the development, redevelopment and infill of new residential and sensitive land uses, specifically hospitals, nursing homes, daycare facilities or public and private schools in L.B.P.I.A Operating Area outlined on Schedule "I"

- Add Section 5.6.6.2.5 as follows:

Section 5.6.6.2.5 Direct the Cities of Mississauga and Brampton, in consultation with the Greater Toronto Airports Authority and the Region to include in their official plans:

- i) Airport Operating Area policies consistent with Policy 5.6.6.2.4;
- ii) Definitions and illustrations of the areas to which the Airport Operating Area policies apply; and
- iii) Definitions of the terms sensitive land uses, redevelopment and infill.

- Add Section 5.6.6.2.6 as follows:

Section 5.6.6.2.6 Direct the Cities of Mississauga and Brampton, in consultation with the Greater Toronto Airports Authority and the Region, to define specific exceptions to Policy 5.6.6.2.4 in the municipal official plan, which may be considered for Malton, Meadowvale Village and East Credit, within the L.B.P.I.A. Operating Area, provided however that such exceptions:

- ii) Prohibit, above the 35 NEF/NEP contour, development, redevelopment and infilling which increases the number of dwelling units, and development, redevelopment and infill for new sensitive land uses, specifically hospital nursing homes, daycare facilities and public and private schools;
- ii) Define the areas to which the exceptions would apply; and
- iv) Require that MOE acoustical design standards be met.

6.0 Implementation

Upon adoption of this Amendment, and the enabling By-law by the Council of the Regional Municipality of Peel the appropriate sections and policies of the Regional Official Plan will be revised in accordance with the intent of this Amendment.

The Amendment supplements the intent and policies of the Regional Official Plan.

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