



PUBLIC MEETING

THE REGIONAL MUNICIPALITY OF PEEL

A G E N D A

- DATE:** October 26, 2017
- TIME:** 9:00 a.m.
- PLACE:** Regional Administrative Headquarters
Council Chambers, 5th Floor
10 Peel Centre Drive, Suite A
Brampton, ON
- PURPOSE:** To hold a Public Meeting pursuant to Section 17 (15) of the *Planning Act*, R.S.O. 1990, as amended, to inform the public and to obtain their input with respect to proposed amendments to the Regional Official Plan to include the Ninth Line Lands in the Urban System Boundary and establish an updated planning framework.

Chaired by Regional Chair F. Dale

1. OPENING OF PUBLIC MEETING

2. CONFIRMATION OF NOTIFICATION

3. FURTHER NOTICE REQUEST

4. STAFF PRESENTATIONS

John Yeh, Manager (Acting), Integrated Planning, Providing an Overview of the Proposed Ninth Line Lands Regional Official Plan Amendment

5. PUBLIC PARTICIPATION

- a) **Oral Submissions**
- b) **Written Submissions**

6. CLOSING OF PUBLIC MEETING



Proposed Ninth Line Lands Regional Official Plan Amendment (ROPA)

Public Meeting

Thursday, October 26, 2017



Purpose and Effect of Proposed Regional Official Plan Amendment (ROPA)

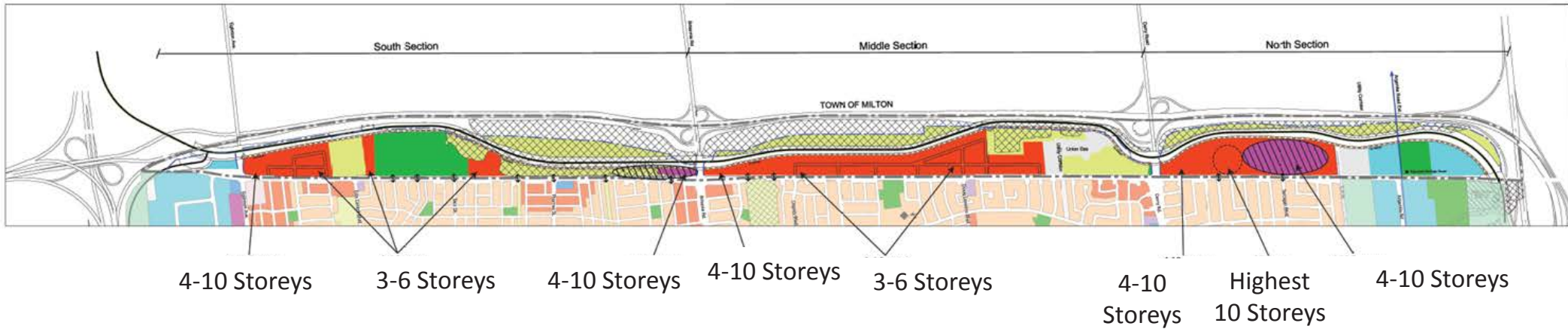
- Brought into Peel and Mississauga boundaries in 2010 in accordance with Regional By-law 106-2009.
- In order to establish a planning framework, a Municipal Comprehensive Review (MCR) has been undertaken to address the requirements of the Regional Official Plan and 2017 Growth Plan.

Background

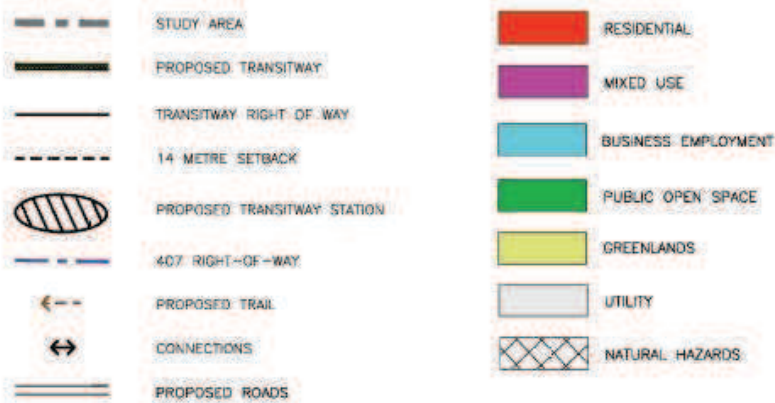


- Bounded by Hwy 407 to the west, Hwy 401 to the north, Hwy 403 to the south and Ninth Line to the east.
- Approximately 400 hectares (900 acres).
- On June 22, 2017, Regional Council authorized staff to proceed with public consultation on draft Ninth Line lands ROPA.

Ninth Line Lands Vision



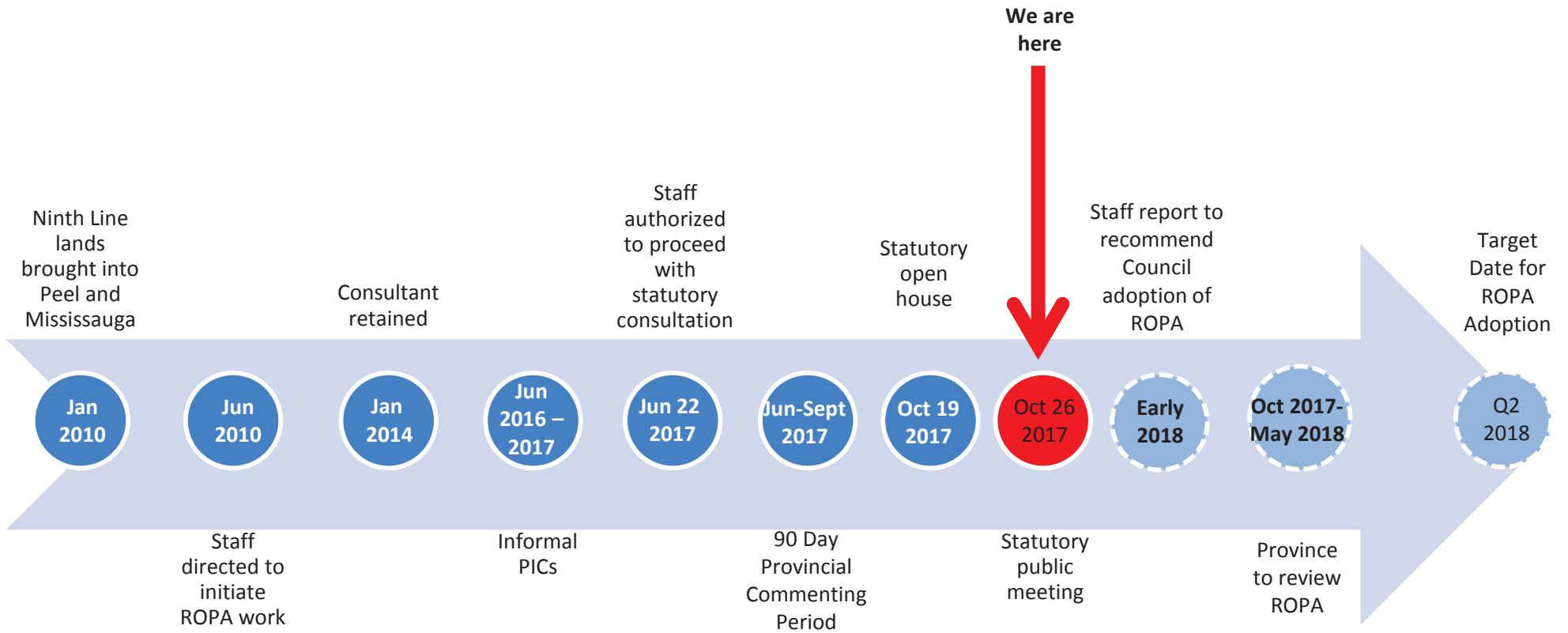
Shaping Ninth Line Draft Emerging Land Use Concept



Official Plan Designations East of Ninth Line



Process



Municipal Comprehensive Review (MCR)

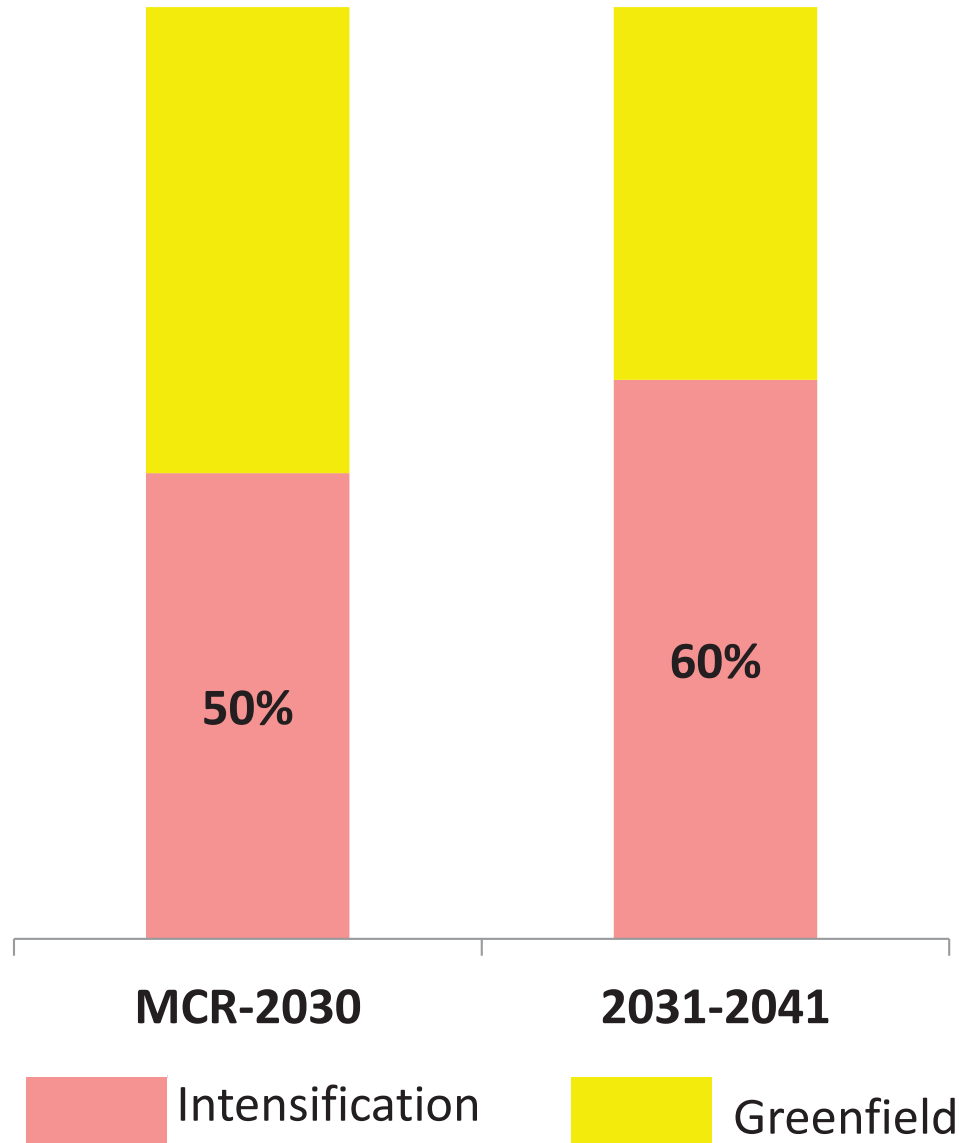
- An MCR, including those for new Official Plan or Official Plan Amendment, is to be initiated by an upper-tier municipality, and Province is approval authority
- MCRs apply more broadly for planning purposes, including:
 - Growth allocation
 - Settlement boundary expansion
 - Employment conversion
 - Requesting an alternative minimum density target for MTSA or Priority Transit Corridors
 - Implementing an Employment Strategy
 - Refine Provincial mapping for Natural Heritage System (NHS)
 - Refine or augment provincial mapping for agricultural system

Studies Undertaken to Satisfy MCR Requirements

- **Developable Lands Assumptions Archaeological Context** (April 2014 by AMEC Environment and Infrastructure)
- **Background Report** (September 2015 by MSH)
- **Agricultural Impact Assessment** (September 2016)
- **Highway 407 Transitway Corridor Assessment** (October 2016 by AMEC Foster Wheeler)
- **Water and Wastewater Master Servicing Background Study** (February 2017 by AMEC Environment & Infrastructure)
- **Transportation Assessment of Existing Conditions and Emerging Land Use Scenario** (July 2017 by MMM Group)
- **Growth Management Analysis** (May 2017 by Hemson Consulting)
- **Fiscal Impact Analysis** (May 2017 by Hemson Consulting)
- **Ninth Line Lands Municipal Comprehensive Review Report** (May 2017 by MSH)
- **Subwatershed Study (DRAFT)** (March 2017 by AMEC Foster Wheeler)

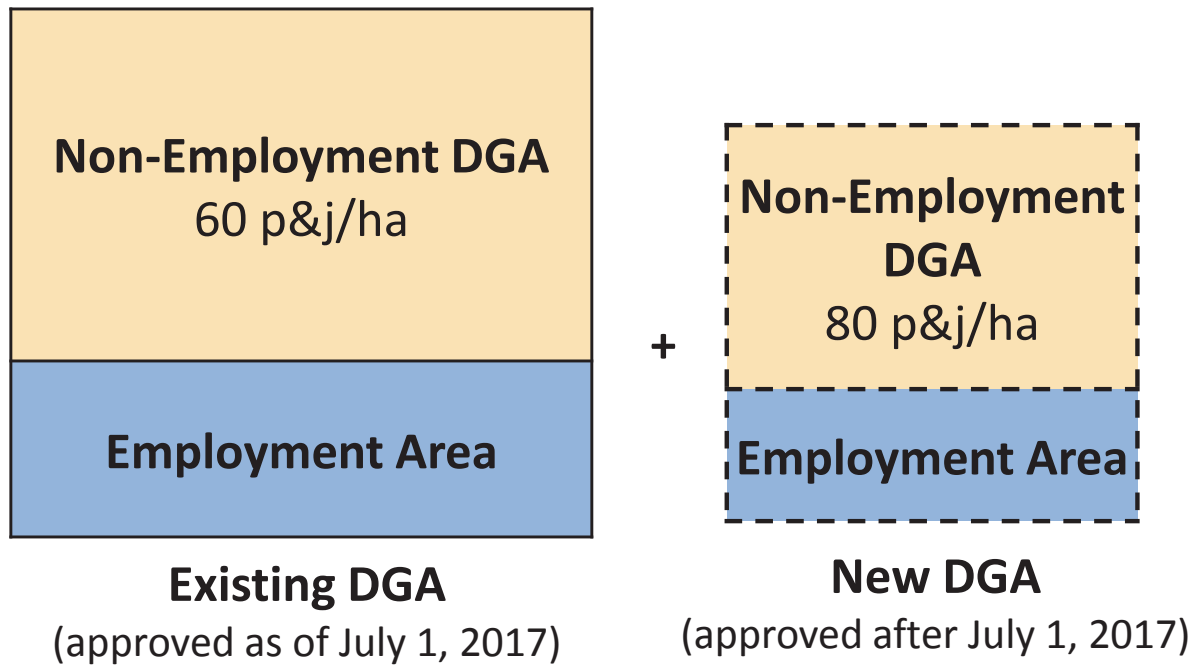
Residential Intensification Rates

(% of new units within built boundary)



Designated Greenfield Area Densities

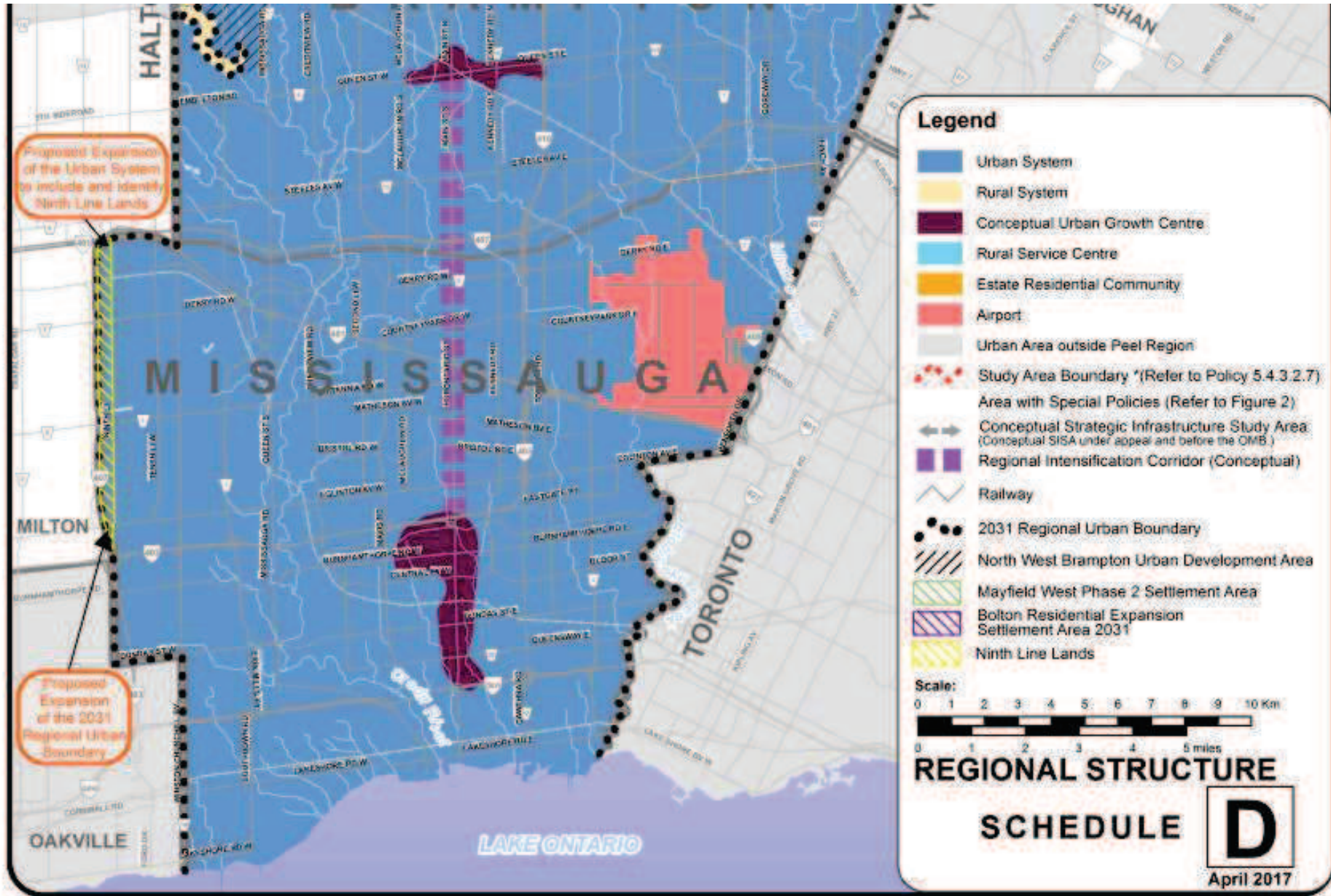
(people & jobs per hectare)



Proposed Ninth Line Lands ROPA

- Policy Objectives of proposed Ninth Line lands ROPA
 - Include Ninth Line Lands into Regional Urban Boundary and establish designated greenfield area in Mississauga to accommodate a proposed population of approximately 8500 people and 510 jobs for a density of at least 80 people and jobs combined per hectare;
 - Provide a Regional policy framework to achieve healthy, compact, urban form and densities supportive of transit and transportation along 407 Transitway with City of Mississauga;
 - Contribute to Mississauga's affordable housing targets;
 - Recognize, protect and enhance a linked Natural Heritage System within Ninth Line lands.
 - Plan for provision of major infrastructure, including Provincial rapid transit corridor along Highway 407 and other transit infrastructure, while minimizing financial impact on Peel Region and area municipalities.
 - Also includes policy direction for Mississauga secondary plan to ensure development is financially responsible and environmentally sustainable and achieves healthy communities.

Proposed Ninth Line Lands ROPA



Additional Information

Questions, request for notification and comments on proposed ROPA can be directed to:

- Liliana da Silva, Integrated Planning

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