

Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument

Provincial Comment Period closes on June 5, 202 (ERO: 019-6813)

Proposed Changes	Potential City Impacts	Comments to the Province
<p>Vision The Provincial Planning Statement (or “proposed PPS”) proposes a revised vision that emphasises increasing the supply and mix of housing options and the creation of complete communities.</p> <p>The previous Growth Plan approach provided a regional planning focus with a clear urban structure that aligned growth with the efficient use of existing infrastructure, the creation of a prosperous and strong economy, and the protection of the Greater Golden Horseshoe’s (GGH’s) fragile ecosystem. This envisioned role would be changed significantly.</p> <p>The previous vision to direct development away from areas of natural and human-made hazards would be deleted; and instead, the vision would indicate that potential risks to public health and safety or of property damage from natural and human made-hazards, including the risks associated with climate change, should be mitigated.</p>	<ul style="list-style-type: none"> The proposed vision focuses on the provision of market housing while diminishing the current vision for land conservation, a regional growth management concept, and protections to sustainable resource management and the natural environment. References to the conservation of biodiversity, land and resources, protection of essential biological processes, climate change response and resilience would be deleted or significantly weakened. Mississauga has demonstrated a commitment to support provincial aims to create more housing, a greater mix of housing and efforts to make home ownership and renting more affordable. However, the City seeks to strike a balance between housing development and the generation of economic prosperity, the protection of the natural environment, the provision of community facilities, efficient use of infrastructure, and the preservation of cultural heritage resources. 	<ul style="list-style-type: none"> The City of Mississauga supports efforts to increase housing supply. The City recognizes that solving the housing affordability crisis will take significant effort, bold moves from all those involved in housing approval and development, and innovative approaches to planning and construction. However, measures to expedite housing supply should balance different planning priorities. The Province should not implement measures that would generate short-term benefits while creating long-term negative impacts on the natural environment, agricultural systems, infrastructure and transit delivery, economic prosperity, and the creation of complete communities. While staff want to see the creation of more housing in the GGH, it is important that new developments do not undermine access to services and jobs near where residents live, and that major cost savings can be achieved by coordinating growth and infrastructure delivery.

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<p>Language has been included to have meaningful early engagement and relationship building between planning authorities and Indigenous communities.</p>	<ul style="list-style-type: none"> The City of Mississauga continues its reconciliation efforts. The process of reconciliation entails re-evaluating a number of standard practices that regulate municipal procedures and listening to difficult truths. The City collaborates with Indigenous communities to determine what constitutes significant engagement for them. Staff have early and frequent communications and meetings with Indigenous communities, and organizations to discuss matters of mutual interest and a variety of City initiatives and projects, such as the comprehensive Official Plan Review. 	
<p>Municipal Comprehensive Review (MCR) The PPS would no longer require MCRs for periodic updates that are required for the Official Plans of upper-tier, lower-tier or single-tier municipalities.</p>	<ul style="list-style-type: none"> Currently, settlement area expansions and the removal of lands from employment areas can only occur through an MCR process based on criteria within the Growth Plan. These occur every 5 to 10 years. Eliminating the requirements of an MCR for these two processes may have negative impacts on how municipalities plan for infrastructure, job creation and for employment lands protections. Having a flexible approach to the expansion of settlement areas may jeopardize appropriate and continuous 	<ul style="list-style-type: none"> City staff urge the Province to maintain MCR requirements for evaluating settlement area expansions and the removal of lands from employment areas. These processes allow for a more comprehensive analysis that can lead to better planning outcomes. City staff recommend that the Province keep the existing approach for the review of requests to remove lands from employment areas where they are considered through a comprehensive review at 5-10 year intervals, unless municipally initiated. This would help avoid unintended consequences to the continued economic viability of employment

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	<p>growth within existing urban areas. Un-coordinated urban expansions at lower densities would not maximize the use of existing and planned infrastructure, would make it difficult to create complete communities, and may have more negative impacts on the natural environment, agricultural lands and resources.</p> <ul style="list-style-type: none"> • The proposed elimination of the MCR process will make private amendments to remove lands from employment areas easier and reviewing those requests more difficult. By making it easier to convert employment uses to residential, the proposed changes may result in a spike in land values for employment lands, with prospective purchasers speculating on what could be a higher financial return with different uses (e.g. residential). This would lead to increased commercial property tax rates, making it more expensive to operate a business, and hurting overall economic growth. • PPS 2023 would allow private amendments to remove lands from employment areas at any time. The review of those applications would be subject to Bill 23's 180-day review 	<p>uses, including commercial and industry sectors.</p>

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	<p>timeline. This timeline will be challenging to meet as the issues that need to be addressed are complex and require detailed study (e.g. land use compatibility study).</p>	
<p>Growth Management Growth targets and allocations: Municipalities would no longer be required to plan to specific population and employment targets for a horizon year.</p> <p>Growth horizon: The Province expects that municipalities would continue to use existing growth targets as a minimum. Over time, municipalities would be expected to carry out their own forecasting.</p> <p>Municipalities would be required to have enough land designated for at least 25 years, with planning allowed to extend beyond this horizon for infrastructure, employment areas and strategic growth areas.</p> <p>Any development approved by a Minister zoning order would be added to the projected growth forecast over the planning horizon of the Official Plan.</p> <p>The Growth Plan’s strong focus on accommodating growth through intensification while ensuring efficient use of</p>	<ul style="list-style-type: none"> • Proposed changes would represent a fundamental shift to how growth planning has operated since the introduction of the 2006 Growth Plan for the Greater Golden Horseshoe. The elimination of growth allocations, intensification targets and minimum greenfield densities, the ability to expand settlement areas at any time, and the flexibility for employment land conversions will significantly shift how, where and when municipalities grow. • The Region of Peel and the lower-tier municipalities have worked together for several years on developing and finalizing the 2051 Growth Forecasts, as required by the Growth Plan. Regional Council approved the 2051 Growth Forecasts on April 2022. The Region and municipalities are using the approved forecasts to plan for infrastructure delivery, transit, parks, and community services and facilities (including fire and emergency services). • The proposed changes to the growth management framework, where the 	<ul style="list-style-type: none"> • City staff support the Province allowing Peel Region municipalities to keep using the approved growth forecast to 2051 as this forecast is already being used for infrastructure master planning. • City staff urge the Province to carry forward essential policies that allow growth to be tied to the efficient use of existing and planned infrastructure, while providing protections to the Province’s delicate natural environment and minimizing impacts on valuable resources. The proposed PPS should carry forward policies requiring the majority of growth to be directed to existing urban areas, minimum intensification targets, minimum greenfield development density target and the tests to justify settlement boundary expansions (as per the section below).

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<p>existing infrastructure would not be carried forward.</p> <p>The policy framework for managing growth and creating complete communities where new growth areas are aligned with efficient infrastructure planning, transit service and the protection of the natural environment and resources would be significantly weakened or deleted in its entirety.</p>	<p>growth targets are deemed “a minimum”, may create uncertainty and delays in many initiatives related to infrastructure delivery, transit, parks, and community services and facilities planning.</p> <ul style="list-style-type: none"> • Development pressures mirroring accelerated growth (e.g., the Housing Pledges) might become unsustainable if the Region and the City do not have the adequate infrastructure to service new population beyond what has been forecasted for the 2031, 2041 and 2051 periods. 	
<p>Settlement Area Expansions</p> <p>Settlement Area Expansion Test: Municipalities would be able to consider settlement area expansions at any time and the tests to be applied would become more flexible. The tests would still require consideration of issues such as the adequacy of servicing, and phasing and distance separation formula for agricultural lands.</p> <p>Intensification targets: The new PPS would support intensification generally, but there would be no specific targets to be met.</p> <p>Built Boundary: The delineated built-up areas contained in the Growth Plan has not been carried forward in the proposed PPS.</p>	<ul style="list-style-type: none"> • The proposed changes may have significant impacts on the Region’s responsibilities to deliver infrastructure to newly expanded areas that are in part paid for by Mississauga taxpayers. Currently, growth forecasts limit the amount of land that can be released at the Regional level, and when coupled with the intensification target, they ensure that a significant portion of growth is directed to existing urban areas (e.g. the Region has an intensification target of 50% of total growth to occur within the existing built up area). The proposed changes would give municipalities more flexibility on how much land can be released for development. 	<ul style="list-style-type: none"> • City staff recommend the Province carry forward the criteria in the Growth Plan (section 2.2.8) for settlement area boundary expansions with a continued emphasis on directing most of the growth to existing urban areas through intensification and meeting minimum density targets in urban growth centres, MTSA’s and greenfield areas. Any review of a settlement boundary expansion should be part of an Official Plan review or update. Individual landowner requests should be properly evaluated based on comprehensive study and as part of municipal-wide planning processes. • The Province is urged to retain policies requiring municipalities to develop

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<p>Greenfield density target: The minimum density target for greenfield lands of 50 people plus jobs per hectare would no longer be a requirement and would only be encouraged.</p> <p>Individual/landowner requests for expansions: The proposed PPS would allow property owners to request an expansion to the settlement boundary at any time. However, the <i>Planning Act</i> would continue to limit appeals of a Council decision to refuse a request.</p>	<ul style="list-style-type: none"> • With the proposed removal of the MCR process, lands would be able to be released for development at any time. • Furthermore, the need for expedited servicing, including major water, wastewater and transportation, to new growth areas at the fringes of the Region of Peel may divert the delivery of needed infrastructure in Mississauga’s strategic growth areas (including MTSAs), which may compromise the City’s ability to meet it’s housing plan targets • The removal of density targets for greenfield development may undermine the goal of building more housing if it results in larger (and as a result fewer) homes being built. The development industry has demonstrated that they can build new greenfield communities in excess of current density targets in the Growth Plan. 	<p>intensification strategies, focus growth on intensification and strategic growth areas, establish a minimum intensification target, and ensure new development in designated growth areas occur adjacent to existing built up areas.</p> <ul style="list-style-type: none"> • City staff recommend the Province to retain requirements for a minimum greenfield density target in order to facilitate the development of compact, transit-supportive communities with a mix of housing choices; while avoiding the need to develop on natural areas and prime agricultural land. More compact greenfield developments can facilitate the building of 1.5 million homes by 2031 without the need for costly expansions of infrastructure to service new areas outside developed urban areas. This would also reduce transportation related greenhouse gas emissions by lowering the need for long commutes.
<p>Large and fast-growing municipalities Large and fast-growing municipalities would be identified, including Mississauga. These municipalities would be required to identify strategic growth areas (SGAs). The proposed PPS brings several concepts from the Growth Plan, including:</p>	<ul style="list-style-type: none"> • Staff will continue to report to Council on directions received from the Minister on how to plan for MTSAs. • The proposed PPS would simplify policy directions for SGAs. The City’s Official Plan has already delineated identified 	<ul style="list-style-type: none"> • City staff are neutral about these proposed policies as the City’s Official Plan has been amended to include the MTSAs policy framework and is in the process of updating SGA policies as part of the broader Official Plan Review process.

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<ul style="list-style-type: none"> • SGAs are to be identified in official plans, and should be the focus of growth. They include major transit station areas (MTSAs). • The MTSAs concept would be carried forward with the definition and minimum density targets being maintained. 	<p>comprehensive policies focusing growth and development in SGAs (including the Downtowns, Nodes and MTSAs) in order to optimize the use of infrastructure, community facilities and transit investments, and develop compact, healthy and complete communities.</p>	
<p>Housing The Province is proposing to remove reference to affordable housing and delete the definition of <i>affordable housing</i>.</p> <p>Policy 2.2.1 a) would be revised to remove the requirement for lower tier municipalities to establish and implement minimum affordable housing targets.</p> <p>The definition of <i>housing options</i> would be expanded to include laneway housing, garden suites, rooming houses, and low- and mid-rise apartments.</p> <p>Planning authorities would need to coordinate with Service Managers to address the full range of <i>housing options</i> including housing affordability needs.</p>	<ul style="list-style-type: none"> • The deletion of the definition of affordable housing and removal of the requirement to establish and work towards meeting affordable housing targets will weaken the City’s ability to secure affordable housing. This policy change reduces the clarity and transparency of Provincial direction to municipalities to plan for affordable housing. It will be difficult to establish rationale for policies and programs that will achieve affordable housing in the absence of targets. 	<ul style="list-style-type: none"> • Removing the policy foundation for affordable housing will lead to inconsistency across the Province with respect to the goals and objectives of building affordable housing in Ontario. • There is a need to focus on influencing both supply more generally, as well as the right type of supply to meet the needs of residents. It will be difficult to influence outcomes without strong policy direction at the Provincial level.
<p>Employment Policies With no requirements for Municipal Comprehensive Review (MCR), private amendments to remove lands from employment areas could be made at any</p>	<p>PPS, 2023 proposes several changes to employment policies that will make retaining and attracting office, and planning for complete communities more difficult:</p>	<ul style="list-style-type: none"> • City staff recommend that the Province conduct more in-depth analysis and consultation before approving changes to employment policies. The Province’s proposed modifications to how municipalities

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<p>time. Currently, requests to remove lands from employment areas can only be made through the MCR process that occurs every 5 to 10 years.</p> <p>The Province is also proposing to change how employment areas are defined in policy by narrowing the list of uses in an employment area and removing commercial uses such as office and retail. The Province proposes that municipalities be given the option of introducing amendments to their Official Plans to keep lands with commercial uses (e.g. office and retail) in employment areas. Provincially significant employment zones have not been carried forward in the draft PPS, 2023.</p> <p>Outside of employment areas, the Province is proposing several policies that would make conversion of office and retail uses to residential easier. This includes policies requiring municipalities to allow a mix of uses on these lands, and policies that expand on the conversion of commercial lands to residential uses.</p>	<ul style="list-style-type: none"> • The proposed elimination of the MCR process will make private amendments easier and reviewing conversion requests more difficult. This has implications for land values and taxation of lands in employment areas as previously discussed, and could make it more expensive to operate a business in employment areas, hurting overall economic growth. The review of applications within Bill 23’s 180-day review timeline would be challenging to meet as the issues that need to be addressed are complex and require detailed study (e.g. land use compatibility study). • Prohibiting commercial uses in employment areas may: <ul style="list-style-type: none"> ➤ Threaten the integrity of employment areas by removing commercial lands irrespective of their location, or the potential impacts on surrounding industry; ➤ Reduce the availability of lands for office development including in areas where sensitive land uses are not permitted because of proximity to a major facility such as the Airport; and, 	<p>plan for employment may have long-term, unintended consequences. While the pandemic has resulted in hybrid work arrangements for many places of employment that may continue to evolve, more analysis, data and public input are needed to identify long-term trends, and minimize any unintended risks to the future of Mississauga’s economy.</p> <ul style="list-style-type: none"> • The Province should maintain the MCR process for the removal of lands from employment areas. The MCR approach allows for a holistic approach to employment planning, and helps avoid unintended consequences to industry, and commercial development. • At a minimum, the PPS should explicitly allow for commercial uses (e.g. office, retail) in employment areas when they are located in the middle of an employment area, where other PPS policies do not permit sensitive land uses (e.g. adjacent to the Airport), or where they provide an important buffer function to nearby residential communities. • The proposed PPS, 2023 policies on employment areas and land use compatibility should be strengthened to ensure an appropriate separation and transition

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	<p>➤ Cause land use compatibility issues for industry if commercial sites that act as a buffer are redeveloped with sensitive land uses.</p> <p>The proposed changes to employment area and land use compatibility policies may make it easier to locate sensitive land uses in closer proximity to industrial uses. Any weakening of these policies could result in sensitive land uses, including schools and new residential high rise buildings, being built in proximity to industry.</p> <ul style="list-style-type: none"> • This has implications for industry and public health and safety. More burden would be placed on industrial operators to demonstrate compliance with Provincial guidelines related to minimizing and mitigating impacts to nearby sensitive land uses. This has risk and cost implications for industrial operators, particularly when expansions are proposed. In extreme cases, businesses may find that their location is no longer viable. • The ability of the City to attract major office development and other 	<p>between heavier employment uses and sensitive land uses is achieved. These policies are important to the continued survival of industry in Mississauga’s employment areas.</p> <ul style="list-style-type: none"> • The PPS should clarify the Province’s intent for employment lands outside of employment areas. The policies should distinguish between primary and secondary uses for these lands. The City relies on employment lands as part of its economic development strategy, and it is important that the primary use continue to be protected for employment to ensure a balanced mix of jobs and residents in Mississauga. Having this distinction would still allow for PPS policies that require municipalities to permit a mix of secondary uses on those lands, including residential. • In order to support the creation of complete communities, the PPS should clarify that when redevelopment of existing commercial buildings occurs, commercial and office GFA should be replaced, wherever possible. The loss of these uses would reduce the range of amenities and services that residents enjoy in their community, and eliminate jobs near where they live.

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	<p>employment uses outside of employment areas may be curtailed with the proposed PPS changes. In employment areas, proposed policies would prohibit new office development. Outside of employment areas, proposed PPS policies may make it harder to attract new office development.</p> <ul style="list-style-type: none"> • By allowing a mix of uses on lands for employment outside of employment areas, property owners may seek to maximize residential permissions with only a small share of non-residential uses provided (e.g. limited to the ground floor of new residential high-rise buildings). More policy direction is required from the Province on this potential issue. • New PPS policies may also lead to a loss of services and amenities in Mississauga communities, and reduce access to jobs. New policies are proposed in the Housing section that would make converting existing commercial buildings to residential use easier. The policies are silent on the replacement of existing non-residential uses. The City currently has policies requiring the replacement of existing commercial gross floor area (GFA) 	<ul style="list-style-type: none"> • The proposed PPS, 2023 definition for employment areas should align with the <i>Planning Act</i> definition. The <i>Planning Act</i> includes a broader definition and references prescribed businesses.

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	when redevelopment of commercial sites occurs.	
<p>Urban Growth Centres (UGCs) The PPS, 2023 grandfathers UGCs from the existing Growth Plan. UGCs are still identified as strategic growth areas. However, density targets and general policies directing growth to UGCs have not been included.</p> <p>Municipalities could reduce in size or change the location of UGCs identified in in-effect official plans through a new official plan or official plan amendment.</p>	<ul style="list-style-type: none"> • UGCs could now be revised by Mississauga as part of an official plan review or an official plan amendment. The amendment would require approval by the Province, but would be sheltered from appeal. • There is no longer a clear provincial vision for UGCs. In Mississauga, the entirety of the UGC is within several MTSAs that have minimum density targets and other policy requirements. The MTSA policy framework would continue to apply in Mississauga’s UGC. 	<ul style="list-style-type: none"> • N/A
<p>Climate Change and Infrastructure Climate Change: General policies requiring municipalities to plan for climate change would be carried forward. However, policies requiring infrastructure and public service facilities to prepare for the impacts of a changing climate would be deleted.</p> <p>General: A policy prioritizing planning and investment in infrastructure and public service facilities is included to support strategic growth areas as focal areas for growth and development.</p>	<ul style="list-style-type: none"> • Without specific policies requiring climate change to be considered (e.g. replacing the word “shall” with “should”), the City’s ability to apply a climate lens to planning and infrastructure projects may be compromised. • These changes may contribute towards an increase in community greenhouse gas emissions especially as it relates to mode choice without policy to promote current and future use of transit and active transportation. 	<ul style="list-style-type: none"> • City staff recommend the Province to retain policies requiring climate change to be considered as part of land use and infrastructure planning, and preparation of infrastructure and public service facilities for the impacts of climate change. The removal of stronger policies represents a step backward that will not support efforts to respond to a changing climate. • Climate change needs to be considered in all planning decisions and should be reinforced as a provincial priority throughout the PPS.

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<p>Transportation: It would delete a policy promoting a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p> <p>Water: It would delete a policy on evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.</p> <p>Stormwater Management: It would delete a policy requiring stormwater management practices that minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative a pervious surfaces.</p> <p>Waste Management: It would delete a policy encouraging and promoting reduction, reuse and recycling objectives and replaced it with more generic language on “integrated waste management”.</p>	<ul style="list-style-type: none"> • Infrastructure and public service facilities could be at increased risk to climate change impacts. • The deletion of climate change considerations for infrastructure and public service facilities undermines the direction the City has been taking toward climate resilience. • The deletion of ‘natural heritage features’ and ‘surface water’ features would establish a precedent whereby development may negatively impact natural systems potentially including woodlots, streams, watercourses and shorelines. This would represent a continued weakening of environmental protection that undermines the City’s goals to preserve the environment, while still supporting growth and development. • City staff do not anticipate impacts to the City’s stormwater management practices and policies as the proposed PPS includes sufficient language that deal with Sewage, Water and Stormwater issues; although it does not acknowledge climate change concerns. 	<ul style="list-style-type: none"> • The Province is urged to retain policies supporting the achievement of compact, low carbon, and complete communities where development is aligned with efficient infrastructure planning, climate change adaptation and mitigation, and the protection of the natural environment and resources. The following policies should be included in the new PPS: <ul style="list-style-type: none"> ○ Promote compact communities that are supported by robust public transportation and active transportation infrastructure ○ Avoiding development and land use patterns which many cause environmental or public health concerns and contribute to growing greenhouse gas emissions • Consideration for natural heritage and surface water features should be maintained in policy as a means to protect the natural environment.

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<p>Natural and Human-made Hazards The new PPS would require the identification of hazardous lands and hazardous sites; and management of development in these areas.</p> <p>It would delete a policy encouraging municipalities to support on-site and local re-use of excess soil through planning and development approvals.</p>	<ul style="list-style-type: none"> • The City’s Official Plan and Zoning By-law already identifies the location of hazards throughout the City and has policies managing development in these areas. The exact limits of development are determined during the development application process and in consultation with the appropriate conservation authority. • The On-Site and Excess Soil Regulation O. Reg. 406/19, made under the <i>Environmental Protection Act</i> will make it more restrictive to dispose of excess soil at waste management facilities by 2025. This will encourage all industries to reuse excess soil either on-site or at other off-site properties that could beneficially reuse that soil for their own projects. Therefore, it is no longer necessary to have this wording in the PPS, which acts more as a guideline rather than an enforceable provision. 	<ul style="list-style-type: none"> • City staff support the inclusion of a policy requiring the identification of hazard lands and management of development in these areas. City staff will continue coordinating with conservation authorities for the evaluation of development applications to assess the limits of development near hazard lands. • City staff do not have concerns with the removal of the on-site and local re-use policies of excess soil from PPS.
<p>Compact and urban schools are encouraged Planning authorities and school boards are encouraged to adopt innovative approaches school design, including building schools as part of a larger mixed use development.</p>	<ul style="list-style-type: none"> • The proposed policies may encourage school boards to explore compact options for the building of new schools within the City’s strategic growth areas. 	<ul style="list-style-type: none"> • City staff encourage the Province and school boards to proactively plan for an appropriate supply of schools in areas of high growth and intensification, and for schools to be co-located within mixed-use and residential developments.

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<p>Cultural Heritage and Archaeology <i>“Significant”</i> terminology would be deleted from <i>“built heritage resources”</i> and from <i>“cultural heritage landscapes”</i>. The PPS proposes a new term: <i>“Protected heritage property”</i>.</p> <p>Planning authorities would be encouraged to develop and implement archaeological management plans and proactive strategies for identifying properties for evaluation under the <i>Ontario Heritage Act</i>.</p> <p>The PPS would require early engagement with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.</p>	<ul style="list-style-type: none"> Limited effect on the City at present. The City is presently implementing an archaeological management plan. 	<ul style="list-style-type: none"> The Province should clarify the meaning of <i>“proactive strategies”</i> with respect to identifying properties for evaluation under the <i>Ontario Heritage Act</i>. Will there be an opportunity to discuss examples? Additionally, would this language apply only to archeology or to all historic properties? Further clarification is also requested on engagement with Indigenous communities. What is meant by <i>“ensuring interests are considered”</i> and what is the expectation of municipal staff? City staff recommends that policies on engagement with Indigenous communities be clarified to facilitate more substantive municipal-Indigenous relationships.
<p>Natural Heritage To be completed once the Province issues a new ERO posting addressing Natural Heritage policies</p>	<ul style="list-style-type: none"> City staff await the new ERO posting with the Natural Environment policies. 	<ul style="list-style-type: none"> Detailed comments on the proposed Natural Heritage policies will be included as part of a separate ERO. City staff strongly recommend the Province to at least maintain general natural heritage system policies in the new PPS until further policies are developed. The Province has suggested that it will consult on these Natural Heritage policies as part of a separate ERO, but ordinarily in that circumstance the existing policy framework is maintained until

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		<p>the new policies are developed. Deleting these policies before they are replaced could lead to a temporary gap in the PPS where little direction on natural heritage is provided.</p> <ul style="list-style-type: none"> • The Province is urged to have meaningful engagement with Indigenous communities, municipalities, conservation authorities and other stakeholders on revising natural heritage policies.
<p>Implementation and Interpretations The Ministry has advised that it expects the new PPS to come into force in the fall of 2023. Proposed Bill 97, if approved, will allow for the minister to make regulations to address different transition rules.</p> <p>When implementing the PPS, the Ministry may make decisions that take into account other considerations to balance government priorities.</p> <p>Zoning by-laws would need to be kept up-to-date with a municipality’s Official Plan and the PPS by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.</p> <p>Where a planning authority must decide on a planning matter before their official plan has</p>	<ul style="list-style-type: none"> • When implementing the PPS, the Ministry may make decisions that take into account “other considerations” to balance government priorities. However, it is unclear what those “other considerations” are and the weight that should be given to the formally established matters of Provincial interest. • The Province has indicated that the Bill 23 provision removing the Region’s planning authority would not come into effect until Winter 2024, at the earliest. Based on this understanding, it is assumed that the Region will be the approval authority of the City’s new Official Plan. • The City is currently undertaking a 10-year comprehensive review of the Mississauga Official Plan. In addition, the City has already introduced Official Plan 	<ul style="list-style-type: none"> • City staff agree that in many cases the use of MZO’s and the revisions to municipal Official Plans by the Ministry may be necessary and beneficial in order to expedite development that would create an important benefit (e.g., creation of affordable housing or for long-term care). However, in order to have a clear planning framework and create certainty for developers, councils, communities and businesses, all planning decisions, including MZO’s, should always be consistent with the PPS and have regard to the matters of provincial interest as spelled out in the <i>Planning Act</i>. • City staff recommend the Province to introduce transitional policies to allow municipalities more time to work on their Official Plan reviews to conform to the upper-tier municipalities’ Official Plan. Each Official Plan conformity exercise requires a significant

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<p>been updated to be consistent with the PPS, or before other applicable planning instruments have been updated accordingly, it would still need to make a decision that is consistent with this Policy Statement.</p> <p>The Province may monitor and assess the implementation of the PPS through the collection and analysis of data under identified indicators.</p>	<p>Amendments in order to conform to the Major Transit Station Areas framework in the new Region’s Official Plan.</p> <ul style="list-style-type: none"> • However, if the proposed PPS is approved, the 2022 Regional Official Plan would not be in conformity with many of the changes in the new PPS. It is uncertain whether the City’s review of the Official Plan will have to conform to the non-conforming policies in the Regional Official Plan or if it will be required to be consistent with the new PPS. • Furthermore, the proposed changes indicate that the City’s planning decisions must be consistent with the new PPS, even before the Official Plan is updated to be consistent with the PPS. • This lack of clarity would create increased uncertainty in the planning processes and in the review of development applications. 	<p>amount of resources for staff to conduct research, policy development and engage with council, Indigenous communities, community, and stakeholders. Having to review the City’s Official Plan to conform to the new Region’s Official Plan in its entirety when this document would already be out of date would result in a waste of the City’s time and resources. In addition, the period in-between conformity would create more uncertainty and could impact the success of several City planning initiatives.</p> <ul style="list-style-type: none"> • The Province should provide clear direction on which conformity process to follow. If these changes and a new PPS are approved, the Province should include the following transitions in both the PPS and the <i>Planning Act</i>: <ul style="list-style-type: none"> ○ Allow lower-tier municipalities within regions with no approval authority more time to review their official plans and address the new changes in the <i>Planning Act</i> and new PPS. The lower-tier Official Plans should not need to conform to those policies in previously approved Upper-tier municipalities’ official plans that are no longer conforming as a result of Bill 97 and the new PPS. ○ As many upper-tier official plans have been approved (e.g., Region of Peel’s was approved in November 2022), the

Proposed Changes	Potential City Impacts	Comments to the Province
		Province should include a transition extending the timeline for the lower-tier Official Plan reviews to address conformity to the new changes in the Planning Act and to be consistent with a new PPS.
<p>Coordination The proposed PPS would require boards and Service Managers to coordinate with planning authorities on planning matters.</p> <p>It would require an integrated approach to planning for infrastructure and public service facilities, including schools and associated child care facilities.</p> <p>Housing needs would need to be addressed in accordance with provincial housing policies and plans including those that deal with homelessness.</p> <p>Early engagement with Indigenous communities would be required.</p> <p>The new PPS would encourage early engagement in the planning process with the public and stakeholders, including equity-deserving groups.</p> <p>Planning authorities would need to coordinate with school boards to facilitate early and integrated planning for schools and</p>	<ul style="list-style-type: none"> • The City has developed and implemented a comprehensive engagement framework, and has a long history of having early, meaningful and continuous communications with Indigenous communities, Service Managers, school boards, and stakeholders. • The City collaborates with Indigenous communities to determine what constitutes significant engagement for them. Staff have early and frequent communications and meetings with Indigenous communities, and organizations to discuss matters of mutual interest and a variety of City initiatives and projects, such as the comprehensive Official Plan Review. • Through several initiatives and studies, including the Official Plan Review, the City is making continuous efforts to engage with the public, stakeholders and equity-deserving groups. Staff will continue to have an open and transparent approach 	<ul style="list-style-type: none"> • City staff support the coordination policies in the proposed PPS. Staff will continue to have an open and transparent approach to engagement on planning matters, including the implementation of the PPS.

Proposed Changes	Potential City Impacts	Comments to the Province
<p>child care facilities to meet current and future needs.</p> <p>It would also encourage municipalities to coordinate planning for large areas with a high concentration of employment uses that cross municipal boundaries.</p>	<p>to engagement in planning matters, including the implementation of the PPS.</p>	