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## Council

**Date:** January 22, 2020  
**Time:** 9:30 AM  
**Location:** Civic Centre, Council Chamber  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

### Contact

Dayna Obaseki, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5425  
Email [dayna.obaseki@mississauga.ca](mailto:dayna.obaseki@mississauga.ca)

### Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

Meetings of Council streamed live and archived at [Mississauga.ca/videos](http://Mississauga.ca/videos)



1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Lands and Territory of the Mississaugas of the Credit, and the traditional territories of the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We also acknowledge the many First Nations, Inuit, Metis and other global Indigenous peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Council Minutes - December 11, 2019

5.2 Special Council Minutes - December 16, 2019

6. **PRESENTATIONS**

6.1 CUTA (Canadian Urban Transit Association) Leadership Award 2019

Geoff Wright, Commissioner of Transportation and Works to present the CUTA (Canadian Urban Transit Association) Leadership Award 2019 to the MiWay Marketing Team.

7. **DEPUTATIONS**

7.1 2020 Budget

Frank Stendardo, Resident, Mississauga Seniors Council to speak on the 2020 Budget in relation to Property Taxes

(Item 12.1)

7.2 Urban Film Forum and Short Film Competition

Ben Philips, Manager, Official Plan Review and Ruth Marland Manager, Community Relations to present the winning films from the Our Future City: Urban Film Forum and Short Film Competition.

7.3 2020-2023 Budget and Plan Additional Information

Jeff Jackson, Director of Finance and Treasurer to provide an update on the 2020-2023 Budget

(Item 12.1)

**8. PUBLIC QUESTION PERIOD (15 Minute Limit)**

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended:

Council may grant permission to a member of the public to ask a question of Council Committee, with the following provisions:

1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related to.
2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
3. The total speaking time shall be five (5) minutes maximum, per speaker.

**9. CONSENT AGENDA**

**10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

**10.1 PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)**

Rezoning Application to permit employment uses  
6900 Dixie Road, west side of Dixie Road and south of Derry Road East  
Owner: Leonard Regina, Joan Pighin and Michelle Regina  
File: OZ 15/001 W5

**11. PRESENTATION OF COMMITTEE REPORTS**

11.1 Planning and Development Committee Report 1-2020 dated January 13, 2020

11.2 General Committee Report 1-2020 dated January 15, 2020

**12. UNFINISHED BUSINESS**

12.1 Budget Committee Report 4-2019 dated November 18, 19 & 20, 2019

(Deferred from the December 4, 2019 Special Council Meeting as per Resolution 0278-2019)

**13. PETITIONS**

**14. CORRESPONDENCE**

14.1 Information Items

14.1.1 Letter dated December 19, 2019 from The Honourable Lisa Thompson, Minister of Government and Consumer Services, Ministry of Government and Consumer Services regarding Sump Pumps.

14.1.2 Letter dated December 20, 2019 from The Honourable Steven Clark, Minister of Municipal Affairs and Housing, Ministry of Municipal Affairs and Housing regarding A Place to Grow: Growth Plan for the Greater Golden Horseshoe.



14.2 Direction Items

- 14.2.1 Letter dated January 8, 2020 from Philip Suos, Founder and Managing Director, The Mac and Cheese Festival (Vaulted Inc.) requesting Municipal Significance designation for "The Mac and Cheese Festival".

**15. NOTICE OF MOTION**

**16. MOTIONS**

- 16.1 To close to the public a portion of the Council meeting to be held on January 22, 2020, to deal with various matters. (See Item 21 Closed Session)
- 16.2 To enact a by-law to appoint the Board of Directors to the Port Credit Business Improvement Area (BIA) for the Term of Council ending on November 14, 2022. (Housekeeping)
- 16.3 To express sincere condolences to the family of Ron Ryk who passed away on December 31, 2019

**17. INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 17.1 A by-law to authorize the execution of a Development Agreement between Dezen Construction Company Limited and 678604 Ontario Inc, The Corporation of Mississauga and The Regional Municipality of Peel West Side of Tomken Road, South of Eglinton Avenue East
- (H-OZ 18/003 W3)
- PDC-0067-2019 / October 7, 2019
- 17.2 A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to 4560-4570 and 4572 Tomken Road, Ward 3 (H-OZ 18/003)
- PDC-0067-2019 / October 7, 2019
- 17.3 A by-law to authorize the Corporation of the City of Mississauga to enter into a three year funding agreement with GTA Region Investment Attraction (Toronto Global) and other participating municipalities
- GC-0598-2019 / November 6, 2019
- 17.4 A by-law to amend By-law 0135-2015, as amended, being Stormwater Fees and Charges By-law
- BC-0047-2019 / November 18, 19 & 20, 2019
- 17.5 A by-law to adopt the Mississauga Official Plan Amendment No. 98 regarding policy changes and mapping modifications within the Malton Neighbourhood and Northeast Employment Area Character Areas (CD.03-MAL)
- PDC-0086-2019 / December 2, 2019

- 17.6 A by-law to amend By-law Number 0225-2007, as amended being the Zoning By-law with respect to the Malton Neighbourhood and Northeast Employment Character Areas  
PDC-0086-2019 / December 2, 2019
- 17.7 A by-law to adopt the Mississauga Official Plan Amendment No. 102 regarding a change in land use designation on the subject lands from Mixed Use and Greenlands to Residential High Density within the Lakeview Neighbourhood Character Area (OZ 18/009 W1)  
PDC-0089-2019 / December 2, 2019
- 17.8 A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law with respect to Part of Lot 6, Concession 2 South of Dundas Street (OZ 18/009 W1)  
PDC-0089-2019 / December 2, 2019
- 17.9 A by-law to authorize the Commissioner of Community Services and City Clerk to execute a second amendment with Van Horne Outdoor Limited Partnership for adding an additional three locations to the agreement  
GC-0667-2019 / December 4, 2019
- 17.10 A by-law to authorize the execution of a Notice Agreement Floodplain between Mykola Zaloga, Yuriy Lazuta and Mariya Lekh and The Corporation of the City of Mississauga (SP 19/081)  
GC-0001-2020 / January 15, 2019
- 17.11 A by-law to authorize the execution of a Floodplain Agreement between 2565130 Ontario Inc. and The Corporation of the City of Mississauga (SP 19/039)  
GC-0002-2020 / January 15, 2019
- 17.12 A by-law to authorize the Corporation of the City of Mississauga to enter into agreements with the Town of Oakville for trench rescue services and swift water rescue services  
GC-0003-2020 / January 15, 2020
- 17.13 A by-law to delegating the authority to the Commissioner of Community Services and the City Clerk to enter into fire protection and rescue service agreements with municipalities  
GC-0003-2020 / January 15, 2020
- 17.14 A by-law to provide for the Levy and Collection for the Interim Taxes for the year 2020 for Properties on the Regular Instalment Plan  
GC-0004-2020 / January 15, 2020
- 17.15 A by-law to appoint members of the Board of Management for the Port Credit Business Improvement Area and to repeal By-laws 0075-2019 and 0119-52019 (Housekeeping)  
Item 16.2

**18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

**19. COUNCILLORS' ENQUIRIES**

**20. OTHER BUSINESS/ANNOUNCEMENTS**

**21. CLOSED SESSION**

*(Pursuant to Subsection 293(2) of the Municipal Act, 2001)*

- 21.1 Personal matters about an identifiable individual, including municipal or local board employees: Citizen Appointments to the Mississauga Public Library Board.

*(Pursuant to Subsection 239 (3.1) of the Municipal Act, 2001)*

- 21.2 Educational Session: Alectra's Strategic Plan

**22. CONFIRMATORY BILL**

- 22.1 A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on January 22, 2020.

**23. ADJOURNMENT**



# 2020-2023 Budget and Plan Additional Information

Council

January 22, 2020

# The Rise of Mississauga

“Out of the primal sprawl that was Mississauga, a city is emerging...

...With a strong economic base and new approach to development, Canada's sixth-largest city has its eyes firmly fixed on an urban future.”

- Christopher Hume, Toronto Storeys – Dec 2019

# Economic Outlook

- **Real GDP** (Ontario) is projected to grow by **1.4% in 2019** and by **1.6% in 2020\***
- **Consumer Price Index** – core inflation for 2020 (based on major banks) is projected to be within the range of **1.6% - 2.0%**
- **Non-Residential Building Construction Price Index** for Toronto increased by **3.3% \*\***

\*Source: 2019 Ontario Budget

\*\*The Non-Residential Building Construction Price Index for Toronto is based on Q3 2018 vs. Q3 2019

# 2020 – Where We Left Off...

	Budget Impact \$m	Budget Impact %	Tax Bill Impact %
Original 2020 Budget Book	\$27.8	4.94%	1.74%
Adjusted Churchill Meadows opening date	(0.3)	(0.05%)	(0.02%)
Neighbourhood Speed Limits initiative	0.4	0.09%	0.03%
<b>Revised 2020 Proposal Nov 20, 2019</b>	<b>\$28.0</b>	<b>4.98%</b>	<b>1.76%</b>
<b>Proposed Reductions</b>			
Fund Neighbourhood Speed Limits from Capital Reserves	(0.4)	(0.09%)	(0.03%)
Reduce contribution to Public Safety Fire Program by 0.25%	(1.3)	(0.25%)	(0.09%)
Assessment Growth adjustment (technical adjustment)		(0.12%)	(0.04%)
<b>Revised 2020 Budget with Proposed Reductions</b>	<b>\$26.3</b>	<b>4.52%</b>	<b>1.60%</b>



# 2020 Proposed Blended Tax Increase

## Residential Tax Bill



# Stormwater Proposed Rate

## Stormwater Rate

Amount of money per billing unit charged over a one year period

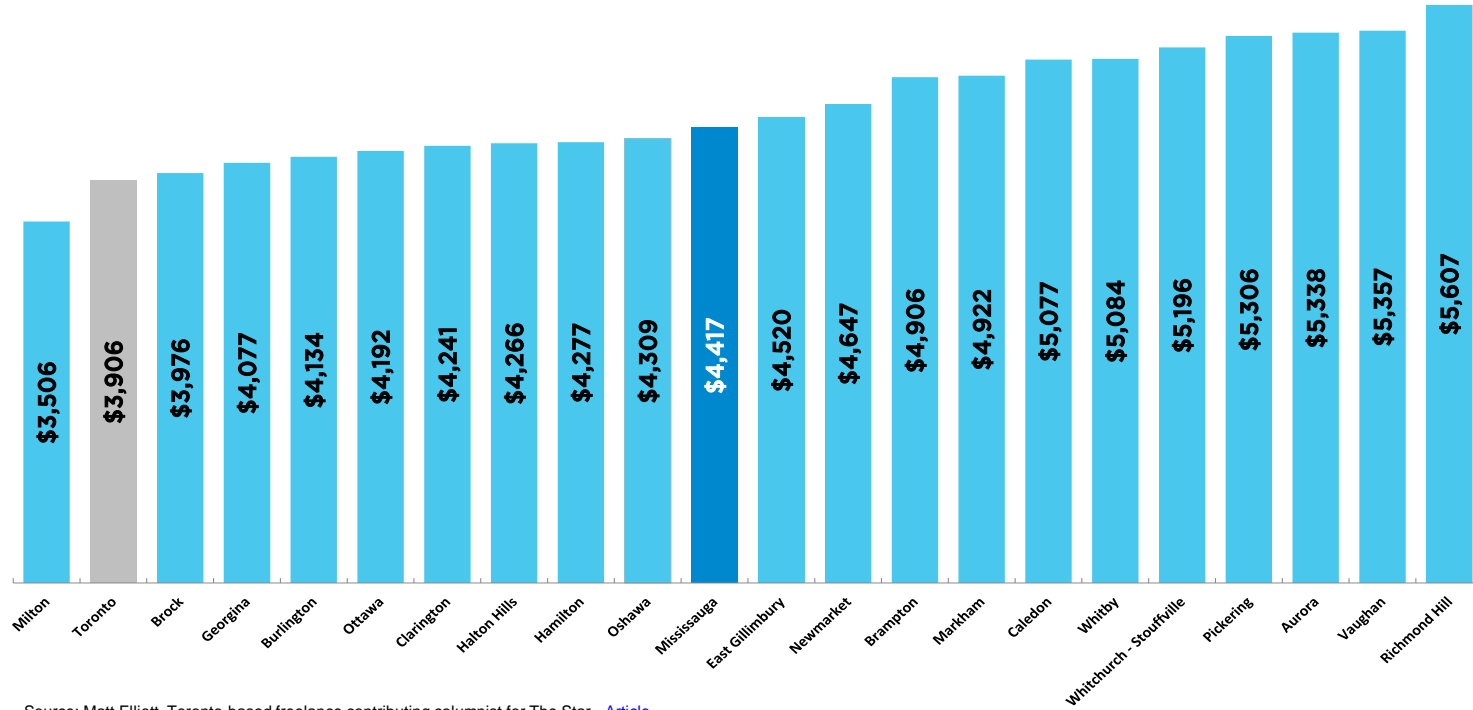
2016	2017	2018	2019	2020
\$100.0	\$102.0	\$104.0	\$106.10	\$108.20*

\* Implementation date: April 1, 2020

# Options Requested by Council

		Property Tax Impact
Reduce pressure from New Initiatives by	\$1.3m	(0.09%)
Use 2019 surplus to reduce 2020 pressure	\$3.0m	(0.21%)
Reduce Stormwater Rate Increase to 1.00%		
Implement Neighbourhood Speed Limit Initiative in one year (2020) (Capital)	\$0.5m	0%

# Average Property Tax Comparison



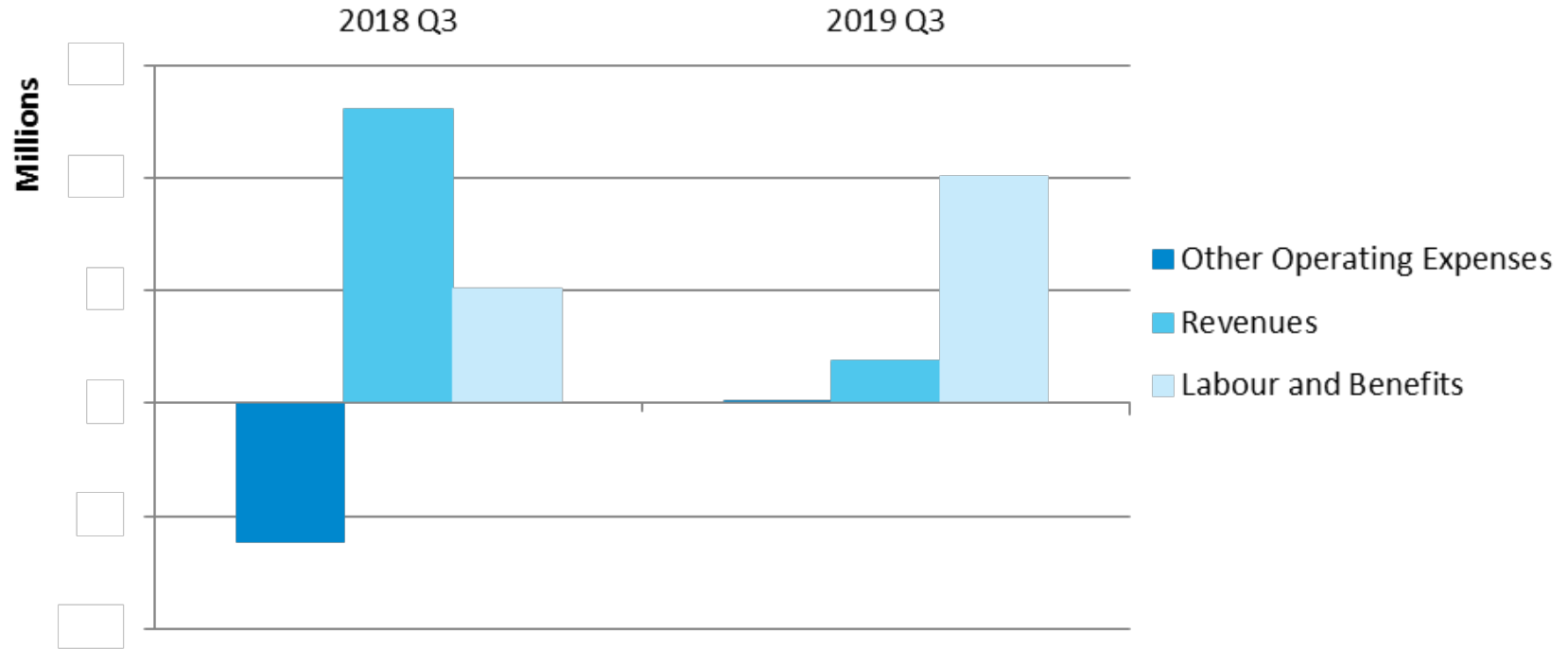
Source: Matt Elliott, Toronto-based freelance contributing columnist for The Star - [Article](#)

# Comparison: Neighbouring Municipalities' 2020 Proposed Residential Tax Levy Increases

Neighbouring Municipalities	City portion of 2020 Tax Rate Increase	Combined portion of 2020 Tax Rate Increase	Assessment Growth	Municipal Status
Hamilton*	5.00%	5.00%	0.40%	Single-tier
Guelph*	3.91 %	3.91 %	1.35%	Single-tier
Toronto	2.00%	2.00%	N/A	Single-tier
Waterloo	2.50%	3.90%	2.40%	Lower-tier
Cambridge	1.44%	3.88%	0.93%	Lower-tier
<b>Mississauga</b>	<b>1.60%</b>	<b>3.24%</b>	<b>0.60%</b>	Lower-tier
Caledon	1.94%	2.78%	0.50%	Lower-tier
Kitchener	0.69%	2.75%	1.56%	Lower-tier
Milton*	1.81 %	2.62%	0.83%	Lower-tier
Burlington*	1.74%	2.44%	0.60%	Lower-tier
Vaughan	0.81 %	2.24%	1.70%	Lower-tier
Halton Hills	1.40%	2.10%	1.10%	Lower-tier
Oakville*	1.28%	2.00%	1.80%	Lower-tier
Markham	0.48%	1.99%	1.24%	Lower-tier
Richmond Hill	0.28%	1.72%	1.80%	Lower-tier

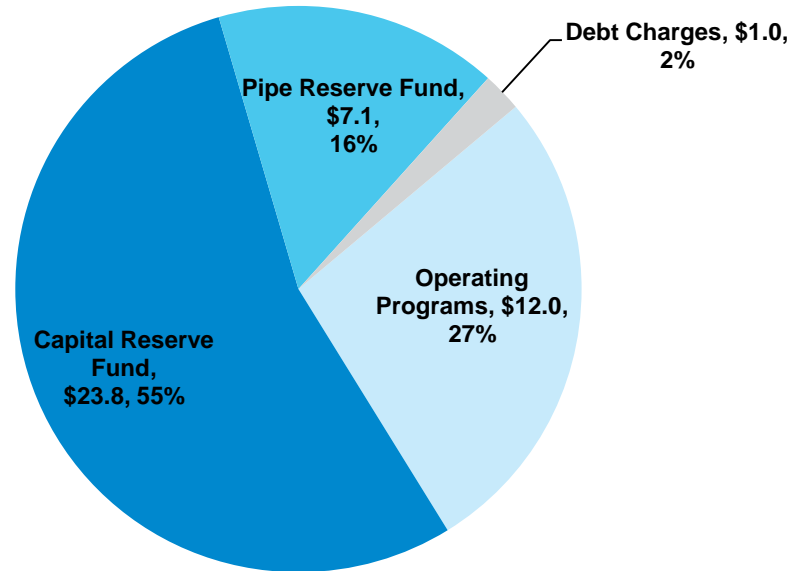
\*Approved budget both Upper and Lower Tier

# What Generates Surplus



# Stormwater Funding Model

- \$43.8M budget funded by \$108.20 per billing unit

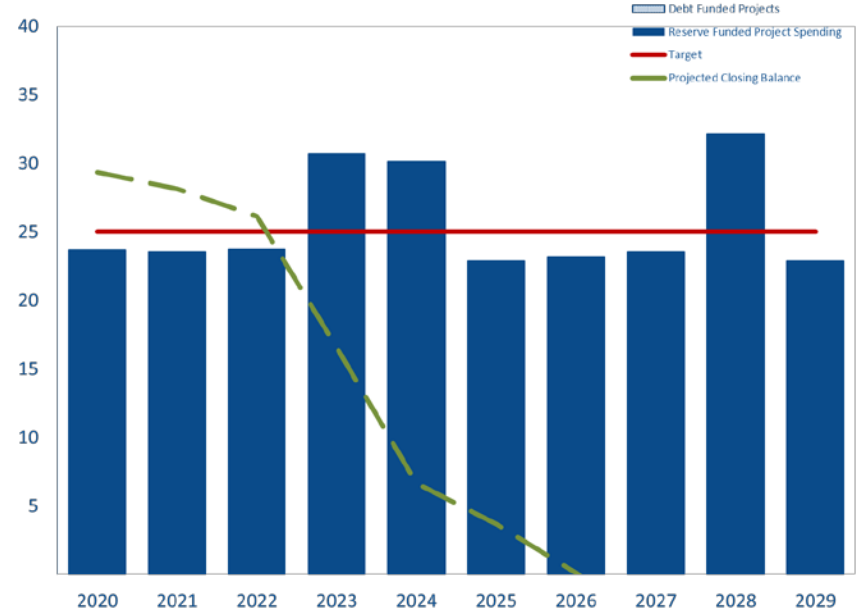


# Stormwater Capital

## 2020 Budget



## Option (1% charge in perpetuity)





End



# City of Mississauga

## Corporate Report



Date: 2019/12/16

To: Mayor and Members of Council

From: Andrew Whitemore, M.U.R.P., Commissioner of  
Planning and Building

Originator's file:  
OZ 15/001 W5

Meeting date:  
2020/01/22

### Subject

#### PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

Rezoning Application to permit employment uses

6900 Dixie Road, west side of Dixie Road and south of Derry Road East

Owner: Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

### Recommendation

1. That the application under File OZ 15/001 W5, Leonard Regina, Joan Pighin, and Michelle Regina, 6900 Dixie Road to amend the zoning from **D** (Development) to **H-E2-Exception** (Employment with Holding Provision) to permit employment uses in conformity with the **Business Employment** land use designation be approved subject to the conditions stated in the staff report dated December 16, 2019, from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **H-E2-Exception** (Employment with Holding Provision) zoning applicable to the subject lands by further amendment, upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated December 16, 2019, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

## Report Highlights

- The application is to change the zoning by-law to permit employment uses including a self storage facility, although no specific proposal is planned for the site at this time
- The proposed employment land uses are supportable from a planning perspective
- Staff recommend the application be approved subject to an "H" holding provision to address outstanding technical matters

## Background

A public meeting was held by the Planning and Development Committee on October 26, 2015, at which time an Information Report was received for information. Appendix 1 contains the Information Report and the following is a link to the digital copy:

[http://www7.mississauga.ca/documents/agendas/committees/pdc/2015/10-26-2015 -  
PDC\\_Agenda.pdf](http://www7.mississauga.ca/documents/agendas/committees/pdc/2015/10-26-2015_-_PDC_Agenda.pdf)

Recommendation PDC 0059-2015 was then adopted by Council on October 28, 2015.

That the report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by Leonard Regina, Joan Pighin and Michelle Regina to permit Business Employment uses under File OZ 15/001 W5, at 6900 Dixie Road, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

Given the amount of time since the public meeting, full notification was provided.

## Comments

### REVISED DEVELOPMENT PROPOSAL

The application now includes an "H" holding provision to address outstanding technical matters including an Access Permit Agreement with the Region of Peel and the GTAA (Greater Toronto Airport Authority) for a shared access onto Dixie Road.

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All owners within 120 m (393 ft.) were notified of the application on May 29, 2015. No community meetings were held for the subject application.

The public meeting was held on October 26, 2015. No deputations were made and no written correspondence on the application has been received.

## PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan provided any remaining technical comments are satisfactorily addressed.

### Mississauga Official Plan (MOP)

The subject lands are located within the Northeast Employment Area and are designated Business Employment which permits self-storage facilities and other uses including office, warehousing, restaurant, financial institution and banquet hall/conference centre.

The proposed rezoning of the site from **D** (Development) to **H-E2-Exception** (Business Employment with Holding Provision) to permit employment uses conforms to the **Business Employment** policies of MOP.

## Strategic Plan

The proposal is consistent with the Connect and Prosper Pillars in the Mississauga Strategic Plan. The Connect Pillar encourages the development of vibrant and connected communities, choice in mobility and the creation of public spaces. The Prosper Pillar encourages employment uses to foster a prosperous and sustainable economy. The addition of business employment uses will further contribute to the existing employment area.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

In summary, the proposed rezoning will enable the subject site to be developed for employment uses.

The proposed rezoning is acceptable from a planning perspective and is recommended for approval given the following reasons:

1. The proposed employment uses are consistent with the PPS, conforms to the Growth Plan and applicable MOP policies.
2. The proposed uses and buildable area are compatible with the overall intent, goals and objectives of the official plan and policies of the Northeast Employment Area.

Council	2019/12/16	4
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Originator's file: OZ 15/001 W5

3. It has been demonstrated that the proposed zoning standards are appropriate to accommodate the proposed development based on the submitted concept plan.

Should the application be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lauren Eramo-Russo, Development Planner

# City of Mississauga Corporate Report



<p>Date: October 2, 2015</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajeckl, Commissioner of Planning and Building</p>	<p>Originator's files: OZ 15/001 W5</p> <hr/> <p>Meeting date: 2015/10/26</p>
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## Subject

### PUBLIC MEETING/INFORMATION REPORT (Ward 5)

6900 Dixie Road, west side of Dixie Road south of Derry Road East

Applicant: Leonard Regina, Joan Plghin and Michelle Regina

Application to permit business employment uses

## Recommendation

That the Report dated October 2, 2015, from the Commissioner of Planning and Building regarding the application by Leonard Regina, Joan Plghin and Michelle Regina to permit Business Employment uses under File OZ 15/001 W5, at 6900 Dixie Road, be received for information.

## Report Highlights

- This report has been prepared for a public meeting to hear from the community;
- The project conforms with the Business Employment land use designation but requires a rezoning to allow for Business Employment uses;
- No community concerns have been identified to date;
- Prior to the next report, staff must evaluate a number of project features including whether or not it is compatible with the surrounding uses in the area and meets all City technical requirements.

## Background

The application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

## Comments

### THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	50.3 m (165.0 ft.) on Dixie Road
Depth:	67.6 m (221.8 ft.)
Gross Lot Area:	0.34 ha (0.84 ac.)
Existing Uses:	Vacant

The property is located in the Northeast Employment Area, which contains mainly industrial and manufacturing buildings to the west of the site. The subject property is surrounded by lands owned by the Greater Toronto Airports Authority with the exception of the lands to the west.

The surrounding land uses are:

North: Vacant land owned by the Greater Toronto Airports Authority

East: A banquet hall and Toronto Pearson International Airport

South: Vacant land owned by the Greater Toronto Airports Authority

West: Industrial Building

Information regarding the history of the site is found in Appendix 1.

### DETAILS OF THE PROJECT

The application is to permit business employment uses on the site. The applicant is presently considering developing a self-storage facility on the property. As the plans are not finalized, the applicant is seeking to obtain the E2 (Employment) zoning to permit all business employment uses should other opportunities arise.

Development Proposal		
Application submitted:	Received: April 17, 2015 Deemed complete: May 19, 2015	
Developer Owner:	Leonard Regina, Joan Pighin and Michelle Regina	
Applicant:	Lew Associates Limited	
Height:	3 storeys	
Lot Coverage:	35.8%	
Floor Space Index:	1.0	
Landscaped Area:	23.3%	
Gross Floor Area:	3 370 m <sup>2</sup> (36,275 sq. ft.)	
Parking	Required	Proposed
Regular parking	0.6 spaces	0.6 spaces



Development Proposal		
spaces	per 100 m <sup>2</sup> GFA	per 100 m <sup>2</sup> GFA
Accessible spaces	Required 4% of total number of parking spaces	Proposed 4.7% of total number of parking spaces
Loading spaces	1 space	2 spaces
Total	22 spaces	23 spaces

Additional information is provided in Appendices 1 to 10.

### LAND USE CONTROLS

The subject lands are located within the Northeast Employment Area and are designated **Business Employment**. The application is in conformity with the land use designation. No official plan amendment is proposed.

A rezoning is proposed from **D (Development)** to **E2 (Employment)** to permit business employment uses in accordance with the proposed zone standards contained within Appendix 9.

Detailed information regarding the Official Plan and Zoning is in Appendices 8 & 9.

### WHAT DID THE COMMUNITY SAY?

No community meetings were held and no written comments were received by the Planning and Building Department.

### DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

### OTHER INFORMATION

The applicant has submitted the following information in support of the application:

- Context Plan, Concept Plan, Survey
- Conceptual Floor Plans and Elevation
- Planning Justification Report
- Functional Servicing Report
- Traffic Impact Study

## DEVELOPMENT REQUIREMENTS

There are engineering matters including: servicing, grading, construction and stormwater management which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

## Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

## Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

## Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Mississauga Official Plan
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Concept Plan
- Appendix 6: Elevations
- Appendix 7: Agency Comment
- Appendix 8: Summary of Existing Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 9: Summary of Existing and Proposed Zoning Provisions
- Appendix 10: General Context Map




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Edward R. Sajecki  
Commissioner of Planning and Building

Prepared by: Mila Yeung, Development Planner

## APPENDIX 1

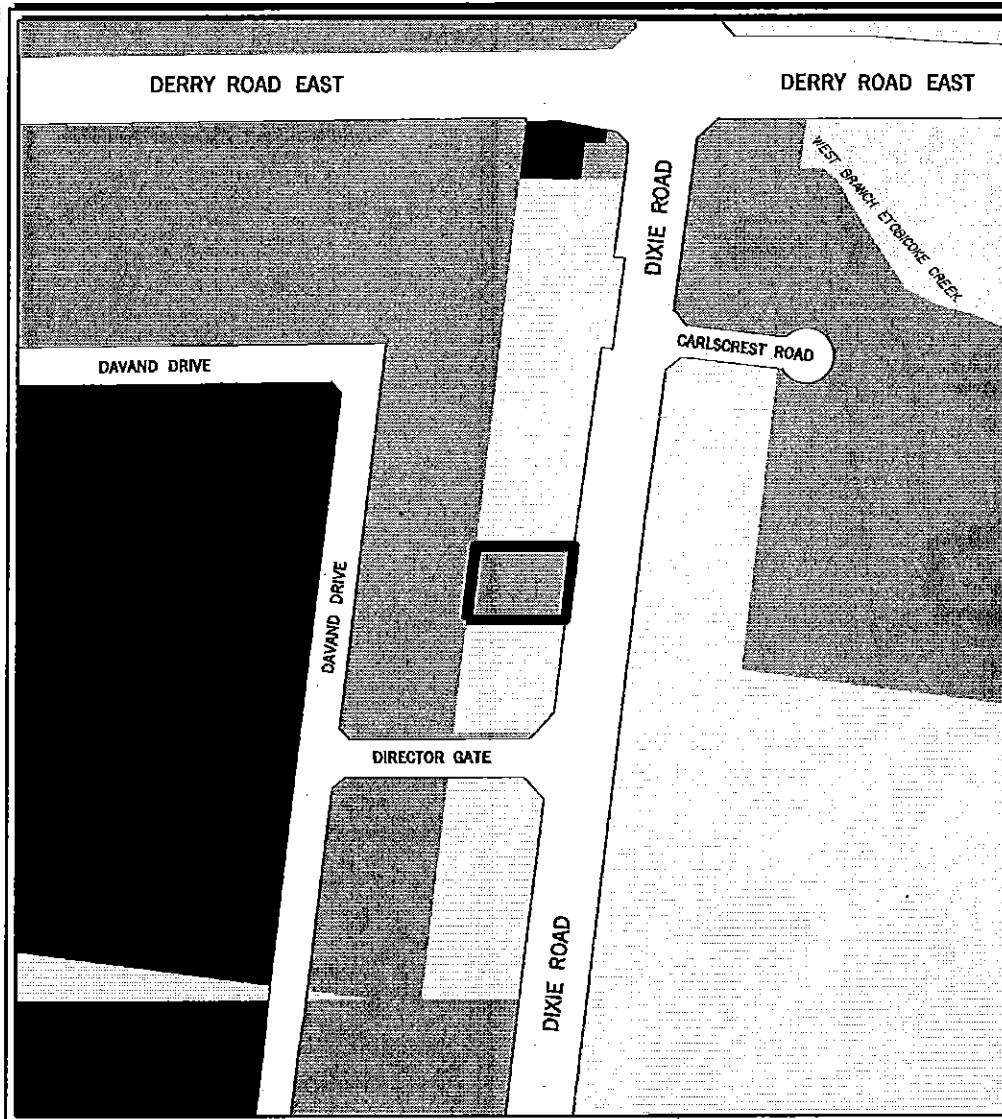
Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

## Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were not appealed and the lands were zoned "D" (Development)
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Business Employment" in the Northeast Employment Area.
- May 19, 2015 – Rezoning application under File OZ 15/001 W5, was received





**PART OF SCHEDULE 10 LAND USE DESIGNATIONS  
OF MISSISSAUGA OFFICIAL PLAN  
LAND USE DESIGNATIONS**

	Residential Low Density I		Airport
	Residential Low Density II		Institutional
	Residential Medium Density		Public Open Space
	Residential High Density		Private Open Space
	Mixed Use		Greenlands
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		Special Waterfront
	Business Employment		Partial Approval Area
	Industrial		

**BASE MAP INFORMATION**

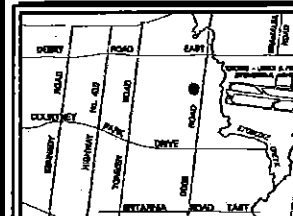
	Heritage Conservation District		Civic Centre (City Hall)
	1998 NEP/2000 NEF Composite Noise Contours		GO Rail Transit Station
	LBPIA Operating Area Boundary		Public School
	Area Exempt from LBPIA Operating Area		Catholic School
	Natural Hazards		Hospital
			Community Facilities

**City Structure**

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

**SUBJECT LANDS**

**SUBJECT: LEONARD REGINA, JOAN PIGHIN  
AND MICHELLE REGINA**



FILE NO:  
OZ 15001 W5

DWG. NO:  
15001L

SCALE:  
1:4000

PDC DATE:  
2015 10 28

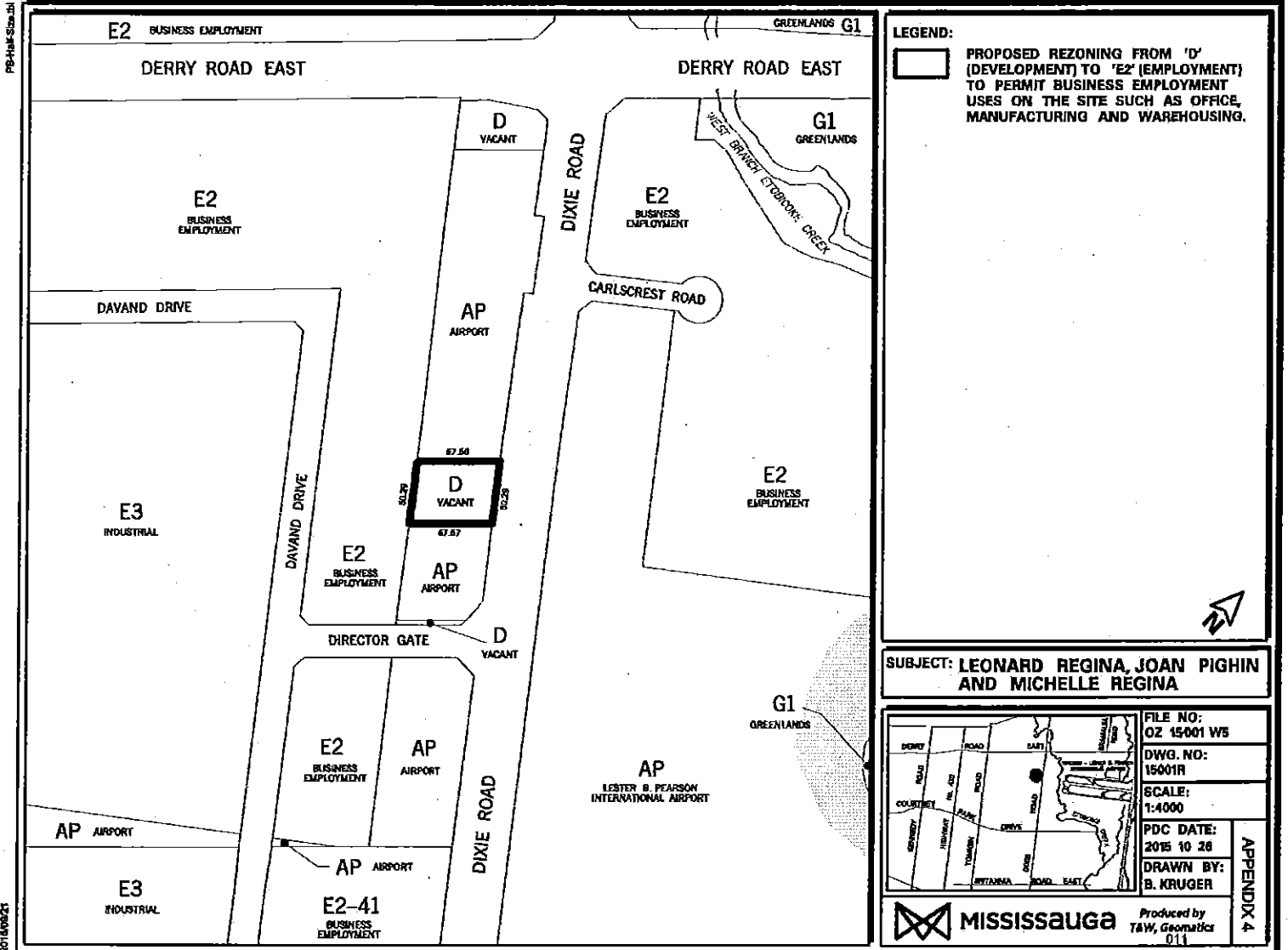
DRAWN BY:  
B. KRUGER

APPENDIX 3

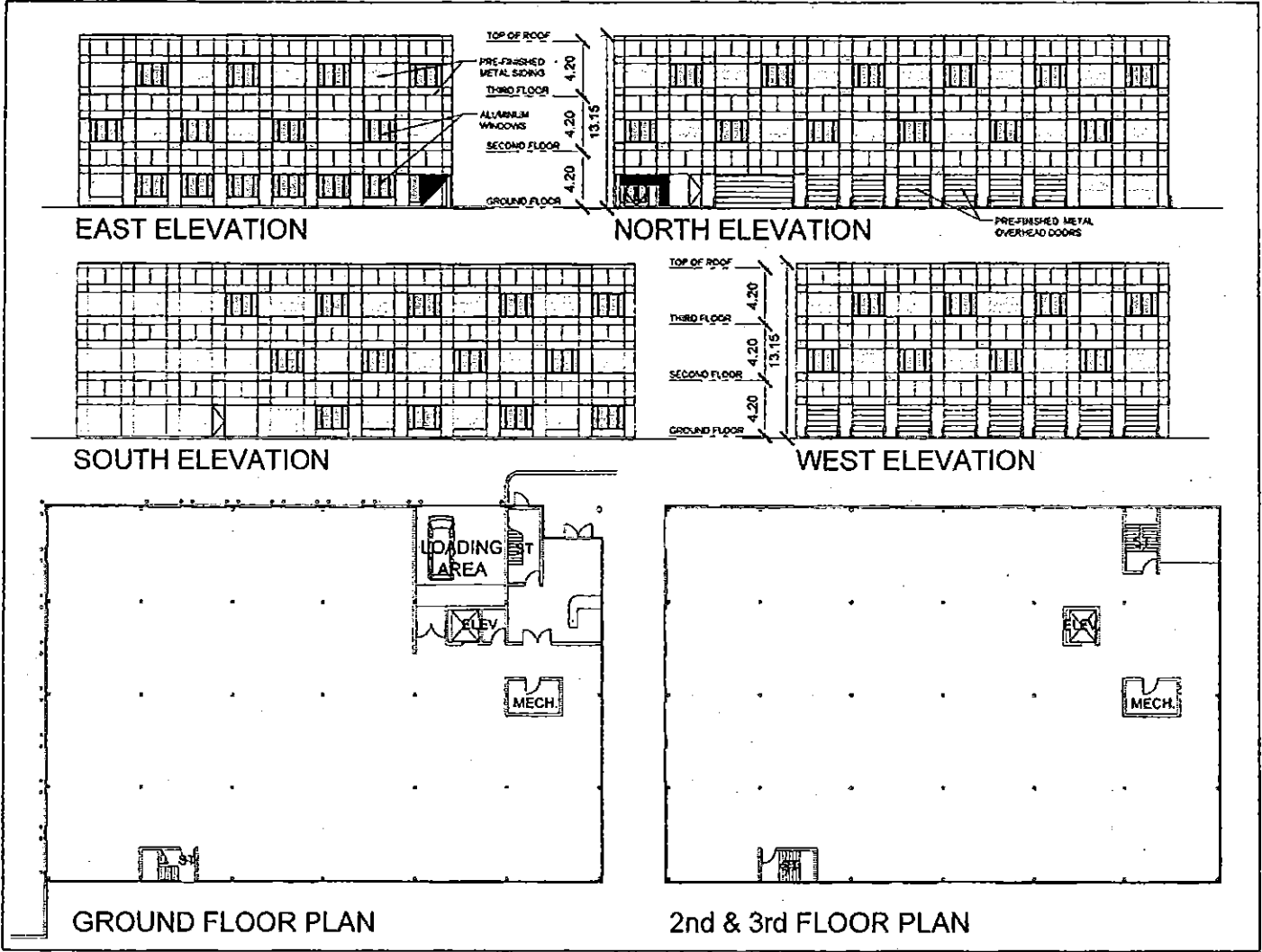


**MISSISSAUGA**

Produced by  
T&W, Geomatics  
010









Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

## Agency Comments

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (July 8, 2015)	<p>There is an existing 300 mm (12 in.) diameter watermain located on Director Gate. There is an existing 375 mm (15 in.) inches) diameter sanitary sewer located on Director Gate.</p> <p>Prior to Recommendation Report the applicant must submit copies of the up to date PINS and a satisfactory Functional Servicing Study to determine the adequacy of the existing service for the proposed development.</p> <p>On-site waste collection will be required through a private waste hauler</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (June 10, 2015)	<p>Prior to by-law enactment, cash contributions for street trees will be required for Dixie Road. Further, prior to site plan approval for the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (June 15, 2015)	<p>Fire has no concerns: emergency response time to the site and watersupply available are acceptable</p>
City Transportation and Works Department (July 27, 2015)	<p>This department confirmed receipt of the Site Plan, Functional Servicing Report and Traffic Impact Statement, circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> <li>• Grading details,</li> <li>• Overland flow,</li> <li>• Stormwater servicing design.</li> </ul>

Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

Agency / Comment Date	Comment
	The above aspects will be addressed in detail prior to the Recommendation Report.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Heritage Division, Community Services  Culture Division, Community Services  Mississauga Transit  Bell Canada  Canada Post  Enbridge Gas Distributions Inc.  Rogers Cable  Greater Toronto Airport Authority  Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services, Corporate Services Department</p>

Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

## **Current Mississauga Official Plan Designation and Policies for the Northeast Employment Area**

**"Business Employment"** which permits

- Community infrastructure
- Community gardening
- Electricity transmission and distribution facility
- Natural gas and oil pipeline
- Parkland
- Piped services and related facilities for water, wastewater and stormwater
- Telecommunication facility
- adult entertainment establishments,
- animal boarding establishments which may include outdoor facilities
- banquet hall
- body rub establishment
- broadcasting, communication and utility rights-of-way
- cardlock fuel dispensing facility
- commercial parking facility
- commercial school
- conference centre
- entertainment, recreation and sports facilities
- financial institution
- funeral establishment
- manufacturing
- motor vehicle body repair facilities
- motor vehicle rental
- overnight accommodation

There are other policies in Mississauga Official Plan that are also applicable in the review of this application, which are found in the following pages of this appendix.

Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5-Direct Growth</b>	Section 5.3.6 Section 5.4	<p>Employment areas are stable areas containing diverse industrial and business employment operation. Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs. Additional development within Employment Areas will be permitted where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the plan</p> <p>Corridors connect various elements of the city to each other. Over time, many of these Corridors will evolve and accommodate multi-model transportation and become attractive public places in their own right with complementary land uses.</p>
<b>Section 8 – Create a Multi-Model City</b>	Section 8.9	Canada's largest airport is a major transportation facility and destination within Mississauga, serving an important regional, national and international role. Mississauga will work with the GTAA and other stakeholders to ensure improved transit connections to the airport and surrounding employment lands.
<b>Section 10 – Foster a Strong Economy</b>	Section 10.1 Section 10.3	<p>The city's economic success is based on its ability to attract and retain a diversity of business operations. Employment opportunities are to be concentrated within the Downtown, Corporate Centres, Major Nodes and Employment Areas.</p> <p>Industrial activities contribute significantly to the city's economic base. Industrial uses should locate in appropriate areas such as, Employment Areas.</p>

Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

## Summary of Existing Zoning By-law Provisions

**D (Development)**, which permits a building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure.

## Proposed Zoning Standards

	<b>Required D Zoning By-law Standards</b>	<b>Proposed E2 Zoning By-law Standards</b>
Permitted Uses	a building or structure legally existing on the date of passing of the By-law and the existing legal use of such building or structure	<ul style="list-style-type: none"> <li>• Medical Office</li> <li>• Office</li> <li>• Broadcasting/Communication Facility</li> <li>• Manufacturing Facility</li> <li>• Science and Technology Facility</li> <li>• Truck Terminal</li> <li>• Warehouse/Distribution Facility</li> <li>• Wholesaling Facility</li> <li>• Waste Processing Station</li> <li>• Waste Transfer Station</li> <li>• Composting Facility</li> <li>• Self-Storage Facility</li> <li>• Contractor Service Shop</li> <li>• Restaurant</li> <li>• Convenience Restaurant</li> <li>• Take-out Restaurant</li> <li>• Commercial School</li> <li>• Financial Institution</li> <li>• Veterinary Clinic</li> <li>• Animal Care Establishment</li> <li>• Motor Vehicle Repair Facility-Restricted</li> <li>• Motor Vehicle Rental facility</li> <li>• Gas Bar</li> <li>• Motor Vehicle Service Station</li> <li>• Motor Vehicle Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles</li> <li>• Banquet Hall/Conference Centre/Convention Centre</li> <li>• Night Club</li> <li>• Overnight accommodation</li> <li>• Adult Video Store</li> <li>• Adult Entertainment Establishment</li> <li>• Animal Boarding Establishment</li> <li>• Active Recreational Use</li> <li>• Body-Rub Establishment</li> <li>• Beverage/Food Preparation Establishment</li> </ul>

Leonard Regina, Joan Pighin and Michelle Regina

File: OZ 15/001 W5

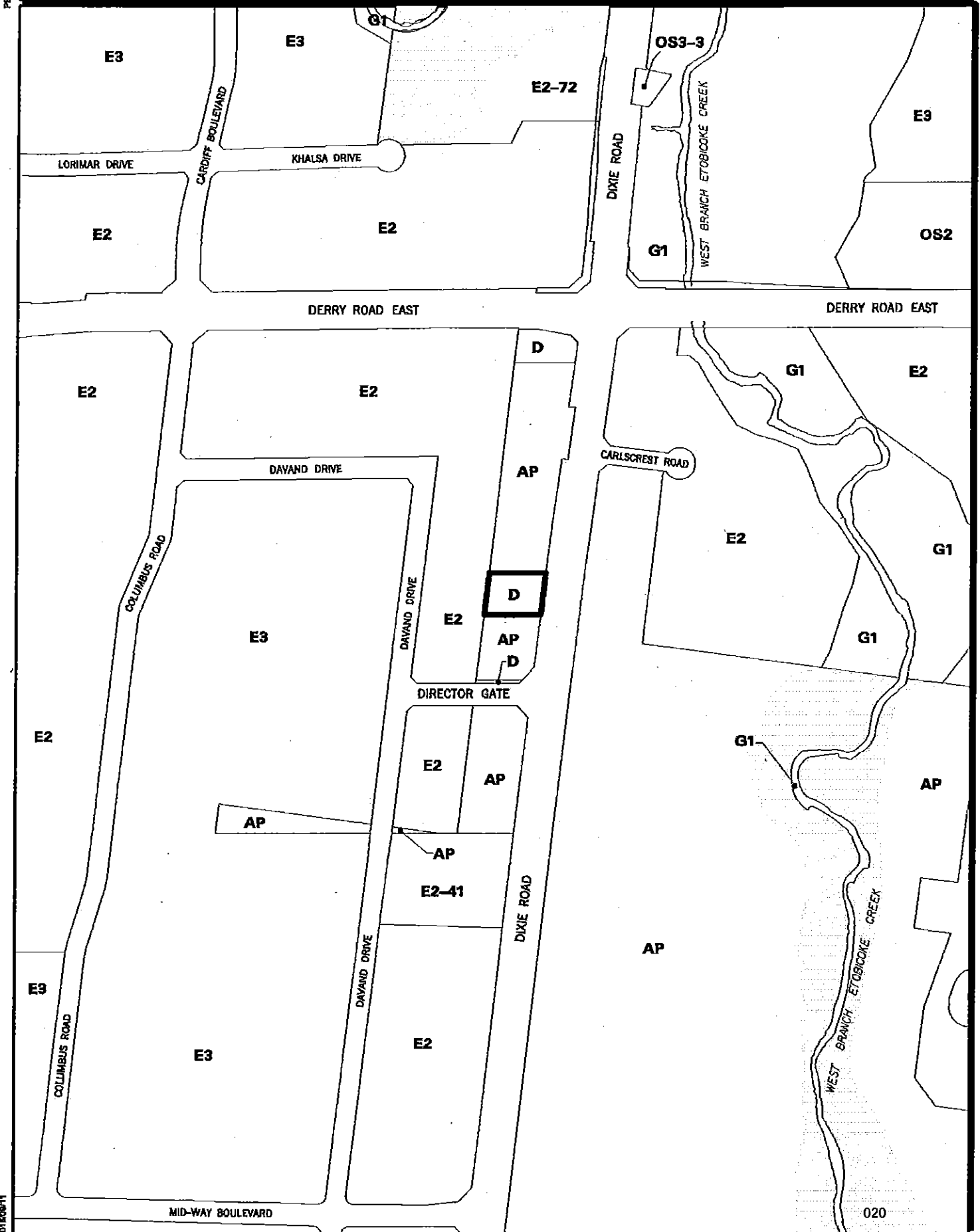
		<ul style="list-style-type: none"><li>• Truck Fuel Dispensing Facility</li><li>• Entertainment Establishment</li><li>• Recreational Establishment</li><li>• Funeral Establishment</li><li>• Private Club</li><li>• Report Establishment</li><li>• Parking Lot</li><li>• University/College</li><li>• Courier/Messenger Service</li></ul>
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# GENERAL CONTEXT MAP

OZ 15/001 W5

APPENDIX 10



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Setty





## Recommendation Report Detailed Planning Analysis

**Owner: Leonard Regina, Joan Pighin and Michelle Regina**

**6900 Dixie Road**

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## 1. Community Comments

No concerns were raised at the public meeting on October 26, 2015. A community meeting was not held.

## 2. Updated Agency and City Department Comments

### UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was recirculated to all City departments and commenting agencies on September 13, 2019. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

#### Transportation and Works

Comments updated October 1, 2019 state that should the rezoning application be approved, the outstanding matters noted below are to form part of the conditions to lift the "H" holding symbol:

- Confirmation that requirements for site access have been met to the satisfaction of the Region of Peel and City of Mississauga
- Confirmation that requirements for municipal servicing (i.e. water, sanitary and storm) have been met to the satisfaction of the Region of Peel and City of Mississauga
- Delivery of an executed Development Agreement including Municipal Infrastructure schedules in a form satisfactory to the City of Mississauga, Region or any other appropriate authority, prior to any development within the plan. These agreements may deal with matters

including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, easements, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation

#### Region of Peel

Comments updated October 11, 2019 state that the Region of Peel requires an Access Permit Agreement in conjunction with the Development Agreement for the property. The Access Permit Agreement will be undertaken to ensure a future mutual access between this property and the abutting Greater Toronto Airport Authority (GTAA) property to the south. The Agreement is currently being prepared by the Region of Peel.

### 3. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and summarized in the table

below. Only key policies relevant to the application have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. (PPS 4.7)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Greenbelt Plan</b>	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p>	<p>Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Region of Peel Official Plan (ROP)</b>	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.	The ROP identifies the subject lands as being located within Peel's Urban System.  General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

#### **4. *Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019***

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

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

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

#### **5. Consistency with PPS**

Section 1.3 of the PPS states that planning authorities shall promote economic development and competitiveness in employment areas by providing for an appropriate mix of employment and institutional uses, in order to meet long term needs.

The Northeast Business Employment Neighbourhood is a stable employment area that includes a variety of existing employment uses. The addition of business employment uses such as a self-storage facility would contribute to the mix of uses in the area and is appropriate in the context of the PPS.

Chapter 1 – Introduction of Mississauga Official Plan (MOP) indicates meeting employment needs as "Strategic Goal" in an effort to foster a strong and sustainable economy.

Chapter 4 – Vision of MOP identifies fostering a strong economy as a priority within the official plan guiding principles, which provides direction for land use planning for the City. This is anticipated to be accomplished by supporting and attracting a diverse range of new employment opportunities.

Chapter 11 – General Land Use Designation of MOP indicates that business employment uses including a self storage facility are permitted land uses in the Business Employment designation.

The relevant MOP policies in this report are consistent with the PPS.

## **6. Conformity with Growth Plan**

Section 2.2.1 – Managing Growth requires that new development be directed to settlement areas and delineated built up areas. This section of policies also elaborates that new development makes efficient use of infrastructure and transit opportunities.

The subject property is located within an Employment area. The Growth Plan states that “economic development and competitiveness will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands.

The proposal adequately takes into account the existing context and provides for an appropriate transition of built form to adjacent areas.

The relevant MOP policies in this report conform to the Growth Plan for the Greater Golden Horseshoe.

## **7. Region of Peel Official Plan**

The subject property is located in the Urban System within the Region of Peel (ROP) General Objectives and Policies in Section 5 direct development and redevelopment to the Urban System in order to achieve complete communities that represent a more efficient use of land that is compact in built form and contributes to a mix of uses.

## **8. Relevant Mississauga Official Plan Policies**

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

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

The subject site is located within the Northeast Employment

Area and are designated **Business Employment**. The **Business Employment** designation permits business employment uses including office, manufacturing facilities, truck terminal, motor vehicle uses and a self storage facility, among other uses.

The applicant is not proposing any changes to the current designation.

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

	Specific Policies	General Intent
<b>Chapter 4 Vision</b>		Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
<b>Chapter 5 Direct Growth</b>	Section 5.1 Section 5.1.2 Section 5.1.4 Section 5.1.6 Section 5.3.6	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p><b>City Structure</b></p> <p>The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development.</p> <p>Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes. Corporate Centres contain a mix of high density employment uses with a focus on major office development. Residential uses and new major retail developments will not be permitted in Corporate Centres.</p> <p>Character Area policies will address the mix of business uses and density requirements within each Corporate Centre. These policies may result in the establishment of minimum employment and building densities, building heights, urban design standards or transportation policies, among other matters.</p> <p>Development will be required to create an attractive public realm and provision of community infrastructure, transportation infrastructure, and other services required to support employees.</p> <p><b>Employment Areas</b></p> <p>Employment areas are stable areas containing diverse industrial and business operations. Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs. Mississauga will provide the necessary infrastructure to support existing and planned employment uses.</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.10	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p>

	<b>Specific Policies</b>	<b>General Intent</b>
	Section 9.1.15 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.1.3 Section 9.5.1.9 Section 9.5.2 Section 9.5.2.2	<p>The City vision will be supported by site development that:</p> <ul style="list-style-type: none"> <li>a. Respects the urban hierarchy;</li> <li>b. Utilizes best sustainable practices;</li> <li>c. Demonstrates context sensitivity, including the public realm;</li> <li>d. Promotes universal accessibility and public safety; and</li> <li>e. Employs design excellence.</li> </ul> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p>
<b>Chapter 10 Foster a Strong Economy</b>	Section 10.1 Section 10.1.1-10.1.11 Section 10.2 Section 10.2.1-10.2.5	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.</p> <p>The conversion of lands designated Office within Corporate Centres to permit non-employment uses is prohibited unless considered through a Phase One/Two municipal comprehensive review. For the purposes of this policy, major retail uses are considered non-employment uses.</p> <p>Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, Major Transit Station Areas and Corridors.</p>
<b>Chapter 11 General Land Use Designations</b>	Section 11.2.11.1	<p>In addition to the uses permitted in all designations, lands designated Business Employment will also permit the following uses:</p> <ul style="list-style-type: none"> <li>a. Adult entertainment establishment, b. animal boarding establishment, c. banquet hall, d. body rub establishment, e. broadcasting, communications and utility rights-of-way, f. cardlock fuel dispensing facility, g. commercial parking facility, h. commercial school, i. conference centre, j. entertainment, recreation and sports facilities, k. financial institution, l. funeral establishment, m. manufacturing, n. motor vehicle commercial, o. motor vehicle body repair facilities, p. motor vehicle rental, q. overnight accommodation, r. research and development, s. restaurant, t. secondary office, u. self storage facility, v. transportation facilities, w. trucking terminals.</li> </ul>

The proposal does not require an amendment to the Mississauga Official Plan since the proposed employment uses are currently permitted by the policies of the Northeast Business Employment Area.

### **Directing Growth and Compatibility**

The subject site is located in the Northeast Employment Area and is currently vacant. It is surrounded by industrial and manufacturing buildings to the west a banquet hall to the east, and vacant lands to the north and south which are owned by Transport Canada and leased to the (GTAA).

The property is designated **Business Employment**, which permits self storage facilities, offices, warehousing, restaurants, financial institutions, and banquet hall/conference centre. The proposed employment uses will be compatible with the surrounding existing and planned land uses.

### **Services and Infrastructure**

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site through the extension of a private easement on Directors Gate.

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

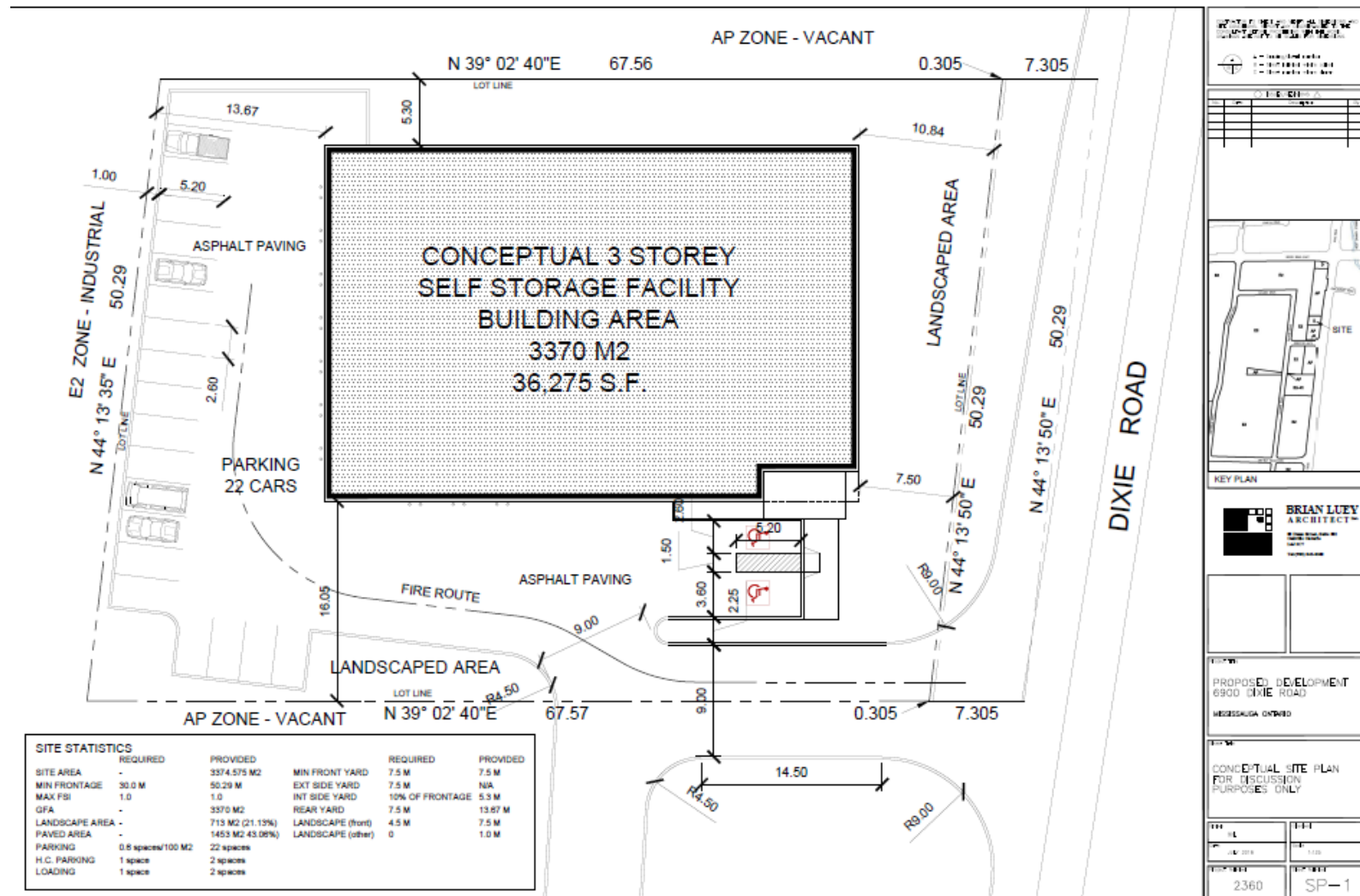
- Route 185-Dixie Express on Dixie Road; Routes 42-Derry, 104-Derry Express on Derry Road, and 15-Derry on Derry Road
- The area is also serviced by Brampton Transit Route 18

The transit stops are located on the south west corner of Derry and Dixie Road within 350 m (1,148 ft.), and at the north west corner of Dixie Road and Directors Gate which is within 125 m (410 ft.) of the property.

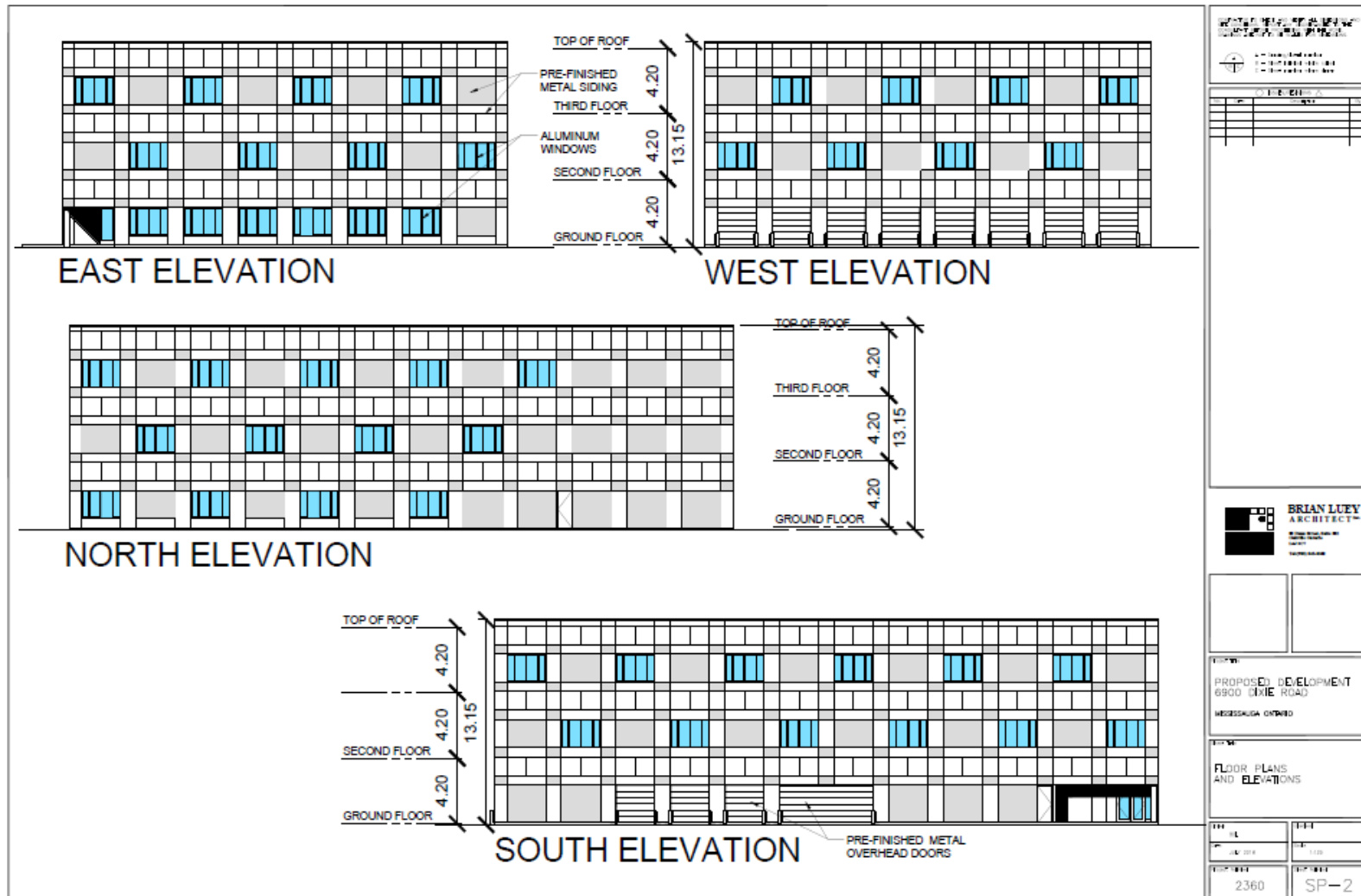
For these reasons, this application is consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.



## 9. Revised Conceptual Site Plan and Elevations



Revised Site Plan



Elevations

## 10. Zoning

The proposed **H-E2-Exception** (Employment-Exception with Holding Provision) is appropriate to accommodate the proposed employment uses including the conceptual self storage facility.

## 11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- Confirmation that requirements for a joint site access have been met to the satisfaction of the Region of Peel and City of Mississauga through an Access Permit Agreement
- Confirmation that requirements for municipal servicing (i.e. water, sanitary and storm) have been met to the satisfaction of the Region of Peel and City of Mississauga through the receipt of an executed Development Agreement including Municipal Infrastructure schedules

## 12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

## 13. Conclusions

In conclusion, City staff has evaluated the application to permit employment uses, including the conceptual self storage facility against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan. The proposed rezoning is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposed employment uses are consistent with the PPS, conforms to the Growth Plan and applicable MOP policies;
2. The proposed uses and potential buildable area are compatible with the existing and planned uses in the Northeast Employment Area;
3. It has been demonstrated that the base E2 zone standards are appropriate to accommodate development.



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## **REPORT 1 - 2020**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its first report for 2020 and recommends:

### PDC-0001-2020

1. That the report dated December 6, 2019, from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 19-8273 VAR (W5), Sanford Media Group Inc., 6235 Kennedy Road be received for information.
2. That the request to permit one (1) double-sided electronic changing copy billboard be approved.
3. That one oral submission be received.

### PDC-0002-2020

1. That the report titled "Recommendation Report – Gateway Corporate Centre City-initiated Zoning By-law Amendment" dated December 6, 2019 from the Commissioner of Planning and Building recommending approval of the zoning by-law amendment, be adopted.
2. That the Mississauga Zoning By-law 0225-2007 be amended in accordance with the proposed changes contained in this report.
3. That notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the Zoning By-law Amendment, applications for a minor variance can be made for properties subject to the Amendment, provided that the minimum building height is not decreased.

### PDC-0003-2020

1. That the report titled "Recommendation Report – Dundas Street Right-of-Way (ROW) Mississauga Official Plan Amendment" dated December 6, 2019 from the Commissioner of Planning and Building recommending approval of the Official Plan Amendment, be adopted.
2. That an Official Plan Amendment to the Mississauga Official Plan (MOP) be prepared in accordance with the proposed changes in Appendix 1 of this report.
3. That five oral submissions be received.



## **REPORT 1 - 2020**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its first report for 2020 and recommends:

GC-0001-2020

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Notice Floodplain Agreement between Mykola Zaloga, Yuriy Lazuta and Mariya Lekh and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor as outlined in the report dated December 10, 2019 from the Commissioner of Transportation and Works titled Notice Floodplain Agreement between the City of Mississauga and Mykola Zaloga, Yuriy Lazuta and Mariya Lekh, 1223 Canterbury Road- Site Plan Application SPI 19-81 (Ward 1).

GC-0002-2020

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Notice Floodplain Agreement between 2565130 Ontario Inc. and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor as outlined in the report dated December 12, 2019 from the Commissioner of Transportation and Works titled Notice Floodplain Agreement between the City of Mississauga and 2565130 Ontario Inc., and 436 Marf Avenue - Site Plan Application SPI 19-39 (Ward 1).

GC-0003-2020

1. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to the Trench Rescue Services Agreement and the Swift Water Rescue Agreement between The Corporation of the City of Mississauga and The Corporation of the Town of Oakville in a form satisfactory to Legal Services.
2. That a by-law be enacted delegating authority to the Commissioner of Community Services and the City Clerk to enter into fire protection or rescue service agreements with other municipalities on behalf of The Corporation of the City of Mississauga in a form satisfactory to Legal Services.

GC-0004-2020

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated December 5, 2019 entitled 2020 Interim Tax Levy for Properties on the Regular Instalment Plan be received.
2. That a by-law be enacted to provide for a 2020 interim tax levy for properties on the regular instalment plan.
3. That the 2020 interim taxes be calculated to be 50% of the previous year's annualized taxes on properties that existed on the previous year's tax roll.

- 
4. That assessments added to the tax roll in the current year be levied an amount that approximates 50% of a full year's taxes, had the property been included on the previous year's tax roll, using tax rates set out in Appendix 1 of this report and the current year's phased-in assessment.
  5. That the 2020 interim levy for residential properties on the regular instalment plan be payable in three instalments on March 5, April 2, and May 7, 2020.
  6. That the 2020 interim levy for regular instalment plan properties in the commercial, industrial and multi-residential property classes be payable in one instalment on March 5, 2020.

## GC-0005-2020

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated December 5, 2019 entitled Delegation of Regional Tax Ratio Setting Authority for 2020 be received.
2. That Council consent to the enactment of a Regional by-law delegating tax ratio setting from the Region of Peel to Mississauga, Brampton and Caledon in accordance with Section 310 of the *Municipal Act, 2001* for the 2020 property tax year.
3. That Council consent to the apportionment methodology in place in the 2019 taxation year updated for 2020 assessments.

## GC-0006-2020

That the deputation by Colin Patterson, Supervisor, Road Safety regarding the Pedestrian Crossover Pilot Program be received.

(MCAC-0076-2019)

## GC-0007-2020

That the Ontario announcement on the E-Scooter Pilot on municipal roads be received.

(MCAC-0077-2019)

## GC-0008-2020

That the email dated October 16, 2019 from Anna Tran, Citizen Member entitled Promotions & Communications Sub-Committee regarding her resignation as Chair from the Mississauga Cycling Advisory Committee Promotions & Communications Subcommittee be received.

(MCAC-0078-2019)

## GC-0009-2020

That the Mississauga Cycling Advisory Committee accepts and supports the request for Sunil Sharma, Citizen Member, to be absent from the Mississauga Cycling Advisory Committee meetings until February 2020.

(MCAC-0079-2019)



**General Committee****2020/01/15**

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GC-0010-2020

That the 2020 Mississauga Cycling Advisory Committee Meeting Dates be received.  
(MCAC-0080-2019)

GC-0011-2020

1. That the report "Vehicle Pound Facility Licensing Moratorium" be received for information.
2. That the Towing Industry Advisory Committee provide comment on proposed revisions to the Business Licensing By-law 1-06, as amended, for inclusion in a future report to General Committee on the licensing of Vehicle Pound Facilities.
3. That the Towing Industry Advisory Committee provide comment on the moratorium currently in place limiting the licensing of new Vehicle Pound Facilities.

(TIAC-0007-2019)

GC-0012-2020

That the Towing Industry Advisory Committee Work Plan dated June 4, 2019, be received as amended.

(TIAC-0008-2019)

GC-0013-2020

That the memorandum dated December 10, 2019 titled "2020 Towing Industry Advisory Committee Meeting Dates" from Stephanie Smith, Legislative Coordinator, be received.

(TIAC-0009-2019)

GC-0014-2020

That Transportation and Works staff be directed to report back to the Towing Industry Advisory Committee with respect to the following rates at a future meeting:

- a) Daily Vehicle Storage
- b) Heavy Towing / Oversize Vehicle Storage

(TIAC-0010-2019)

GC-0015-2020

That the deputation and associated presentation by the Youth Scouts, and Gail Shipclark, Scout Leader, 1<sup>st</sup> Port Credit Sea Scout Troop (Scouts Canada) regarding Plastic Pollution in Our Great Lakes be received for information.

GC-0016-2020

That the deputation and associated presentation by Kyle Menken, Technician and Shannon Malloy, Specialist, Integrated Water Management Team, Credit Valley Conservation regarding Making Green Infrastructure Mainstream be received for information.

(EAC-0047-2019)

**General Committee****2020/01/15**

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**GC-0017-2020**

That the deputation and associated presentation by Britt McKee, Executive Director, Ecosource regarding the Community Gardens and Urban Agriculture Program be received for information.  
(EAC-0048-2019)

**GC-0018-2020**

That the deputation and associated presentation by Christopher Pyke, Supervisor, Waste Diversion regarding the Waste Diversion Priorities for 2020 be received for information.  
(EAC-0049-2019)

**GC-0019-2020**

That the deputation and associated presentation by Diana Suzuki-Bracewell, Supervisor Environmental Outreach and Heliya Babazadeh, Outreach Coordinator regarding the 2019 Overview on Environment Outreach be received for information.  
(EAC-0050-2019)

**GC-0020-2020**

That the Environmental Action Committee Work Plan be approved as discussed at the December 10, 2019 Environmental Action Committee meeting.  
(EAC-0051-2019)

**GC-0021-2020**

That the verbal update by Dianne Zimmerman, Manager, Environment regarding the Climate Change Action Plan Status Update be received for information.  
(EAC-0052-2019)

**GC-0022-2020**

1. That the report dated December 16, 2019 entitled "Penalties for Frivolous or Vexatious 911 calls: Legislative Review" from the City Solicitor be received for information.
2. That the City of Mississauga call upon the province to enact legislation to address non-emergency 911 calls of a frivolous and vexatious nature, similar to legislation already in effect in other provinces; and
3. That the mayor send this report and motion with a letter to the Premier, Solicitor and Attorney General, as well as our local MPPs, the Region of Peel's Emergency Committee, and AMO; and
4. That the City of Mississauga encourages the province to undertake a provincial education campaign.

**GC-0023-2020**

That the Public Education Session with respect to Affordable Housing by Andrew Whittemore, Commissioner of Planning and Building and Jason Bevan, Director of City Planning Strategies be received.

**REPORT 4 - 2019**

To: MAYOR AND MEMBERS OF COUNCIL

The Budget Committee presents its fourth report for 2019 and recommends:

BC-0034-2019

That the deputation by Janice Baker, City Manager and CAO providing opening remarks regarding the 2020 Budget be received.

(BC-0034-2019)

BC-0035-2019

That the deputation by Andrew Grantham, Executive Director and Senior Economist, CIBC with respect the Capital Markets be received.

(BC-0035-2019)

BC-0036-2019

That the deputation by Bonnie Brown, Director, Economic Development with respect to Mississauga's Economic Overview be received.

(BC-0036-2019)

BC-0037-2019

That the deputation by Jeff Jackson, Director of Finance and Treasurer with respect to the 2020 Budget Overview be received.

(BC-0037-2019)

BC-0038-2019

That the 2020 Budget Engagement Results report dated November 1, 2019 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

(BC-0038-2019)

BC-0039-2019

That the report titled "Lean Program and Continuous Improvement Update" dated November 1st, 2019 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

(BC-0039-2019)

BC-0040-2019

That the report dated November 8, 2019 entitled "Equitable Share of Peel Regional Police Costs (Res #0247-2019)" from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

(BC-0040-2019)

BC-0041-2019

That the report dated September 30, 2019 entitled “Municipal Act Reporting Requirements Under Ontario Regulation 284/09” from the Commissioner of Corporate Services and Chief Financial Officer be approved.

(BC-0041-2019)

BC-0042-2019

That the following service area presentations presented to Budget Committee on November 18, 19 & 20, 2019, be received:

- MiWay
- Fire & Emergency Services
- Roads
- Culture
- Recreation
- Parks, Forestry & Environment
- Facilities & Property Management
- Information Technology
- Stormwater

(BC-0042-2019)

BC-0043-2019

That the report entitled “MiWay Zero-Emission Electric Bus Technology Update” dated November 4, 2019 from the Commissioner of Transportation and Works be received for information.

(BC-0043-2019)

BC-0044-2019

1. That 40 km/h Neighbourhood Area Speed Limits, 30 km/h School Zones within neighbourhoods, and School Area Community Safety Zones be implemented in a coordinated and expedited manner.
2. That Council approve two temporary traffic union positions, one non-union contract traffic coordinator position (Grade F) and a non-union Administrative Assistant (Grade B) with a start date of January 1, 2020 for a period of 2.5 years for the implementation and administration of the Neighbourhood Speed Limits Project, to be funded through the 2020 - 2022 Operating Budgets.
3. That the 2020 tax levy be adjusted by \$447,000 to fund positions and materials costs. All corresponding budgets will be reversed in the 2023 Operating Budget.
4. That the Transportation and Works Department prepare a future report regarding a comprehensive neighbourhood speed management program, including the identification of resources necessary to achieve lower operating speeds within neighbourhoods and school zones.
5. That the Transportation and Works Department develop a Policy and criteria for the application of Community Safety Zones.
6. That all necessary by-laws be enacted.

(BC-0044-2019)

BC-0045-2019

That the closed session presentation with respect to the 2020 Total Compensation be received.

(BC-0045-2019)

BC-0046-2019

That the report dated October 28, 2019 from the Commissioner of Corporate Services and Chief Financial officer entitled “2020 Conversion of Full-Time Contract Staff to Permanent Status” be approved; and incorporated into the 2020 Operating Budget at a cost of \$28,866.  
(BC-0046-2019)

BC-0047-2019

1. That Council approve the 2020 Budget as set out in:
  - a) 2020-2023 Business Plan & 2020 Budget Sections B through S which include the following tables/appendices:
    - i) Section B: Appendix 2D Listing of Projects for Multi-Year Funding
    - ii) Sections C-R: Proposed Cost Increase Required to Maintain Current Service Levels
    - iii) Sections C-R: Proposed New Initiatives and New Revenues
    - iv) Sections C-R: Proposed 2020 Capital Budget Detail
    - v) Section S: Appendix 1 Reserves and Reserve Funds Transfers and Appendix 2 Debt-Funded Projects;
  - b) That adjustments to the 2020-2023 Business Plan & 2020 Budget be approved, contingent upon Federal/Provincial approval of ICIP projects based on Section B - Appendix 2E for Transit Projects, and Corporate Report 8.1 to General Committee October 30, 2019, “Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Funding Applications”;
  - c) That Council approve 4 temporary FTEs: two temporary traffic union positions, one non-union contract traffic coordinator position (Grade F) and a non-union contract Administrative Assistant (Grade B) with a start date of January 1, 2020 for a period of 1 year for the implementation and administration of the Neighbourhood Speed Limits Project, to be funded through the 2020 Operating Budget and that the 2020 property tax levy be increased by \$447,000 to fund positions and materials costs;
  - d) That the operations of Churchill Meadows Community Centre be deferred by 4 months resulting in a reduction in the 2020 property tax levy of \$254,561 and 7.5 FTEs;
2. That Council approve any necessary 2020 budget re-allocations of service initiatives to ensure that costs are allocated to the appropriate service area with no net change to the 2020 property tax levy;
3. That the 2020 property tax levy be approved at \$538,904,741 including:
  - a) Infrastructure and Debt Repayment Levy increase in the amount of \$10,218,136
  - b) Emerald Ash Borer Levy, included in the base budget, in the amount of \$5,600,000;
4. That the property tax levy be adjusted to reflect growth as calculated on the 2019 assessment roll returned by the Municipal Property Assessment Corporation for purposes of 2020 taxation;
5. That following the incorporation of adjustments approved by Budget Committee, the number of Full Time Equivalent (FTE) positions in 2020 will be 5,717.7;
6. That a 1.75% economic adjustment for eligible non-union employees be implemented effective April 1, 2020 with normal job rate progression;
7. That modifications to the non-union benefits program as detailed in the 2020 Total Compensation presentation dated November 19, 2019, be implemented effective April 1, 2020;
8. That the 2020 Stormwater Charge for the 2020 budget year be approved at \$108.20 per Stormwater billing unit, effective April 1, 2020;

9. That Council approve the Stormwater Program 2020 Budget as set out in Section V: Stormwater of the 2020-2023 Business Plan & 2020 Budget including:
  - Proposed Cost Increase Required to Maintain Current Service Levels
  - Proposed New Initiatives and New Revenues
  - Proposed 2020 Capital Budget Detail
  - Appendix 1: Listing of Projects for Multi-Year Funding
  - Appendix 2: Summary of Reserve and Reserve Fund Transfers;
10. That the 2020 Stormwater Charge operating budget be approved at \$43,835,000;
11. That following the incorporation of adjustments approved by Budget Committee, the number of Full Time Equivalent (FTE) positions funded by the Stormwater Charge will be 23.1 in 2020;
12. That all necessary by-laws be enacted.  
(BC-0047-2019)

**Ministry of Government and  
Consumer Services**

**Ministère des Services  
gouvernementaux et des  
Services aux consommateurs**



Office of the Minister

Bureau du ministre

5<sup>th</sup> Floor, 777 Bay Street  
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DEC 19 2019

996-2019-1256

Her Worship Bonnie Crombie  
Mayor  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Mayor Crombie:

Thank you for your letter and attached resolution outlining the door-to-door soliciting issues members of your community are facing. I am sorry to hear that this is happening and appreciate the time you have taken to share your concerns.

Consumer protection is an important part of the Ministry of Government and Consumer Services' mandate. The Consumer Protection Act provides broad marketplace protections to consumers.

Under the act, a business is prohibited from engaging in unfair practices including false, misleading or deceptive representations, and unconscionable representations. The act also provides a 10-day cooling off period, during which a consumer may cancel a door-to-door agreement.

Consumers who have questions or concerns about a consumer contract are encouraged to contact the ministry's Consumer Protection Office at 416-326-8800 or toll-free at 1-800-889-9768.

Our government is working for the people by strengthening consumer protections for hard-working Ontarians when they are purchasing goods and services at home.

-2-

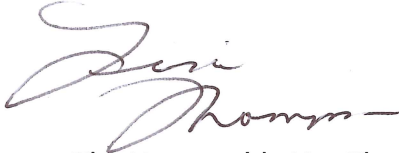
My ministry is continuously monitoring the marketplace to ensure that consumers are protected from predatory sales and contracting practices, and financial harm.

Where the government sees evidence of problems in a sector that warrants strong intervention, it would consider taking appropriate action. It is in every sector's best interest to eliminate unethical practices.

Sump pumps are not a product that has been specifically tracked by the ministry as, historically, there has been no pattern of inquiries, incidents or complaints received. But a new category for sump pumps is being added to the ministry's tracking system to ensure that sump pump inquiries, incidents and complaints can be reported in the future.

Thank you again for your letter — we value your feedback. And please accept my warm regards.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Lisa Thompson', followed by a horizontal line.

The Honourable Lisa Thompson  
Minister of Government and Consumer Services



**Ministry of  
Municipal Affairs  
and Housing**

**Ministère des Affaires  
municipales et du Logement**



Office of the Minister

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December 20, 2019

Mayor Bonnie Crombie City  
of Mississauga

Dear Mayor Crombie:

I am writing to provide notification of changes to Ontario's provincially significant employment zone mapping. I would like to thank you for your interest in the zones and your request for changes.

As you know, earlier this year our government introduced *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* as part of the **More Homes, More Choice: Ontario's Housing Supply Action Plan** to increase housing supply, create more jobs, attract business investments and better align our infrastructure. An important change in *A Place to Grow* was the inclusion of policies that give municipalities enhanced flexibility to change the use of lands from employment to other uses, while making sure key employment areas are protected for the longer term. To do this, the province introduced provincially significant employment zones as economic development tools that would require provincial approval for employment area conversions within the zone.

On January 15, 2019, my ministry released a preliminary map of 29 proposed provincially significant employment zones on the Environmental Registry of Ontario, along with other proposals related to *Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017*. Public consultation took place from January 15, 2019 to February 28, 2019. The ministry also held regional roundtables and meetings with stakeholders during the consultation period. In May 2019, the government released *A Place to Grow* and a revised map of provincially significant employment zones for the Greater Golden Horseshoe that addressed minor technical changes in the proposed mapping and clarified that provincially significant employment zones can include mixed use areas and do not change existing zoning. At that time, we committed to continuing our review of the mapping based on requests for reconsideration of lands within and outside of existing provincially significant employment zones as well as requests to add new zones.

Following a review of requests from municipalities, businesses, landowners, and industry associations, my ministry has adjusted some of the zone boundaries. Updated mapping is posted [online](#).

I would like to thank your staff for providing insights into the local context, including the perspectives of local landowners, to support the review of change requests and their alignment with the criteria for requests for reconsideration. Where changes impact privately-owned lands, we encourage you to communicate the mapping changes back to the appropriate landowners.

Concerning requests for potential new zones, the ministry continues to review these submissions. Additionally, in the new year, we will consider how provincially significant employment zones can support economic investment and growth over the longer term, including how the identification of zones can promote job creation and economic development throughout the province of Ontario. As such, we will be consulting further to obtain feedback on the potential long-term economic functions of these zones, which may result in further changes to the framework.

Should you or your staff have any questions about *A Place to Grow*, the policy framework for provincially significant employment zones, or the zones themselves, please feel free to contact us via [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca).

Thank you for your ongoing commitment to strengthening the quality of life and the economic growth of your community and the province of Ontario.

Sincerely,



Steve Clark  
Minister

- c: Andrew Whittemore  
Commissioner of Planning and Building Development City of Mississauga
- Janice M. Baker  
City Manager and Chief Administrative Officer  
City of Mississauga
- Stephen Hamilton  
Senior Policy Advisor  
Office of the Honourable Steve Clark Minister of Municipal Affairs and Housing
- Kate Manson-Smith  
Deputy Minister  
Ministry of Municipal Affairs and Housing
- Cordelia Clarke Julien  
Assistant Deputy Minister  
Ontario Growth Secretariat  
Ministry of Municipal Affairs and Housing



Produced by:  
Vaulted Inc.  
61 Tight Court Milton, Ontario L9T 8S2  
Phone: 416-846-7867  
[www.themacandcheesefestival.com](http://www.themacandcheesefestival.com)

January 8, 2020

Dayna Obaseki  
Coordinator, Legislative  
City of Mississauga  
Via email: [dayna.obaseki@mississauga.ca](mailto:dayna.obaseki@mississauga.ca)

**To the Attention of the Members of Council in the City of Mississauga**

**Re: Municipal Significance designation for "The Mac and Cheese Festival".**

We are kindly requesting your assistance in declaring The Mac and Cheese Festival of municipal significance for liquor licensing purposes. The Mac and Cheese Festival is North America's largest food festival and competition celebrating everything mac and cheese. We're raising funds and donating our alcohol profits to two charities, the Mississauga Food Bank and National Clean Up Day. The festival encourages tourism and creates a unique attraction for the city. Our approach aims to strengthen diversity, create inclusiveness and build engagement.

Vaulted Inc. has an excellent track record of producing safe and successful events in Ontario (The Fried Chicken Fest, Holiday Street Market, BBQ Eats Festival, and of course, The Mac and Cheese Festival). Each year since 2015, we've been deemed of municipal significance by various cities, including the City of Toronto, City of Winnipeg, City of Halifax, Town of Milton and the City of Mississauga. There are significant local economic and social benefits to hosting an event of this caliber.

The Mac and Cheese Festival will be held from February 14-16, 2020 at the Small Arms Inspection Building. The SOP (Special Occasion Permit) will be under Vaulted Inc. with security presence monitoring the area to ensure the safety of all guests. The entire festival is a cashless event. We use food and drink tokens for purchase. Using tokens allows us to ID those of age to purchase drinks tokens. The event will run February 14: 5:00pm to 11:00pm, February 15: 11:00am to 11:00pm and February 16: 11:00am to 8:00pm.

The festival details:

- Food vendors will offer a variety of mac and cheese creations; all will comply with Peel Public Health requirements.
- Non-alcoholic beverages, cocktails, and beer will be sold.
- We will arrange the necessary liability insurance as per SOP requirements.
- The entire indoor facility at the Small Arms Inspection Building will be under our SOP.
- All staff that is involved with the serving of alcohol is trained and certified under the Smart Serve Program.
- We have a system in place that allows us several checkpoints to make sure that people are imbibing responsibly.
- This event will be promoted through various media channels with support from local, regional and national resources.

We will be applying to the Alcohol and Gaming Commission for a Special Occasion Liquor Licensing permit. This event is expected to attract approximately 9,000 people from the GTHA. We hope you agree with our 2020 Mac and Cheese Festival plans and see fit to designate us as a significant event in the City of Mississauga.

Thank you for your assistance.

Regards,

Philip Suos  
Founder, Managing Director  
The Mac and Cheese Festival (Vaulted Inc.)  
[philip@themacandcheesefestival.com](mailto:philip@themacandcheesefestival.com)



Motion to Appoint the Board Members of the Port Credit Business Improvement Area (BIA)

WHEREAS Resolution 0292-2019 to appoint members to the Port Credit Business Improvement Area was adopted at Council on December 11, 2019;

AND WHEREAS direction to repeal By-law 0123-2019 was included in Resolution 0292-2019 in error;

AND WHEREAS pursuant to Section 204 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, Council may pass by-laws to establish a Board of Management for an improvement area for a term of office concurrent with that of the Council that appoints them or until their successors are appointed;

NOW THEREFORE BE IT RESOLVED:

1. That Resolution 0292-2019 is hereby repealed.
2. That a by-law be enacted to appoint the following individuals to the Board of Management for the Port Credit Business Improvement Area for a term of office to expire on November 14, 2022, or until such time as their successors are appointed:
  - (i) Scott Higginson
  - (ii) John Pappas
  - (iii) Ric Cooper
  - (iv) Claudette Hope-Edwards
  - (v) Ann Ivy Male
  - (vi) Brenda McGarrell
  - (vii) Lydia Ordonez-Niles
  - (viii) Jake Peddler
  - (ix) Nina Tsougios
  - (x) Councillor Stephen Dasko
3. That By-laws 0075-2019 and 0199-2019 are hereby repealed.



Expression of Sympathy

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of Ron Ryk on Tuesday, December 31, 2019;

AND WHEREAS Ron started with MiWay on January 18, 1977 and retired on March 1, 2017 at the age of 67;

AND WHEREAS he enjoyed his retirement by playing and riding his motorcycle, while sightseeing the countryside;

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the Ryk family.