

From: [REDACTED]
Subject: Suggestion for Improving Health of Canadians
Date: November 15, 2017 6:16:36 PM

To whom it may concern,

I believe that there should be underground places/ground built which include a walking trail or track for Canadians in every neighborhood.

Since the weather is cool/harsh 8 months of the year, many Canadians have a hard time getting enough physical activity. I propose that if there is an underground trail built that is temperature controlled, maybe more Canadians would become more physically active and therefore keep healthcare costs down. This underground area can have parking outside and maybe some indoor stores i.e juice bars, snack bars. etc. It would become a booming business and will help improve overall health.

Please consider my request for Canadians. Thank you

--

[REDACTED]



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

November 14th, 2017

Ms. Lilana da Silva
Planning Policy and Research
Region of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9

Dear Ms. da Silva:

**RE: Ninth Line – Proposed Amendment to the Region of Peel Official Plan
Notice of Public Meeting, Open House, and Request for Comments
Region of Peel**

Thank you for your notice to the Board informing us of the public meeting, open house and opportunity for comment. The Board is very interested in this project as any new residential development will have an impact on neighbourhood schools.

Please keep us informed on the status of this project and provide us with any information you have available so that we may monitor its progress and provide comments as necessary.

The Board wishes to be notified of the decision of Council with respect to this proposed amendment.

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Amar Singh', with a stylized star-like flourish above it.

Amar Singh
Planner
Planning and Accommodation Department

c. K. Lockyer, Regional Clerk
B. Bielski, Peel District School Board

Ninth Line ROP.doc

Trustees

Janet McDougald, Chair
Suzanne Nurse, Vice-Chair
Carrie Andrews
Stan Cameron
Robert Crocker
Nokha Dakroub

David Green
Sue Lawton
Brad MacDonald
Kathy McDonald
Harkirat Singh
Rick Williams

Director of Education and Secretary
Peter Joshua

**Associate Director,
Instructional and Equity Support Services**
Poleen Grewal

Associate Director, School Support Services
Wendy Dowling

**Associate Director,
Operational Support Services**
Jaspal Gill





Authorized commenting Agency for



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

November 3rd, 2017

Ms. Liliana Dasilva,
The Region of Peel
10 Peel Centre Drive
Brampton, ON
L6T 4B9

Via email: Liliana.dasilva@peelregion.ca

Dear Ms. Dasilva:

**RE: Regional Official Plan Amendment, Ninth Line Lands
Our File No. PAR 33559**

This letter is in response to notification of the Region's Official Plan Amendment (ROPA) to include the Ninth Line Lands in the Urban System Boundary. We have reviewed the information provided and we request that the following requirements are included in the Amendment:

TransCanada PipeLines Limited (TransCanada) has two high pressure natural gas pipelines crossing the Ninth Line Lands. TransCanada is regulated by the National Energy Board (NEB) which has a number of requirements regulating development in proximity to its pipelines. This includes approval requirements for activities within 30 metres of the pipeline centreline such as conducting a ground disturbance, constructing or installing a facility across on or along the pipeline right-of-way, driving a vehicle, mobile equipment or machinery across the right-of-way and the use of explosives.

New development can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline(s) to comply with CSA Code Z662. Therefore, the Region shall require early consultation with TransCanada or its designated representative for any development proposals within 200 metres of its facilities.

Thank you for the opportunity to comment on the ROPA. If you have any questions or require any additional information please don't hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darlene Presley'.

Darlene Presley,
Planning Coordinator

On behalf of TransCanada PipeLines Limited



**NLOA - Ninth Line Owners Association (1997)
5150 Ninth Line, Mississauga, Ontario L5M 0R5**

October 26th, 2017

**Attention: Peel Regional Council & Peel Planning Staff
10 Peel Centre Drive, Unit A, Brampton, Ontario L6T 4B9**

RE: Proposed Regional Official Plan Amendment (ROPA) for Ninth Line Study Lands

Dear Members of Regional Council & Planning Staff:

Thank You for the opportunity for the Ninth Line Owners Association (NLOA) to submit written/oral comments & questions at this Public Meeting for the Proposed ROPA for the Ninth Line Study Lands.

We understand that this current planning effort by the Region is to simply amend the Urban Boundary for Mississauga & Peel to include the recently Annexed Lands (2010) from the Town of Milton & Halton Region.

NLOA supports this primary part of the Proposed ROPA.

However, NLOA does object to the continued use of an Unapproved Proposed 407 Transitway Alignment & Design that Mississauga Planning Staff have been using in developing Proposed Land Uses for the Annexed Milton/Halton Lands. This planning effort by the City & the Unapproved Proposed 407 Transitway Alignment form part of the documentation in support of your Urban Boundary Change ROPA.

NLOA submits that continued use of Unapproved Proposed 407 Transitway Alignment in the planning process does not reflect good planning practice. The continued use of this Unapproved Alignment gives it an apparent validity which it is not entitled to, given that it is not contained within the Current Approved MTO 1998 Preliminary 407 Transitway Alignment

In addition, MTO is currently undertaking an Environmental Assessment (EA) for the Proposed 407 Transitway Alignment, to determine its final approved location.

NLOA has stated that we have no objection to the Proposed Urban Boundary Amendment, however we do strongly continue to object to the Proposed Transitway Alignment that is being proposed by the City of Mississauga.

continued...

In addition to our objections to Mississauga's Proposed 407 Transitway Alignment & it's negative impact on NLOA Members Properties, we also have further objections to Mississauga's Current Proposed Land Use Mapping.

Although it provides some Development Land Uses to most of the NLOA Members Properties, reducing Flood Plain Areas to varying degrees, it has completely ignored 2 Small Resident Owned Parcels at 5578 & 5644 Ninth Line.

However in comparison & contrast, a Large Developer Owned Parcel at the north-end, adjacent Hwy. 401, has Existing Flood Plain Areas completely disappear in the Current Proposed Land Use Mapping.

We submit that this is not only unfair & not even-handed, but is also in complete disregard for the Mississauga Mayor's & Councillor's commitments to the NLOA Members in Fall 2009 that all of their Lands would receive as much Development Land as possible (given limits to Flood Plain Reduction), if they supported the Proposed Annexation of their Lands to Mississauga & Peel.

Lastly, Halton ROPA 28 (2005) provided for further reductions in Flood Plain Areas by Land Owners through Storm Water Management Works, without the need for an Official Plan Amendment, provide that they satisfied Conservation Halton's Requirements.

We have yet to hear the inclusion of this Option in either Mississauga's Current Proposed Land Use, or in the Proposed ROPA before use today.

Will this provision be included in the your Proposed ROPA, as was committed to in Fall 2009, prior to the Annexation?

Thank You for your time & consideration of our comments & questions.

Sincerely,

R. Peter Skira / Chair, Ninth Line Owners Association (905) 877-0739

- c.c. - Sue McFadden / Ward 10 Councillor
- Pat Saito / Ward 9 Councillor
- Matt Mahoney / Ward 8 Councillor
- George Carlson / Ward 11 Councillor
- Bonnie Crombie / Mayor
- Romas Juknevičius / Mississauga Planning Dept.
- Stan Jakaitis / Planner
- NLOA Members

Kataure, Virpal

From: [REDACTED]
Sent: October 30, 2017 10:41 AM
To: DaSilva, Liliana
Subject: Re: ROPA

Thanks Liliana, here is my wrtten submission. My address and details at the bottom of email.

Region of peel.

My name is [REDACTED], I live at [REDACTED]. [REDACTED] the Region of peel in council chambers (at the public meeting) the Morning of October 26 regarding ROPA as it pertains to the Ninth Line lands being brought into the urban boundary. Unfortunately [REDACTED]

[REDACTED]

[REDACTED] I do not oppose the Ninth line lands entering the urban boundary, in fact I embrace it, as without it there would be no development.

On that note, all the Ninth line land owners were sold on annexation, being told by the Mayor Hazel McCallion and councillor Pat Saito, that our lands would go up in value and we would all benefit from some form of development possibilities on our

lands, IF we didn't oppose annexation from Milton to Mississauga.

This was something that NLOA (ninth line owners association) had been following very closely for years and were prepared to go to the OMB if not satisfied. Through the process all but 3 properties have proposed development opportunities.

At this stage my land has been proposed Greenland! As of Jan 1st 2010, day of annexation, my taxes went up [REDACTED] almost 33%, and as of today in 7 years, have almost tripled. If my land stays Designated Greenland why am I paying taxes based on what a developer would purchase my land for if it cannot be developed. We/I were made promises that, were to the point, not kept.

The other issue is that of the flood plain, the flood line has been changed during the proposal stage and all but disappeared on developer purchased lands but not on my land! It's a bit suspect as I have 1.1 acre of land, the developers have hectares upon hectares and the Consulting Firm could manipulate the flood line for them but not for me and my neighbour [REDACTED]

During the next stages of the process, I/we are looking to the City Of Mississauga, the consulting

firm, MTO and the Region Of Peel to right this wrong.

Thank you for your time



Sent from my iPhone

On Oct 30, 2017, at 9:23 AM, DaSilva, Liliana <liliana.dasilva@peelregion.ca> wrote:

Good morning [REDACTED],

Thank you for [REDACTED] comments on the proposed Ninth Line lands ROPA at the public meeting on October 26, 2017. In response to your query, we do accept written comments by e-mail. As well, if you wish to be added to the notification list, please provide us with your full name, e-mail address and your full address (including postal code).

Thank you,

Liliana da Silva, MCIP RPP (MES, MPA)

Principal Planner (Acting),
Integrated Planning Division
Corporate Services
Region of Peel
T: 905-791-7800 x. 4364
F: 905-791-7920
E: Liliana.dasilva@peelregion.ca

<image001.gif>

From: [REDACTED]
Sent: October 27, 2017 11:48 AM
To: DaSilva, Liliana
Subject: Re: ROPA

I lookForward to hearing from you on Monday.

On Oct 27, 2017, at 9:51 AM, DaSilva, Liliana <liliana.dasilva@peelregion.ca> wrote:

Good morning [REDACTED]

I am currently away from the office but wish to advise you that I am in receipt of this email below, and will follow up with you when I return to the office on Monday.

Regards,
Liliana

From: [REDACTED]
Sent: October 27, 2017 7:51:43 AM
To: DaSilva, Liliana
Subject: ROPA

Hi Liliana, I'm [REDACTED] from [REDACTED]. I gave [REDACTED] the ROPA meeting on October 26. Can my written submission on ROPA be in the form of an email to you?

[REDACTED]

Sent from my iPhone

Kataure, Virpal

From: [REDACTED]
Sent: October 3, 2017 11:16 AM
To: DaSilva, Liliana
Subject: Ninth Line Land Development

I wanted to share my idea with you about how best to develop the 9th Line land. It would be really great if we could have an attraction in Mississauga that draws people from all over the GTA. Right now we don't have anything like the Science Centre for example. I think it would be really great with all of the tech companies in Mississauga to have maybe a technology center (similar to the science centre). Designed to attract families from all over the GTA. It could be developed in partnership with a company like Microsoft. This is a great use of land rather than just building more housing. It generates revenue for a longer period of time and draws on money from outside the community. It would be a great attraction for school trips as well.

My husband and I have always commented on how we have to go to Toronto or east of Toronto for family attractions – everything is East of us – the Zoo, Science Centre, Aquarium, Canada's Wonderland, ROM, AGO, etc

A Technology Center can be cool and interesting for people of all ages – it can focus on how everything from medicine, science, television and life have changed with technology. Fun experiments, classes, interactive display, segue rides, and more.

Mississauga is in desperate need of attractions that pull people in from all over the GTA. The 9th Line area is one of the few spaces we have left to develop this kind of attraction. I hope you will consider brining something like this to our area!

Sincerely,
[REDACTED]

Kataure, Virpal

From: Leilani Lee-Yates <llee-yates@trca.on.ca>
Sent: October 10, 2017 10:40 AM
To: DaSilva, Liliana
Cc: Head, Mark; Laurie Nelson; Quentin Hanchard
Subject: Proposed Ninth Line Lands Regional Official Plan Amendment

Hello Liliana,

On Oct. 11/17, TRCA staff received a notice of Public Meeting, Open House, and Request for Comments on the Proposed Amendment to the Regional Official Plan to include the Ninth Line Lands in the Urban System Boundary. Given that the subject lands are located within the watershed jurisdiction of Conservation Halton, we defer to their review of the amendment. As such, we will not be providing comments.

Please let me know if you have any questions or concerns.

Thank you,

Leilani Lee-Yates, MCIP, RPP | Senior Planner, Planning and Development | **Toronto and Region Conservation Authority** | ☎ 416 661-6600 ext. 5370 | ✉ llee-yates@trca.on.ca | 🌐 www.trca.on.ca

* **Mailing Address:** 5 Shoreham Drive, Toronto, ON M3N 1S4

* **Location Address:** 101 Exchange Avenue, Vaughan ON L4K 5R6

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Thank you."



905.336.1158
Fax: 905.336.7014
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

Protecting the Natural
Environment from
Lake to Escarpment

September 21, 2017

Gail Anderson
Principal Planner, Integrated Planning Department, Corporate Services
Region of Peel
10 Peel Centre Drive, Suite A and B
Brampton, ON L6T 4B9

BY MAIL & EMAIL

Dear Ms. Anderson,

**Re: Proposed Amendment to the Region of Peel Official Plan
2031 Regional Urban Boundary Expansion to include the Ninth Line Lands
City of Mississauga
CH File: MPR 433**

Conservation Halton (CH) staff received a request from Region of Peel staff for comments on the draft Ninth Line Lands Regional Official Plan Amendment (ROPA). It is our understanding that Regional staff will bring forward final recommendations regarding the proposed ROPA for consideration and adoption by Regional Council this fall, following a formal consultation process.

Context and Background

The purpose of the ROPA is to expand the 2031 Regional Urban Boundary to include the Ninth Line Lands. The Ninth Line Lands consist of approximately 350 hectares (865 acres) in the City of Mississauga and are bounded by Highway 401 to the north, Ninth Line to the east, the Highway 407/Ninth Line crossover to the south and Highway 407 to the west. This narrow strip of land contains a regulated tributary of Sixteen Mile Creek, its associated floodplain and meander hazards, and regulated wetlands. There is also a Provincial plan, subject to a Transit Planning Assessment Process that is in its early stages, for the Highway 407 Transitway to run through the length of the study area.

Section 7.9.2.12 of the Peel Regional Official Plan outlines requirements for a ROPA to facilitate expansion to the 2031 Urban Boundary based on a Municipal Comprehensive Review (MCR). The MCR sets out a list of requirements which necessitate the completion of several technical studies including the Ninth Line Scoped Subwatershed Study (SWS). The SWS must demonstrate environmental and resource protection and enhancement in the urban boundary expansion area, including the identification of a Natural Heritage System (NHS), and adherence to Sections 2 and 3 of the *Provincial Policy Statement, 2014* regarding natural heritage and natural hazards.

Section 5.3.5 of the draft ROPA sets out the objectives and policies applicable to the Ninth Line Lands including Objective 5.3.5.1.3 which recognizes, protects, and enhances a linked NHS within the Ninth Line Lands including features of Provincial and Regional significance which form part of the Region's Core Areas of the Greenlands System. Further, Policy 5.3.5.2.5 c) of the draft ROPA states that the City of Mississauga's Official Plan, including all amendments and secondary plans, will reflect the policy direction "that a well-connected and sustainable natural heritage system be designated to identify, protect and enhance natural heritage features in

conformity with the Ninth Line Scoped Subwatershed Study, including the identification of the Region of Peel's Core Areas of the Greenlands System in Schedule A of this Plan".

CH is currently engaged with the City of Mississauga and their consultant team in the SWS process. At this time, we are working to resolve outstanding issues with the SWS Phase 2 Impact Assessment and Management Strategy to ensure that the proposed NHS adequately protects and enhances the existing NHS and meets the requirements of CH policy under Ontario Regulation 162/06 as well as Sections 2 and 3 of the *Provincial Policy Statement, 2014*. Specifically, the proposed removal of existing wetland features, narrowing of the existing watercourse corridor and alteration of a significant floodplain require further analysis and discussion which is currently taking place. CH staff are confident that an acceptable approach to addressing outstanding issues will be reached through the finalization of the SWS and subsequent Planning Act applications which will need to be supported by Subwatershed Impact Studies, Environmental Implementation Reports and/or Functional Servicing Studies.

Recommendation

CH staff are satisfied that the draft ROPA establishes a policy framework for achieving a well-connected and sustainable NHS and that sufficient work has been completed through the on-going SWS for the purposes of addressing our interests in the MCR. However, further refinements are expected through the remainder of the SWS and local official plan amendment process to address our outstanding regulatory and planning issues. It is our expectation that the ultimate boundaries, location and width of the NHS will be guided by a completed SWS and implemented through the subsequent planning process at the local municipal level.

Should the SWS conclude that there are new Core Areas of the Region of Peel Greenlands System (e.g. Provincially Significant Wetlands) within the Ninth Line Lands, it is recommended that Schedule A of the Region of Peel Official Plan be updated to reflect the new Core Areas. CH staff will work with municipal partners to include NHS features and natural hazard areas within appropriate Official Plan and zoning-by-law designations to ensure no new development or site alteration occurs that would be contrary to Provincial or CH policy. It is CH staff's preference that protection of these areas be done through dedication to the municipality however, there may be other acceptable methods to ensure protection by a public agency.

We trust that the above comments are of assistance. If you have any questions, please contact the undersigned at Extension 2311.

Sincerely,



Matt Howatt
MH/

Cc: (by email) Liliana da Silva, Region of Peel
Mark Head, Region of Peel
Adrian Smith, Region of Peel
Romas Juknevičius, City of Mississauga
Barb Veale, Conservation Halton
Jonathan Pounder, Conservation Halton

Kataure, Virpal

From: [REDACTED]
Sent: August 25, 2017 3:33 PM
To: frank.marzo@mississauga.ca; DaSilva, Liliana
Subject: Proposed New Cellular Tower Project in Ninth line Corridor to your attention
Attachments: Project distribution page 1&2.pdf; Project distribution layout plan.pdf

August 25 201

RE: Proposed New Cellular Tower Project in Ninth line Corridor to your attention

Hello Frank Marzo & Liliana da Silva ,

My name is [REDACTED], I am a resident on the Ninth line corridor, in particular near Britannia and Ninth line.

I am contacting you both to make you aware of a recent proposed new Cellular Tower installation that is being considered in the vicinity.

I have attached some pdf's for more info, location etc.

The proposed tower is 45 m in height, (148 ft) , which is about 14 stories, on residential property on Ninth Line.

Myself and other residents are significantly concerned that this tower would **not** compliment nor benefit not only the current area and community, but more so any future development and proposed changes within this unique area.

We feel that this tower proposition has not properly considered the City of Mississauga's Antenna Protocol for discouraging Lattice style type of towers, and that this tower's height and location may not be properly justified. One option and consideration would be to possibly add tower/antenna's to future buildings that your plan has highlighted, thus not requiring this massive tower. More so, the design and height of this tower (and possibly lighting) is not the regular standard used and seen within residential areas, and does not conform to the future design goals of the ninth line corridor. This proposed tower, once built could have very negative effects with future residential real-estate sales and overall demand to live nearby.

Furthermore, it may even be the case where the tower proposed now, could be redundant or not required once the redevelopment along this area is completed (by adding cellular towers to new buildings etc).

I am personally spearheading major research and investigation into this project, and have many questions and concerns that I and the community would like to be addressed.

However at this time, I wanted to personally reach out and make you both *aware* of this proposed project, as again we feel it not only will have devastating negative impacts to the vast surrounding community, but also completely seems to not be aware or consider both your departments' development plans for the Ninth line corridor. More so, it seems this project does not take into account environmental aspects, communal goals and urban designs your team have presented as key features for the future growth and development of the ninth line corridor.

I will be forwarding you more detailed concerns myself and many residents have, along with correspondence to and from the City of Mississauga, the Proponent and other involved parties.

We would welcome your consideration and input on these matters.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Information Package
Proposed Shared Network Canada Wireless Telecommunication Antenna Installation
5578 Ninth Line, Mississauga
SNC File Number: SNC0099

In response to significant rising demand for wireless voice and data services in this area, Shared Network Canada is proposing to construct a new wireless telecommunication tower installation. The proposed tower would accommodate antenna equipment from licensed wireless carriers.

What is being proposed? Where is it being proposed?

A 45-metre lattice tripole antenna with equipment cabinets at its base is proposed on the property 5578, Ninth Line, Mississauga. A photosimulation of the proposed tower is at right (view looking north along Maple Grove Road).

Why is this installation needed?

Wireless networks in the area are currently over capacity due to the number of customers in area. Customers are also far from existing antennas, and additional coverage is required to maintain service levels. There are no existing towers in the area that are an alternative to a new installation.

The public is welcome to request additional information or provide written comments to:

Sean Galbraith, Municipal Affairs Manager
Shared Network Canada
275 Macpherson Ave, Unit 103
Toronto, ON M4V 2M3
SGalbraithSN@Gmail.com

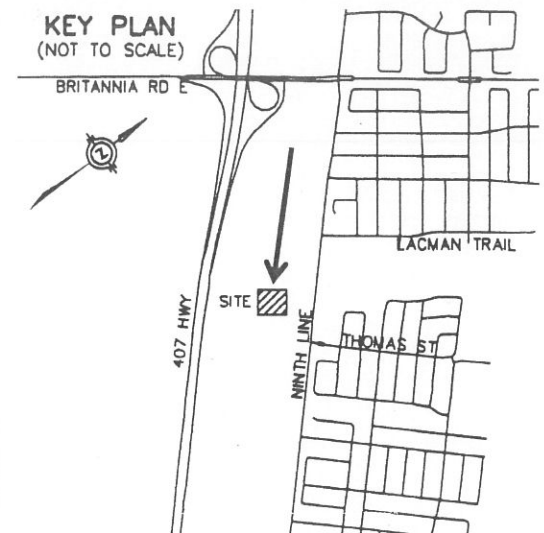
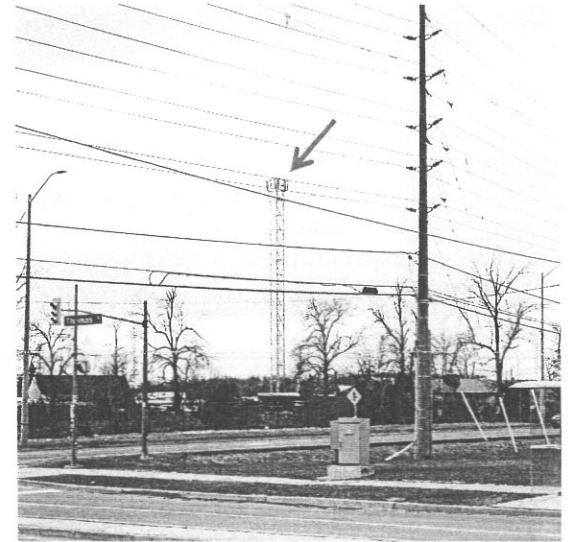
The public commenting period closes September 26, 2017. Please reference **SNC0099** in your correspondence. **A public open house is being held on September 12, 2017, from 7pm-9pm in the Meadowvale Community Centre, 6655 Glen Erin Drive.**

Municipal Contact Information

Lorie Sterritt, Planner
Planning and Building Department, Development & Design Division
City of Mississauga
905-615-3200 ext. 5499
lorie.sterritt@mississauga.ca

Member of Parliament

Iqra Khalid
613-995-7321
iqra.khalid@parl.gc.ca





Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type and can be contacted at:

ISED - Toronto District Office, 151 Yonge Street, 4th floor, Toronto ON M5C 2W7

ic.spectrumtoronto-spectretoronto.ic@canada.ca

General information on wireless infrastructure: industrycanada.ca/antenna

Local Land Use Requirements

Telecommunication tower/antenna facilities are exclusively regulated by Federal legislation under the Radiocommunication Act and administered by Industry Canada. Therefore, Provincial legislation such as the Planning Act, including zoning by-laws, does not apply to these facilities. It is important to understand that Industry Canada, while requiring proponents to follow the City of Mississauga's Telecommunication Tower/Antenna Facilities Protocol, makes the final decision on whether or not a tower facility can be constructed. The City of Mississauga can only provide comments to Industry Canada and does not have the authority to stop the construction of a telecommunication tower/antenna facility. The City's protocol can be found online: http://www.mississauga.ca/portal/residents/pbformscentre?paf_gear_id=9700018&itemId=115200105n

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and antenna base stations. Health Canada has developed guidelines for safe human exposure to RF energy, which are commonly known as Safety Code 6. This regulation has been adopted by Industry Canada and carrier compliance is mandatory.

Shared Network Canada attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca/radiation

Engineering Practices

Shared Network Canada attests that the radio antenna system as proposed for this site will be constructed in compliance with the Canadian Standard Association and comply with good engineering practices including structural adequacy.

Canadian Environmental Assessment Act

Shared Network Canada attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Canadian Environmental Assessment Act, 2012 (CEAA 2012)*, as the antenna system exempt from review.

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Network Canada attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. No lighting or special painting is expected to be required. Any site-specific Transport Canada / NAV Canada requirements will be made available for public review when available.

Public Disclosure of Comments

Submissions received shall form part of Industry Canada's Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 5, and may be made public as part of a report issued to interested parties, the Municipality and Industry Canada.



Kataure, Virpal

From: West, Helena
Sent: October 25, 2017 4:04 PM
To: DaSilva, Liliana; Ramakrishnan, Jahnavi
Cc: Obaseki, Dayna
Subject: FW: Notice of Public Meeting, Open House and request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

For your information.

Thanks

Helena West
Legislative Specialist
Clerk's Division
905-791-7800 ext. 4697
helena.west@peelregion.ca



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From: ZZG-RegionalClerk
Sent: October 25, 2017 3:54 PM
To: West, Helena; Jurrius, Stephanie
Subject: FW: Notice of Public Meeting, Open House and request for Comments

CHRISTINE THOMSON | Corporate Services
Legislative Specialist, Clerk's Division
905-791-7800 ext 4582 ▪ christine.thomson@peelregion.ca
www.peelregion.ca



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From: Hollie Nolan [<mailto:hollien@ramafirstnation.ca>] **On Behalf Of** Chief Rodney Noganosh
Sent: October 25, 2017 3:51 PM
To: ZZG-RegionalClerk
Subject: re: Notice of Public Meeting, Open House and request for Comments

Dear Kathryn,

Thank you for your letter re: Notice of Public Meeting, Open House and request for Comments.

Please be advised that we reviewed your letter. I have shared it with Council and we've forwarded the information to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. Ms. McKenzie will review your letter and take the necessary action if required. In the interim, should you wish to contact Ms. McKenzie directly, please do so at k.a.sandy-mckenzie@rogers.com

Thank you,

Chief Rodney Noganosh

Hollie Nolan

Executive Assistant to the Chief, Administration

Chippewas of Rama First Nation

(ph) 705-325-3611, 1216

(cell)

(fax) 705-325-0879

(url) www.ramafirstnation.ca

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**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**

Ministry of Housing

Ministère du Logement



Municipal Services Office
Central Ontario
777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Facsimile: 416 585-6882
Toll-Free: 1 800 668-0230

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230

December 1, 2017

Arvin Prasad, MCIP, MPA, RPP
Director, Integrated Planning Division
Corporate Services
Region of Peel
10 Peel Centre Dr.
Brampton, ON L6T 4B9

Dear Mr. Prasad,

**RE: Provincial Review Comments
Draft Regional Official Plan Amendment
Ninth Line Lands
MMAH File No.: 21-OP-177206**

Thank you for providing Ministry of Municipal Affairs (MMA) staff with the opportunity to review and provide comments on the draft Regional Official Plan Amendment (ROPA) for the Ninth Line Lands in the City of Mississauga. Ministry staff understand that the Region of Peel initiated this amendment to expand the 2031 Regional Urban Boundary, by approximately 400 hectares, to include the Ninth Line lands in the City of Mississauga, and include policy direction regarding this area in the Regional Official Plan (ROP).

Based on our review, the draft amendment is seeking to accommodate a portion of Mississauga's 2031 population and employment numbers as allocated by Peel Region in its Growth Plan for the Greater Golden Horseshoe conformity exercise, ROPA No. 24.

As part of the One Window Provincial Planning Service, this draft ROPA was reviewed by MMA, and circulated to partner ministries including: Ministry of Agriculture, Food and Rural Affairs (OMAFRA); Ministry of the Environment and Climate Change (MOECC); Ministry of Natural Resources and Forestry (MNR); and Ministry of Transportation (MTO).

Growth Plan 2017 and Settlement Area Boundary Expansions:

On July 1, 2017, the Province released updates to four provincial plans: Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Of particular relevance to this draft ROPA is that any decision made after July 1, 2017, is required to conform to the policies of the updated Growth Plan.

Based on the new policy direction of these plans, Ministry staff are concerned that this draft ROPA does not meet the new requirements of the Growth Plan regarding settlement boundary expansions.

More specifically, Section 2.2.8 of the Growth Plan provides policy direction regarding settlement area boundary expansions and section 2.2.8.2 a) requires that a settlement area boundary expansion may only occur through a municipal comprehensive review. Such a review can only be initiated by an upper tier municipality under Section 26 of the *Planning Act*. Among many things, a municipal comprehensive review must demonstrate that land is needed to accommodate forecasted growth to the horizon of the Plan (2041), based on a land needs assessment completed in accordance with a standard methodology to be established by the Minister of Municipal Affairs. Further, the Growth Plan requires that a municipal comprehensive review must involve the application of all policies and schedules in the Plan, including planning to the 2041 planning horizon.

Based on the above, it is recommended that this amendment be deferred and addressed through the Region's on-going municipal comprehensive review process.

Greater Toronto Area (GTA) West Transportation Corridor:

Part of the subject lands (along Highways 407 and 401) are located within the GTA West Corridor. In 2007 the Ministry of Transportation (MTO) initiated an Environmental Assessment Study of the GTA West Transportation Corridor (GTA West EA) to address future transportation demands. In December 2015, MTO suspended its work on the Environmental Assessment for the GTA West. An advisory panel was appointed to assist the ministry in reviewing the GTA West project. The panel has completed its advice and has submitted a report to the Minister of Transportation. The Minister of Transportation is reviewing the panel's advice and is committed to providing an update on the future of the GTA West corridor within 60 days.

The Provincial Policy Statement (PPS) provides policy direction province wide. More specifically, Policy 1.6.8.1 of the PPS states that planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and transportation systems to meet current and projected needs. Furthermore, Policy 1.6.8.3 states that planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. Planned corridor, as defined in the PPS, includes those that have been identified through planning studies where MTO is actively pursuing identification of a corridor. The Growth Plan also has similar corridor protection policies. Section 3.2.5 b) states that upper tier municipalities will "ensure that existing and planned corridors are protected to meet

current and projected needs in accordance with the transportation and infrastructure corridor protection policies in the PPS". The planned corridor definition mirrors the one in the PPS, except that I also speaks to planning studies where the Ministry of Energy, Metrolinx or Independent Electricity System Operator or any successor to those Ministries or entities, is actively pursuing the identification of a corridor.

Based on the above, the draft ROPA should include policies to ensure that development applications for lands within GTA West corridor will not predetermine or preclude the planning and/or implementation of the GTA West corridor.

General Transportation Policies:

The subject lands are also located within MTO's permit control area. MTO has advised that any redevelopment of subject area will require MTO review, approval and permits. In addition, Traffic Impact Studies must be prepared in accordance to MTO standards and by a firm qualified to undertake such work. All studies must be stamped and signed by a qualified engineer. Any proposed road improvements within the vicinity of a Provincial highway must conform to MTO's new Highway Access Management Guidelines. Lastly, Stormwater Management Reports must be completed in accordance with Ministry guidelines, which can be obtained at the following website link:

<http://www.mto.gov.on.ca/english/publications/drainage/stormwater/section1.shtml>

Indigenous Engagement:

We also interested in understanding what steps the Region has undertaken to engage with Indigenous communities on this amendment. As per Policy 5.2.3.3 of the Growth Plan, municipalities are encouraged to engage First Nations and Métis communities in municipal efforts to implement the Growth Plan.

Conclusion:

Based on the above, it seems premature for this ROPA to be advanced at this time pending completion of the new municipal comprehensive review requirements of the Growth Plan.

Should have any questions or wish to discuss the matter further, please do not hesitate to contact me at 416-585-6421.

Yours truly,



Alejandra Gonzalez
A/ Senior Planner, Community Planning and Development (West)

cc. Victor Ozymtchak, MTO
Emilee O'Leary, MOECC
Jackie Van de Valk, OMAFRA

**Ministry of
Municipal Affairs**

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RECEIVED

April 23, 2018

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

April 13, 2018

Arvin Prasad
Director of Integrated Planning
Region of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

Andrew Whittemore
Director of City Planning Strategies
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear: Mr. Prasad and Mr. Whittemore

**RE: Provincial Review Follow up Comments
Draft Regional Official Plan Amendment
Ninth Line Lands, City of Mississauga, Region of Peel
MMAH File No.: 21-OP-177206**

I would like to thank the Region of Peel and City of Mississauga for meeting with the Ministry throughout March and sharing additional information regarding the history and context of the Ninth Line Lands (subject lands). The documentation has been beneficial in understanding some of the background associated with the subject lands and informs the following comments that should be considered as further clarification to the previous Ministry letter of December 2017 regarding the proposed Regional Official Plan Amendment (ROPA) for the subject lands.

Based on a review of the documentation, the Ministry recognizes that the subject lands are unique, both in terms of their history and their planning status. With respect to the history of the subject lands, we understand that the purpose of the annexation was to provide the City of Mississauga with the opportunity to ensure that any development that might occur on the lands would be compatible with the existing community that has developed within Mississauga on the east side of Ninth Line. It was intended that when development did occur, it would contribute towards the cost of the municipal services provided by the Region of Peel and City of Mississauga, and not to the Region of Halton and Town of Milton. Further to the annexation of the subject lands in 2010, the Ministry also recognizes the numerous planning studies

and reports that were completed by both the Region of Peel and City of Mississauga in order to provide guidance for future development in this area.

From a land use planning perspective the Peel Regional Official Plan defers to the Halton Region Official Plan that implemented policies for the Ninth Line Corridor Policy Area through ROPA 28 in 2005. As such, the subject lands are designated "Ninth Line Lands" in the Region of Peel Official Plan and section 5.10 of the Peel Region Official Plan states that: "currently, the policies of the Region of Halton and the Town of Milton Official Plans apply to these lands. The policies of the Region of Peel Official Plan do not apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan." At the lower-tier level, the City of Mississauga Official Plan currently designates the subject lands as "Special Study Area" and defers to the Town of Milton and Region of Halton Official Plans for applicable land use policies.

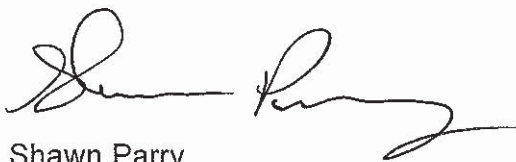
Historically, through ROPA 28, the Region of Halton's objective was to protect the land base for the development of the inter-regional transitway and accessory infrastructure in the Ninth Line Corridor, as well as to provide for development at the future transit station locations that encourage and support such development while permitting limited development through the rest of the Corridor. A Ninth Line Study Report was prepared for the Region of Halton in May 2005 to support ROPA 28. The Ninth Line Study Report identified numerous transit related and supportive land uses, including high density and medium density residential, office, and employment.

We understand that the Region of Peel and City of Mississauga staff are of the opinion that the City can bring forward an area-specific official plan amendment under section 17 of the *Planning Act* and outside of a municipal comprehensive review through section 26 of the *Planning Act* to further advance the planning of the subject lands. Proceeding with this matter in this way would be a local decision.

Both the annexation of, and the applicable planning framework for the subject lands appear to be the subject of long, elaborate municipal processes in which the Ministry had a relatively limited role. Review of the selected documentation you have provided has helped us understand that there are a number of complexities associated with the subject lands and I understand a local solution is being advanced, recognizing that the Region and City would have a deep understanding of all the subtleties associated with these lands.

Should you have any questions or wish to discuss this matter further, please do not hesitate to contact me at 416-585-7264 or shawn.parry@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Shawn Parry', written in a cursive style.

Shawn Parry
A/Regional Director

Kataure, Virpal

From: Song, Helen
Sent: January 13, 2020 2:57 PM
To: Kataure, Virpal
Subject: FW: Ninth Line Update

From: [REDACTED]
Sent: January 12, 2020 6:45 PM
To: Song, Helen <helen.song@peelregion.ca>
Subject: Re: Ninth Line Update

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Hola Helen, just coming back from a long and very needed trip to visit my beloved Mum and dear Family and friends in [REDACTED] for Christmas and New Year 2020., and hoping that all of you have a great beginning of 2020, and may this year be full of blessings from Our Lord to all.

We feel refueled and renewed, not only for the love of our dear ones down there, but to see that even in poverty, people are fighting there for better living and taking care of our environment. For example, my hometown in [REDACTED] already banned plastic bags from all the Markets, businesses, etc. beginning of 2020. So proud of them!

Thank you again for your letter, but it seems to me you are using the same ideas over and over again. But, are you talking from your heart? With all of it?

Blessings and have a super happy week.

De: Song, Helen <helen.song@peelregion.ca>
Enviado: [REDACTED] 2020 01:25 p. m.
Para: [REDACTED]
CC: ZZG-Planpeel <zzg-planpeel@peelregion.ca>
Asunto: RE: Ninth Line Update

Hello [REDACTED]

I respect your spirit of concern and passion for the health and well-being of the community as you've expressed through comments and materials shared. However, Peel is anticipating significant growth in people and jobs in coming years,

along with two transit stations on these lands for which we must accommodate housing and jobs. Our goal is to plan at higher densities in areas such as Ninth Line lands where infrastructure exists to limit the impacts from continued sprawl, impacts on the environment, agricultural lands, and greenbelt areas.

There has been much study and input from the public, Conservation Authority and others during the course of the planning process for this area to ensure the development respects the watershed and the wetlands. Various studies are done to ensure that any future development is based on good land use planning principles. Lastly, many of the lands are privately owned and owners have development rights. Again, development applications for the Ninth Line lands are processed and approved at the City of Mississauga.

I hope this information is helpful.

Thank you,

Helen Song

Junior Planner | Policy Development

Regional Planning & Growth Management Division | Public Works Department

10 Peel Centre Drive, Brampton ON L6T 4B9

E: helen.song@peelregion.ca | T: 905-791-7800 ext. 7195



From: [REDACTED]

Sent: December 12, 2019 10:49 PM

To: Song, Helen <helen.song@peelregion.ca>

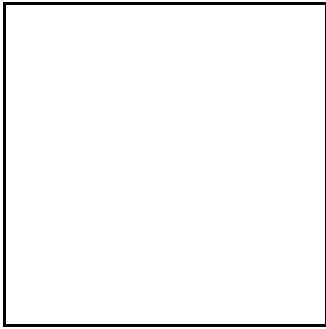
Cc: ZZG-Planpeel <zzg-planpeel@peelregion.ca>

Subject: Re: Ninth Line Update

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Helen, Romas, everyone, come on! Words and more words. Sorry, we are tired of that! Look at this! Think when you were little and full of dreams, would you be proud of supporting such a sad plan for the 9th Line, instead of creating an urban forest with native trees, pollinator patches, no pavement, no lawns, no more cement and more traffic? Talk from the heart! Not from the things that at the end of our days, do not matter and will stay behind our good deeds and the love and caring that we gave...

<https://twitter.com/LorettaRyan/status/1205209707629219842/photo/1>

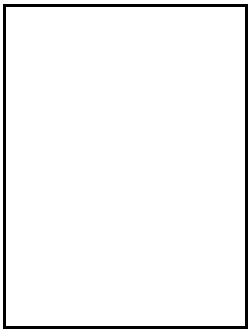


Loretta Ryan on Twitter

“Love this cheeky healthier lawns photo. Replaced grass on my front lawn ages ago with native/drought resistant plants, ivy and periwinkle (vinca). Looks great and low maintenance. Strange time to post? Not really. Winter is a good time to plan for next year’s garden. @Park_People”

twitter.com

https://dentonrc.com/news/unt-s-pollinative-prairie-has-become-reality/article_39776067-356c-54c5-86cc-00ec8cf80dc9.html

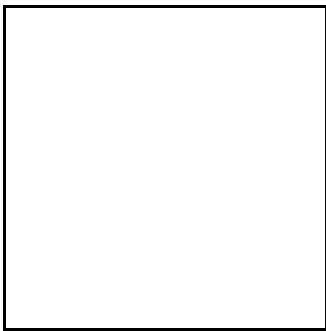


UNT's Pollinative Prairie has become reality | News | dentonrc.com

The Pollinative Prairie has become a reality because of the hard work of Baxter-Slye, who is an instructional lab supervisor in UNT's Department of Biological Sciences, her co-manager Michael ...

dentonrc.com

<https://twitter.com/DUContario/status/1201633410244059136/photo/1>



Ducks Unlimited Canada - Ontario on Twitter

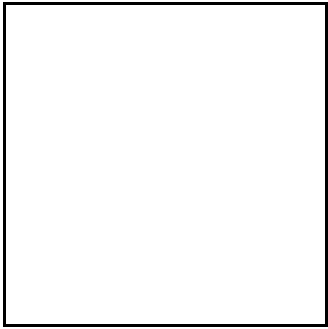
“INVASIVE PLANTS ID: Watch for it! Phragmites australis can take over wetlands, ditches & other habitats with dense stands of tall, bamboo-like stalks & nodding seed heads. #invsp #conservation #phragmites”

twitter.com

If you are not worried after reading those articles, I will not believe it. Please, open your hearts! Work together with the community! [REDACTED] has to change, as well. We have the responsibility to work together and speak for our communities, creatures, habitats, well being and Hope for tomorrow!

God bless and have a blessed Day or Our Lady of Guadalupe!

<https://twitter.com/cvcfoundation/status/1204832328113147910/photo/1>

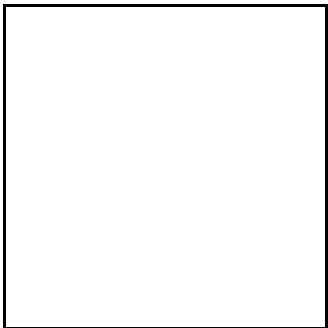


CVC Foundation on Twitter

"Did you know that we are raising funds to support @CVC_CA purchase of the 44-acre Capstone property in Caledon that will help create and connect the @CreditTrail and protect land, water, and wildlife? Learn more & donate today! 🌲🎁 <https://t.co/aclkvI54Sq> #inspiredbynaturetogive"

twitter.com

<https://twitter.com/plantmorenative/status/1201836031236026368>

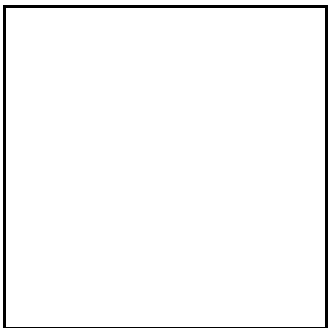


Karen on Twitter

"3. Let's ask our community leaders to accept only those land development projects that replant a minimum of 60% native plants and limit the default landscape... the lawn."

twitter.com

<https://mtltimes.ca/Montreal/montreal/montreal-buys-land-in-ile-bizard-for-great-west-park/>



Montreal buys land in Ile Bizard for Great West Park – MtlTimes.ca

Montreal buys land in Ile Bizard for Great West Park (l'Ouest). The park is expected to encompass a 3,000-hectare green space and is part of a global initiative to 'reduce carbon emissions and increase

mtltimes.ca

De: Song, Helen <helen.song@peelregion.ca>

Enviado: [REDACTED] 11 de diciembre de 2019 07:46 p. m.

Para: [REDACTED]

CC: ZZG-Planpeel <zzg-planpeel@peelregion.ca>

Asunto: RE: Ninth Line Update

Hi [REDACTED]

Appendix V - Ninth Line Lands Settlement Area Boundary Expansion, Regional Official Plan Amendment 33 (ROPA 33) Adoption

Thank you for your input and interest in the Ninth Line project. As part of the approval process for permitting development in this area, Mississauga received approval through Official Plan Amendment 90 ([By-law 0167-2019](#)) in 2018. The municipal comprehensive required as part of this amendment included various studies to evaluate future uses for the land including agricultural impacts, environmental and resource protection and enhancement, water and wastewater servicing, a scoped subwatershed study (that included various environmental studies, among others. Please see studies available on the Region's website under ROPA 33 [here](#) and the City of Mississauga's website [here](#).

Extensive public consultation was held between 2016 and 2018. The opportunity for future development has already been approved through a secondary plan at the City of Mississauga since August 1, 2018. The Region's next step is seek Provincial approval in 2020 for the administrative changes needed to bring the Region's Official Plan in line with the already approved secondary plan at the City. When this item goes to Regional Council for approval, you will receive a notice of public meeting.

Development applications for the Ninth Line lands are processed and approved at the City of Mississauga. I will forward your contact information to the Ninth Line project manager (contact information found below at the City so that they can add you to their list of contacts as well.

City of Mississauga

Romas Juknevičius
Acting Manager, City Wide Policy Planning
905-615-3200 ext. 4115

Romas.Juknevičius@mississauga.ca

You have been added to our mailing list for any future opportunities to get involved in the Peel 2041: Regional Official Plan review process. I hope I was able to answer your questions.

Thank you,

Helen Song

Junior Planner | Policy Development
Regional Planning & Growth Management Division | Public Works Department
10 Peel Centre Drive, Brampton ON L6T 4B9
E: helen.song@peelregion.ca | T: 905-791-7800 ext. 7195



From: [REDACTED]
Sent: December 9, 2019 2:32 PM
To: Song, Helen <helen.song@peelregion.ca>
Subject: Re: Ninth Line Update

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Yes, lots of questions! One of them is, even with all the community's opposition to this project, the health and mental distress, the transpipe in the middle of this lands,) (may Our Lord have mercy of all of us if there is any problem with that hidden danger that lots of people around are not aware of,)the habitats that will be destroyed, the animals that will be displaced, the impact that Conservation Halton already mentioned on the

Appendix V - Ninth Line Lands Settlement Area Boundary Expansion, Regional Official Plan Amendment 33 (ROPA 33) Adoption
16th Mile Creek, the Credit River and Lake Ontario (imagine all the salt that will be used on those cookie-cutter houses, community centre and boxed shaped parks with lawns that are not environmentally friendly... that salt will affect directly Lake Ontario and its streams and creeks, adding problems to the already troubled lakes that we have around, the City that lives from our taxes, efforts, volunteer work and passion... will ignore us hiding behind all those words?

PS And when can we go for the next meeting to be heard?

May God bless you and Merry Christmas in advance, waiting to hear all of you talk from the heart.=

De: Song, Helen <helen.song@peelregion.ca>

Enviado: [REDACTED] 9 de diciembre de 2019 02:44 p. m.

Para: [REDACTED]

CC: ZZG-Planpeel <zzg-planpeel@peelregion.ca>

Asunto: Ninth Line Update

Hello [REDACTED]

Thank you for your interest in the Ninth Line. The statutory open house and public meeting was held in October, 2017 for the Ninth Line Lands Regional Official Plan Amendment. The changes to Ninth Line lands will be incorporated into a future amendment to the Regional Official Plan. The City of Mississauga has adopted a plan for the Ninth Line Lands. Comments on future development can be directed to City of Mississauga staff as the City's official plan amendment has been approved and is now in effect. You will find below the Ninth Line Project Website.

<http://www.mississauga.ca/portal/residents/ninthline>

Please let me know if you have any other questions.

Thank you,

Helen Song

Junior Planner | Policy Development

Regional Planning & Growth Management Division | Public Works Department

10 Peel Centre Drive, Brampton ON L6T 4B9

E: helen.song@peelregion.ca | T: 905-791-7800 ext. 7195



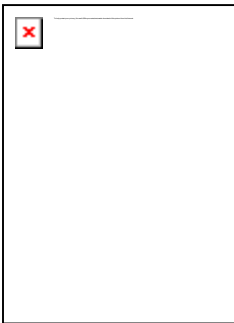
Kataure, Virpal

From: [REDACTED]
Sent: January 27, 2020 9:51 AM
To: Song, Helen
Subject: Helen, what matters is to preserve quality of Life, not quantity...

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

<http://smartgrowth.org/green-space-different-park/>

<https://www.weforum.org/agenda/2020/01/nature-risk-biodiversity-climate-ocean-extinction-new-deal/>

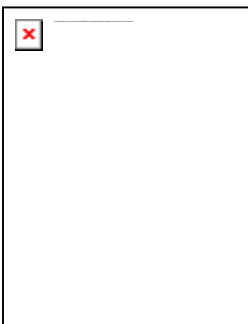


Why Green Space is Different from a Park - Smart Growth Online

By Andrew Price via Strong Towns It's nice to be outside and among nature, especially this time of year. For urban residents, access to nature is particularly important because it's not as easy to come by. And the way we provide nature in cities is through true parks, not greenspace. Greenspace is the non-place padding put between buildings to set them back from the street. Greenspace has ...

smartgrowth.org

<https://www.yumpu.com/en/document/read/62978724/celebrating-our-conservation-heroes>



Celebrating our Conservation Heroes

CELEBRATING OUR CONSERVATION HEROES ANNUAL REPORT Read more about ontario, donors, habitat, summary, species and conservancy.

www.yumpu.com

Hola Helen, sharing these links with you, hopefully you will have the time to read and understand that development is killing our cities, and that is not fair that low income and middle class families have less access to green NATURAL spaces (no box shaped parks with lawns and trees that are not native). We are ready to raise our voice and fight until the end.

Appendix V - Ninth Line Lands Settlement Area Boundary Expansion, Regional Official Plan Amendment 33 (ROPA 33) Adoption

Last but not least, please kindly let me know which day is the next meeting for shaping the poor 9th Line. You have my email and any change like last reunion (suddenly and misteriously, that was not informed to me last meeting at City Hall), and also, beware of the floodings, if you build, it will be even worse for the Osprey residents, 16th Mile Creek neighbours and zones around it. You cannot mess Nature without consequences, and already there are huge problems that the City will not be able to solve.

May God bless you all and have a great day!

RECORD OF PUBLIC CONSULTATIONS, COMMENTS RECEIVED AND REGIONAL RESPONSES

The following provides a record of the public consultation undertaken by the Region, the comments received, the regional staff responses and a copy of the submissions related to the Ninth Line Lands Regional Official Plan Amendment 33 (ROPA 33).

Throughout the process, staff consulted with Provincial staff, local and adjacent municipalities and members of the public who had an interest in the Ninth Line Lands Settlement Area Boundary Expansion. Consultation included residents, landowners, members of the development community, Ministry of Municipal Affairs and Housing, Ministry of Transportation, the City of Brampton, City of Mississauga and Town of Caledon. Staff were involved in the City of Mississauga's secondary planning process and many of the studies were completed jointly with the City of Mississauga and Region of Peel.

A statutory open house and public meeting was held for Ninth Line Lands in accordance with Section 17(16) and 17(15)(d) of the *Planning Act*. The open house was held at the Region of Peel Administrative Headquarters on Thursday October 19, 2017 from 6:00pm to 9:00pm. The public meeting was held at the Region of Peel Administrative Headquarters in the Council Chambers on October 26, 2017 at 9:00 am.

Notice of the open house and public meeting were provided in accordance with Section 17(17) of the *Planning Act*. On October 5, 2017 a notice was posted in the four local newspapers that have circulation in Peel Region. These papers include the Mississauga News, Brampton Guardian, Caledon Enterprise, and Caledon Citizen. Additionally, notice was posted on the Region of Peel's website and provided by mail to the stakeholders prescribed under Section 17(15)(b) of the *Planning Act*. Notice of the public meeting was also provided by mail to landowners in North West Brampton who earlier in the process identified themselves as wanting to remain informed throughout the Ninth Line Lands amendment process.

Regional staff gave a presentation at the public meeting outlining the project objective, background studies and proposed amendment. Two members of the public also gave oral submissions to council and one member of the public gave a written submission. The minutes from the public meeting are attached as Appendix IV.

The Region received 12 written submissions through the public consultation process. A detailed summary of the public consultation undertaken by the Region, comments received, and Regional staff responses is below.

Comments Received from the Public

Ninth Line Owners Association

Peter Skira, Chair of the Ninth Line Owners Association and Joe Amato, resident delegated at the meeting in support of ROPA 33. The Region also received one written submission at the public meeting and a submission following the meeting on the same matters. The comments supported the intent of the proposed ROPA to expand the boundary to include Ninth Line Lands, but raised concern on the proposed 407 Transitway alignment and design. There was also concern in locating two landowner properties within the floodplain of the Ninth Line Lands land use plan.

In response to the comments provided, additional insight from the subwatershed study consultant noted that the approach in establishing the basis for the Ninth Line Lands land use plan updates a 1998 study to those lands beyond the preliminary Transitway footprint. The proposed Ninth Line Lands 407 Transitway alignment and design is the result of extensive consultation with City of Mississauga, Region of Peel and Ministry of Transportation (MTO) staff. All parties, including MTO staff, agreed that the assessment would provide improved insights in support of MTO's 407 Transitway EA which is currently underway. Should MTO, through its ongoing Class Environmental Assessment, modify certain aspects of the Transitway, which would be considered "minor", these would likely not require changes to the ROPA given the scale of the Regional Official Plan. However, amendments may be required to the more detailed City Official Plan.

With respect to location of the two landowner properties, various opportunities to reduce flood limits were evaluated. The land use concept plan maximized the developmental potential of Ninth Line Lands, and is the best outcome given the constraints to address the flood risk associated with the subject lands. The consultants have noted that the landowners may continue to explore opportunities through dialogue with Conservation Halton to determine whether there are "modest" opportunities for any changes.

MHBC on behalf of TransCanada Pipelines Limited

MHBC noted that TransCanada Pipelines has two high pressure natural gas pipelines crossing the Ninth Line lands, and requests that the Region include a policy/policies to require the Region consult with TransCanada or its designated representative on any development proposals within 200 metres of its facilities, especially on addressing National Energy Board requirements regulating development in proximity to its pipelines; and TransCanada being required to replace its pipelines to comply with CSA code Z662 as a result of increased population density in proximity to its natural gas pipelines.

The current Regional Official Plan contains policies that adequately address the concerns raised by MHBC on behalf of TransCanada Pipelines. Additionally, these comments were forwarded to Mississauga staff.

Shared Network Canada

A resident expressed concern that an application by Shared Network Canada to propose a wireless telecommunication antenna installation at 5578 Ninth Line in Mississauga would not compliment nor benefit the current and future development in community.

Regional staff submitted a letter to Shared Network Canada where staff advised Shared Network Canada to consider the current planning work being undertaken by the Region and Mississauga on the subject lands when considering siting of a telecommunication/ antenna facility. It should be noted that siting of a facility is governed by the Federal government and municipalities have no control over where sites are located.

Resident Comments on Proposed Land Uses

Several residents offered ideas on potential land uses that could be incorporated into the land use concept plan, including opportunities for a technology center, and an underground walking trail with indoor stores for physical activity and employment. These comments were shared with City of Mississauga staff.

A nearby resident has contacted Regional and Mississauga staff on several occasions and suggested that entire Ninth Line Lands be retained in a natural state and be a focus for tree planting and wildlife habitat in order to protect and enhance the environment for future generations. While well intentioned, this suggestion does not recognize that Peel will continue to be a focus of significant growth in the coming decades and that the Ninth Line lands are very well served by existing and planned infrastructure (Highway and road network, two transitway stations, water and wastewater, etc.). If areas such as the Ninth Line Lands are not developed for complete communities, the growth will sprawl out in other portions of the Region. Other practical considerations include the ownership of the lands, existing land use policy permission, and financial considerations.

Nevertheless, the Ninth Line Sixteen Mile Creek Tributary Scoped Subwatershed Plan recommended key components to addresses a range of matters related to environmental and resource protection and enhancement, particularly through the establishment of a natural heritage system. Specifically related to future urban development, the recommendations included wet ponds in specific areas, source controls, low impact development best management practices to be applied, and continued stormwater management planning for the 407 Transitway to be determined through the Class Environmental Assessment process for the Transitway.

Provincial Comments

Provincial staff from the Ministry of Municipal Affairs and Housing and Ministry of Transportation have been engaged throughout the review process. The Province was involved in providing input on the protection for the Parkway Best West Lands, 407 Transitway and the secondary plan process. Provincial comments were provided through the one-window review process, and formal response letters from the Province are attached in Appendix V.

The Province noted that it seemed premature to move forward with a Regional Urban Boundary expansion to include the Ninth Line Lands, pending completion of 2017 Growth Plan requirements. The comprehensive planning that commenced in 2010 included completion of the necessary studies to meet the policy objectives to support settlement boundary expansion, with an addendum on the necessary technical studies to address the Growth Plan, 2017 completed in 2018 (Appendix V). Additional comments related to protection of corridors and rights-of-way for infrastructure, including transportation, transit and transportation systems, and further information on Indigenous community engagement. Staff have amended the policies for Ninth Line to include protection for corridors and rights-of-way infrastructure and note the Indigenous community engagement below.

The Province also submitted a follow up letter recognizing the uniqueness of the Ninth Line Lands and acknowledged the advancement of a City of Mississauga process that led to an area-specific official plan amendment (MOPA 90) under Section 17 of the *Planning Act* outside of an MCR. The Provincial response was supportive of the land use designation for the Ninth Line Lands settlement area boundary expansion.

Municipal Comments and Prescribed Bodies Comments

The proposed amendment was circulated to the Cities of Mississauga and Brampton, the Town of Caledon, neighbouring municipalities, and other agencies. The City of Brampton has indicated that it is supportive of the ROPA as it was drafted. Comments from neighbouring municipalities indicated no objections to the proposed amendment.

The proposed amendment was also circulated to the Conservation Authorities. Conservation Halton was satisfied that the draft ROPA establishes a policy framework for achieving a well-connected and sustainable natural heritage system and that sufficient work has been completed through the on-going subwatershed study jointly undertaken with City of Mississauga. It was noted that should the subwatershed study conclude that new areas of the Core Areas of the Greenlands System are needed, Schedule A should be appropriately updated. Two new areas are proposed to be added to the Core Areas of the Greenlands System as a result of the subwatershed study.

ROPA 33 also includes a policy requiring that Mississauga's local municipal plan for the Ninth Line Lands designate a well-connected and sustainable natural heritage system to identify, protect and enhance natural heritage features in conformity with the Ninth Line Lands Scoped Subwatershed Study.

Indigenous Communities

In 2015 when the Ninth Line Lands project was initiated, Regional staff issued public notice letters to Indigenous communities and to the Williams Treaty First Nations. The proposed amendment was circulated to 25 Indigenous communities. Regional staff received response letters from various groups including Alderville First Nation, Curve Lake First Nation, and Haudenosaunee Development Institute. In follow-up to a request for further engagement, Regional staff presented to the Haudenosaunee Development Institute and provided project information to the Institute. A second round of engagement took place when the draft Ninth Line Lands ROPA was brought forward for review and comment. Draft ROPA public notice letters were sent to the same groups, and one letter confirming receipt of notice was received from Rama First Nations. Comments from Indigenous communities indicated no objections to the proposed amendment.

Policy Changes in Response to Comments

In response to the comments received, Regional staff made changes to the recommended amendment with minor changes to address comments in efforts to plan for the GTA West Corridor and streamlined health assessment policies as a result of in-effect Healthy Communities and Built Environment policies in the Regional Official Plan. Additional technical work was completed to address floodplain comments and an addendum to the Planning Justification report to address conformity to the Growth Plan, 2017.

Table of Comments Received Through Statutory Consultation and Responses

Comments Received By	#	Summary of Comments	Region's Response/Action
Resident	1	Underground walking trail should be considered with indoor stores lined along the side that would provide physical activity and employment.	Comments have been shared with City of Mississauga staff for consideration in the implementation of local municipal work.
Peel District School Board	2	Requesting ongoing notification for progress of project as residential development will impact neighbourhood schools.	School Board continues to be notified through this process.
MHBC on Behalf of TransCanada Pipelines Ltd.	3	MHBC noted that TransCanada Pipelines has two high pressure natural gas pipelines crossing the Ninth Line lands, and requests that the Region include a	The current Regional Official Plan contain policies that adequately address the concerns raised by MHBC on behalf of TransCanada Pipelines. Additionally, these comments have been

Comments Received By	#	Summary of Comments	Region's Response/Action
		policy/policies to require the Region consult with TransCanada or its designated representative on any development proposals within 200 metres of its facilities, especially on addressing National Energy Board requirements regulating development in proximity to its pipelines; and TransCanada being required to replace its pipelines to comply with CSA code Z662 as a result of increased population density in proximity to its natural gas pipelines.	forwarded to Mississauga staff undertaking the local municipal work.
Ninth Line Owners Association (NLOA)	4	Ninth Line Landowners Association supports the intent of the ROPA to expand the boundary to include Ninth Line Lands, but are opposed to the proposed 407 Transitway alignment and design as this work predetermines the outcome of Ministry of Transportation's 407 Transitway Environmental Assessment process currently underway. The Landowners Association is also opposed to locating 2 landowner properties within the floodplain in the Ninth Line Lands emerging land use concept plan.	<p>The proposed Ninth Line Lands 407 Transitway alignment and design is the result of extensive consultation with City of Mississauga, Region of Peel and Ministry of Transportation (MTO) staff. All parties, including MTO staff, agreed that the assessment would provide improved insights in support of MTO's 407 Transitway EA which is currently underway. With respect to location of two landowner properties, additional technical work was conducted by consultants which noted that various opportunities to reduce flood limits were evaluated. The draft emerging land use concept plan maximized the developmental potential of Ninth Line Lands, and is the best outcome given the constraints to address the flood risk associated with the subject lands.</p> <p>In the event that MTO, through its ongoing Class EA, modified certain aspects of the Transitway, which would be considered "minor", these would not likely require changes to the ROPA given the scale of the ROPA, although amendments may be required to the more detailed City of Mississauga Official Plan. "Major" realignments required from the current land use concept, that may require more significant change and boarder scale assessment, may potentially require revisiting of the ROPA.</p>
Landowner	5	Supports the intent of the proposed ROPA to expand the boundary but is concerned with the Greenland designation and floodplain line on the property.	The proposed Ninth Line Lands 407 Transitway alignment and design is the result of extensive consultation with City of Mississauga, Region of Peel and Ministry of Transportation (MTO) staff. All parties, including MTO staff, agreed that the assessment would provide improved insights in support of MTO's 407 Transitway EA which is currently underway. With respect to location of the landowner property, additional technical work was conducted by consultants which noted that various opportunities to reduce flood limits were evaluated. The draft emerging land use concept plan maximized the developmental potential of Ninth Line Lands, and is the best outcome given the constraints to address the flood risk

Comments Received By	#	Summary of Comments	Region's Response/Action
			associated with the subject lands. The consultants have noted that the landowners may wish to explore opportunities through dialogue with Conservation Halton to determine whether there are "modest" opportunities for any changes.
Resident	6	Suggested land use opportunities for a technology center, similar to the Ontario Science Center, to support more local attractions.	Comments have been shared with City of Mississauga staff for consideration in the implementation of local municipal work.
Toronto & Region Conservation Authority	7	Have requested that any comments be deferred to Conservation Halton for review, as the subject lands are within that watershed jurisdiction.	Conservation Halton has provided comments (noted below).
Conservation Halton	8	Conservation Halton is satisfied that the draft ROPA establishes a policy framework for achieving a well-connected and sustainable natural heritage system and that sufficient work has been completed through the on-going subwatershed study jointly undertaken with City of Mississauga for the purposes of addressing the requirements in the MCR.	ROPA 33 includes a policy requiring that Mississauga's local municipal plan for Ninth Line lands designate a well-connected and sustainable natural heritage system to identify, protect and enhance natural heritage features in conformity with the Ninth Line Lands Scoped Subwatershed Study.
Resident	9	Expressed concern that an application by Shared Network Canada to propose a wireless telecommunication antenna installation at 5578 Ninth Line in Mississauga would not compliment nor benefit the current and future development in community.	In a letter to Shared Network Canada, staff advised Shared Network Canada to consider the current planning work being undertaken by the Region and Mississauga on the subject lands when considering siting of a telecommunication/ antenna facility, even though siting of a facility is governed by the Federal government and municipalities have no control over where sites are located.
Ministry of Municipal Affairs & Housing (December 1, 2017 and April 13, 2018)	10	<p>(December 1, 2017) The Province noted that it seemed premature to move forward with a Regional Urban Boundary expansion to include the Ninth Line Lands, pending completion of the Growth Plan, 2017 requirements, including demonstrating that the land is needed to accommodate growth allocations to 2041.</p> <p>Additional comments were provided related to protection of corridors and rights-of-way for infrastructure, including transportation, transit and transportation systems, noting the necessary MTO requirements/ studies and requesting further information on Indigenous community engagement.</p> <p>(April 13, 2018) The Ministry recognized and better understands the uniqueness of the Ninth Line Lands in terms of their long history and planning status. As such, the Ministry acknowledged that advancing a</p>	<p>The comprehensive planning that commenced in 2010 included completion of all the numerous studies required to meet the policy objectives of the Growth Plan, 2017 to support settlement expansion. Additional technical review was conducted as an addendum to the Planning Justification report from the consultant MSH, which also further confirmed that draft ROPA 33 conforms to policies of the Growth Plan, 2017, along with additional technical work by Hemson Consulting confirming that the Ninth Line Lands as planned, will meet the Region's growth forecasts to 2041. Minor changes to ROPA 33 policies are made to address Provincial comments and the Growth Plan.</p> <p>Regional staff issued public notice letters to Indigenous communities and to the Williams Treaty First Nations in 2015 when the Ninth Line Lands project was initiated. Regional staff received response letters from various groups including Alderville First Nation, Curve Lake First Nation, and Haudenosaunee Development</p>

Comments Received By	#	Summary of Comments	Region's Response/Action
		City of Mississauga area-specific official plan amendment under Section 17 of the <i>Planning Act</i> outside of an MCR to advance the planning of these lands would be a local decision.	<p>Institute. In follow-up to a request for further engagement, Regional staff presented to the Haudenosaunee Development Institute and provided project information. A second round of engagement took place when the draft Ninth Line Lands ROPA was brought forward for review and comment. Draft ROPA public notice letters were sent to the same groups (response to this letter is noted below).</p> <p>The City of Mississauga advanced a Municipal Official Plan Amendment and Zoning By-law, under Section 17 or 21 of the <i>Planning Act</i> on August 1, 2018 under the Region of Halton ROPA 28 and Town of Milton Official Plan policies.</p>
Rama First Nations	11	Acknowledged receipt of Regional notice and noted that it was shared with Williams Treaties First Nation.	The final notice of decision by the Province will be circulated to Indigenous Communities.
Resident	12	Raised concerns over inequitable access to natural spaces and potential for flooding as a result of changing the natural environment. Suggested that entire Ninth Line Lands be retained in a natural state and be a focus for tree planting and wildlife habitat in order to protect and enhance the environment for future generations.	<p>It was noted that the land use plan protects and enhances the significant natural heritage features through protection of the natural heritage system, and studies appropriately address the flood risk associated with the subject lands.</p> <p>Peel will continue to be a focus of significant growth in the coming decades. Ninth Line Lands are very well served by existing and planned infrastructure (Highway and road network, two transitway stations, water and wastewater, etc.) and aim to create a complete community while minimizing sprawl.</p> <p>The Ninth Line Sixteen Mile Creek Tributary Scoped Subwatershed Plan recommended key components to addresses environmental and resource protection and enhancement through the establishment of a natural heritage system. To manage the environmental impacts of future urban development, recommendations include wet ponds in specific areas, source controls, low impact development best management practices to be applied, and continued stormwater management planning for the 407 Transitway to be determined through the Class Environmental Assessment process for the Transitway.</p>