



Corporate Report

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DATE: May 7, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 27, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Appeals to Region of Peel Official Plan Amendment (ROPA) 26

RECOMMENDATION: That the report titled "Appeals to Region of Peel Official Plan Amendment (ROPA) 26" dated May 7, 2013 from the Commissioner of Planning and Building, be received for information.

**REPORT
HIGHLIGHTS:**

- ROPA 26 was adopted by Regional Council on June 28, 2012 and has been forwarded to the Province for approval.
- There have been seven appeals to ROPA 26 relating to the GTA West Corridor and policies that protect the study area during the corridor planning stage.
- A small portion of the protected study area for this corridor is in Mississauga. The Ninth Line Corridor Lands Review Study identifies the protection of lands within the GTA West Corridor as a matter to be addressed.

BACKGROUND: Regional Official Plan Amendment 26 (ROPA 26) consolidated a number of policy matters that were in addition to the Region of Peel Official Plan Review (PROPR) including transportation schedules, figures and policies. ROPA 26 was adopted by Regional Council on June 28, 2012 and approved by the Ministry of Municipal Affairs and Housing (MMAH) on January 2, 2013.

Policies relating to the GTA West Corridor had also been included in Regional Official Plan 24 (ROPA 24), the Region's substantive conformity amendment. These policies had also been appealed but deferred during the hearing to provide the opportunity to consolidate the ROPA 24 and ROPA 26 corridor protection policies into one hearing.

This report provides information on the appeals to ROPA 26 and the impacts on the City.

COMMENTS:

Prior to its approval, MMAH modified the depiction of the "Conceptual GTA West Corridor" on Schedule E and the corresponding policies into a new section of the Regional Official Plan (Section 5.9.12). Appendix 1 includes the appealed policies and Schedule E. The modifications were to clarify protection for the GTA West Corridor. Mississauga staff supported the modifications made to ROPA 26 including the GTA West Corridor policies.

ROPA 26 Appeals

There have been seven appeals to ROPA 26. All the appeals are from landowners with properties in the City of Brampton and Town of Caledon. The appellants are:

- AMB Highway BP 1 Canco Inc., AMB Highway BP 2 Canco Inc., and AMB Highway BP 3 Canco Inc.;
- Brampton Brick Limited;
- G.C. Jain Investments Limited;
- Mayfield West Developers Group Inc.;
- Northwest Brampton Landowners Group Inc.;
- Orlando Corporation; and
- Solmar Development Corporation.

The appeals relate to the depiction of the GTA West Corridor on Schedule E and the policies that protect the study area during the corridor planning stage.

Impacts on Mississauga

The GTA West Corridor is conceptually depicted north of the southern boundary of the Town of Caledon and along the western boundary of the City of Brampton. A small portion of the protected study area for this corridor is within the City of Mississauga (west of Ninth Line and north of the Milton GO rail line). The lands may be required to locate a connecting ramp to the new highway corridor. As a result, the City may need to protect some lands in this area.

The Ninth Line Corridor Lands Review Study is underway and identifies the protection of lands within the GTA West Corridor as a matter that needs to be addressed through the study.

The area municipalities are not party to the OMB hearing at this time. It is anticipated that Regional and Provincial staff will lead discussions of the issues with the appellants. City staff will continue to monitor and participate in discussions as required.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: ROPA 26 has been appealed by seven individual landowners regarding the policies and Map Schedule showing the GTA West Corridor. Mississauga staff supports the GTA West policies and Map Schedule. A small portion of the protected study area is within the City of Mississauga. The Ninth Line Corridor Lands Review Study identifies the protection of lands within the GTA West Corridor as a matter that needs to be addressed. City staff will continue to monitor these appeals.

ATTACHMENTS: APPENDIX 1:GTA West Corridor Policies and Schedule E (Map)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Emily Irvine, Policy Planner

Appendix 1: GTA West Corridor Policies and Schedule E

“5.9.12. Future GTA West Transportation Corridor

In order to plan for and protect a strategic corridor and rights-of-way for transportation and transit facilities, in advance of future development, the Region is establishing policies to protect the corridor shown conceptually as the Conceptual GTA West Corridor on Schedule E.

The provincial Growth Plan, June 2006, identifies a conceptual Future Transportation Corridor in Peel between the urban areas of the northwest GTA and the western Greater Golden Horseshoe. The Ministry of Transportation (MTO) has initiated an Environmental Assessment which will more specifically define the need, location and details of the GTA West Transportation Corridor.

5.9.12.1 Objective

5.9.12.1.1 To plan for and protect a Future GTA West Transportation Corridor in Peel.

5.9.12.1 Policies

It is the policy of *Regional Council* to:

5.9.12.1.1 Plan for and protect the Future GTA West Corridor and rights-of-way for transportation and transit facilities to meet current and projected needs and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned.

5.9.12.1.2 Ensure transportation and land use considerations be integrated and coordinated at all stages of the planning and Environmental Assessment process.

5.9.12.1.3 Work with the Province and area municipalities to plan for and protect for the GTA West Corridor and its connections to the existing highway network including Highway 410 in the Mayfield West area (as identified on Schedule E).

5.9.12.1.4 Direct the area municipalities, in consultation with and to the satisfaction of the Province, to develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor.

5.9.12.1.5 Recognize that as the Environmental Assessment Act process progresses, any related Official Plan or Secondary Plan may, in consultation with the proponent, include provisions for the phased release of lands that are appropriate to the environmental assessment process.”

