

DATE: May 19, 2010

REPORT TITLE: **WATER AND SANITARY SEWER SERVICING AND FUTURE REGIONAL OFFICIAL PLAN AMENDMENT FOR THE NINTH LINE CORRIDOR**

FROM: Dan Labrecque, Commissioner of Public Works  
 Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

### RECOMMENDATION

That staff be directed to extend the current road names for Derry Road (Regional Road 5) and Britannia Road (Regional Road 3) from Ninth Line to the centerline of Highway 407 in the Region of Peel;

And further, that the provision of piped water and sanitary sewer services to existing properties located within the Ninth Line Corridor with full costs to be borne by the property owners and construction and connection be permitted in accordance with current Peel Region Design Standards, Specifications and Procedures Manual;

And further, that staff be authorized to initiate a Regional Official Plan Amendment to add the Ninth Line Corridor into the Peel Region Official Plan;

And further, that the joint report of the Commissioner of Public Works and the Chief Financial Officer and Commissioner of Corporate Services dated May 19, 2010, titled "Water and Sanitary Sewer Servicing and Future Regional Official Plan Amendment for the Ninth Line Corridor" be forwarded to the City of Mississauga, for information.

### REPORT HIGHLIGHTS

- On January 1, 2010, the Ninth Line Corridor was amalgamated into Peel Region and the City of Mississauga. The Corridor was previously part of Halton Region and the Town of Milton.
- The segments of Derry Road and Britannia Road in the Ninth Line Corridor are now under Peel Region's jurisdiction and should be renamed by extending Peel Region's current road names from Ninth Line to the centerline of Highway 407.
- Connections to Peel Region's water and sanitary sewer systems are made in accordance with the Region of Peel Design Standards, Specifications and Procedures Manual. However, septic systems are a local municipal responsibility. Regional staff will consult with City of Mississauga staff where partial services (water only) are proposed.
- A Regional Official Plan amendment is needed to add the Ninth Line Corridor lands into the Peel Region Official Plan.

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### **DISCUSSION**

#### **1. Location and Area**

The Ninth Line Corridor is bounded by Highway 407 to the west, Highway 401 to the north, Highway 403 to the south and Ninth Line to the east (Appendix I). The Corridor is approximately 400 hectares (990 acres) in area.

#### **2. Background**

The Ninth Line Corridor was acquired by Peel Region and the City of Mississauga on January 1, 2010. Previously, the Corridor was part of Halton Region and the Town of Milton.

#### **3. Regional Road Names**

With the acquisition of the Ninth Line Corridor by the Region of Peel, its jurisdiction over Britannia Road (Regional Road 3) and Derry Road (Regional Road 5) expanded westerly to Peel's new Regional boundary, located at the centerline of Highway 407. Previously, these road segments were named Britannia Road (Halton Road 6) and Derry Road East (Halton Road 7). Peel Regional staff recommend that its current road names and numbers be extended for Britannia Road and Derry Road from Ninth Line to the new Regional boundary. These changes will be processed through the Regional Street Names Committee.

There are no properties with a municipal address on either Britannia Road or Derry Road. Therefore, property addresses will not be affected by road re-naming.

#### **4. Current Planning Status**

##### Halton Region Official Plan

Halton Region's Official Plan remains in effect as the approved Regional Official Plan for this area. Halton Region Official Plan Amendment No. 28 designates the area "Ninth Line Corridor Policy Area" and "Greenlands 'A'". A small area was deferred from approval.

The Ninth Line Corridor is entirely outside of the Urban Area designated by Halton Region's Official Plan. Halton's Plan generally prohibits the extension of piped services beyond their designated Urban Areas. However, Halton's Plan provides an exception that allows piped services to be extended into the Ninth Line Corridor Policy Area, subject to the approval of Halton Regional Council.

Although the extension of piped services originally required approval from Halton Regional Council, the approval authority has now shifted to Peel Regional Council by virtue of the transfer of the Ninth Line Corridor to Peel Region. By implementing its current Design Standards, Specifications and Procedures Manual, Peel Regional Council will exercise this approval authority, as intended by the Halton Region Official Plan.

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### Provincial Policy Statement, 2005 (2005 PPS)

The Provincial Policy Statement, 2005, anticipates that there may be situations where partial services, that is, connection to municipal water supply or sanitary sewers should be permitted. One of the situations anticipated by the 2005 PPS is to allow partial services in order to address failed individual on-site sewage services or individual on-site water services for existing development. Extension of piped water or sanitary sewer services to the existing homes in the Ninth Line would be consistent with this 2005 PPS policy.

### Provincial Places to Grow Plan, 2006

The Ninth Line Corridor was incorporated into Peel Region on January 1, 2010, after its Regional Official Plan Places to Grow Plan conformity exercise was already substantially complete. For this reason, the Corridor was not included in the Peel Region Official Plan Review process. An amendment to the Peel Regional Official Plan is needed to bring the Corridor into the Official Plan and in conformity with the Provincial Places to Grow Plan. Peel Regional Planning staff will determine the appropriate means of adding the Ninth Line Corridor into the Regional Official Plan while maintaining conformity with the Growth Plan.

Directing staff to initiate a Regional Official Plan amendment process for the Ninth Line Corridor will allow staff to proceed to draft and circulate an official plan amendment and to proceed to hold open house and public meetings, as required.

## **5. Existing Peel Region Water and Sanitary Sewer Infrastructure**

Peel Region water and sanitary sewer services are available in several locations along Ninth Line. They are listed as follows:

### Water Services

- Eglinton Avenue north to Britannia Road – 400mm (16 inch) diameter concrete watermain.
- North of Parkgate Drive to Foxwood Avenue – 300mm (12 inch) diameter PVC watermain.
- Beecham Street approximately 76 metres (249 feet) north – 300mm (12 inch) PVC watermain for a cross border connection to the west side of Ninth Line.

### Sanitary Sewer Services

- Erin Centre Boulevard to 40.5 metres (133 feet) north of Brinwood Gate – 1050mm (41 inch) diameter concrete sanitary sewer.
- 40.5m (133 feet) north of Brinwood Gate to Britannia Road – 1050mm (41 inch) diameter PVC sanitary sewer.
- Britannia Road to 152 metres (499 feet) north of Parkgate Drive – 900mm (35 inch) diameter sanitary sewer.
- 152 metres (499 feet) north of Parkgate Drive to 50 metres (164 feet) north of Saratoga Way – 450mm (18 inch) diameter sanitary sewer.

Peel's Design Standards, Specifications and Procedures Manual ensures fair and consistent responses to individual requests for connections to piped Region services. Septic systems are a local municipal responsibility. Regional staff will consult with City of Mississauga staff

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to ensure that septic systems are adequate where partial services (water only) are proposed.

### **6. Future Directions**

Britannia Road and Derry Road are now under Peel Region's jurisdiction and should be renamed and renumbered accordingly.

There are short term and long term servicing issues in the Ninth Line Corridor.

In the short term, the existing property owners in the Ninth Line Corridor, now that they are part of Peel Region, expect to connect to Peel Region piped services. Peel Region has service capacity and servicing infrastructure to accommodate the existing properties in the Corridor. The current design standard manual ensures that requests for connections to piped water and sanitary sewer services are processed consistently, adequately and in an environmentally and financially responsible manner. Owners are expected to connect to Regional services at their own expense.

In the longer term, the City of Mississauga will be undertaking a detailed environment and planning review to determine appropriate land uses for the corridor. A previous study from the Region of Halton recommending land uses for the Ninth Line Corridor was not implemented by the Town of Milton, but will be considered in the City of Mississauga review.

Also in the longer term, the Ninth Line Corridor lands need to be incorporated into the Peel Region Official Plan by way of an amendment. The Corridor is outside of the Urban Area defined by the Halton Region Official Plan and for that reason, it was excluded from the Places to Grow Plan population and employment forecasts for Halton Region. Further, the Corridor was not part of Peel Region when the Places to Grow Plan was prepared and similarly was not included in Peel Region's population and employment forecasts. Regional Policy Planning and Research staff are considering the best means of incorporating the Corridor lands into the Peel Region Official Plan while maintaining conformity to the Provincial Places to Grow Plan.

We also note that Peel Regional Official Plan Amendment No. 24 provides policy direction (s.7.9.2.12) for Peel Region to consider an expansion of the 2031 Urban Boundary provided that an Official Plan Amendment is based on a municipal comprehensive review. Some of the issues that need to be addressed by a comprehensive review for the Ninth Line Corridor Regional Official Plan Amendment are:

- Conformity with Provincial plans such as the Growth Plan and Parkway Belt West Plan,
- Compatibility with Regional growth management policies including greenfield density and intensification targets,
- Identification of Core Areas of the Greenlands System, and
- Consideration of the existing land use designations and policies in the Region of Halton and Town of Milton Official Plans.

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**CONCLUSION**

It is recommended that Development Services staff be directed to initiate the renaming of the sections of Derry Road and Britannia Road, in the Region of Peel, as a result of the Ninth Line Corridor amalgamation.

Development Services staff will continue to implement the Design Standards, Specifications and Procedures Manual for the provision of piped water and/or sanitary sewer services to the existing homes in the Ninth Line Corridor. Full costs of installation are to be borne by homeowners. Construction is to be in accordance with Peel Region servicing standards. Consultation with Mississauga staff will ensure that septic systems are adequate to accommodate a piped water supply where partial services are proposed.

Staff further recommend that Policy Planning and Research staff be directed to initiate a Regional Official Plan amendment for the Ninth Line Corridor and to report back to Regional Council to seek approval to hold public meetings on the Regional Official Plan Amendment.

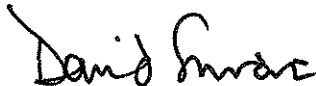


Dan Labrecque  
Commissioner of Public Works



Norma Trim  
Chief Financial Officer  
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**Approved for Submission:**



D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Tom Slomke, MCIP, RPP, Director, Development Services at extension 4345 or via email at tom.slomke@peelregion.ca*

T.S.

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c. Legislative Services

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**APPENDIX I**

