



PUBLIC MEETING

THE REGIONAL MUNICIPALITY OF PEEL

MINUTES

October 13, 2011

PURPOSE: To hold a Public Meeting pursuant to Section 17 (15) of the *Planning Act*, R.S.O. 1990, as amended, to inform the public and to obtain their input with respect to a proposed amendment to the Regional Official Plan (ROPA 26) as it relates to proposed policies on incentives for intensification, petroleum resources, natural hazards, human-made hazards, compatible active recreation and transportation

Chaired by Regional Chair E. Kolb

1. ROLL CALL

Members: G. Carlson; F. Dale; B. Crombie; S. Fennell*; P. Foley; C. Fonseca; S. Hames; N. Iannicca; E. Kolb; H. McCallion*; S. McFadden; G. Miles; E. Moore; P. Mullin; P. Palleschi; R. Paterak; J. Sanderson; J. Sprovier; R. Starr; A. Thompson; J. Tovey; R. Whitehead

Members Absent: K. Mahoney, due to a personal matter; M. Morrison, due to a personal matter; P. Saito, due to vacation; R. Starr, due to other municipal business

Also Present: D. Szwarc, Chief Administrative Officer; R. K. Gillespie, Commissioner of Employee and Business Services; D. Labrecque, Commissioner of Public Works; N. Trim, Chief Financial Officer and Commissioner of Corporate Services; J. Menard, Commissioner of Human Services; J. Smith, Commissioner of Health Services; Dr. E. de Villa, Acting Medical Officer of Health; P. O'Connor, Regional Solicitor and Director, Legal and Risk Management; C. Reid, Regional Clerk; H. West, Legislative Specialist

* See text for arrivals

♦ See text for departures

2. OPENING OF PUBLIC MEETING

Regional Chair Kolb called the public meeting to order at 9:34 a.m. in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Brampton. He stated that the public meeting was open and was being held pursuant to Section 17 (15) of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended.

Regional Chair Kolb stated that if a person or public body does not make oral submissions regarding this Amendment at this public meeting or does not make any written submissions before this proposed Official Plan Amendment is adopted by the Regional Municipality of Peel, the Ontario Municipal Board (OMB) may dismiss all or part of an appeal.

3. CONFIRMATION OF NOTIFICATION

Carol Reid, Regional Clerk, stated that Notice of the Public Meeting was given in accordance with Section 17, subsections (15) and (17) of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, by publication in the following news media:

Brampton Guardian - August 10, 2011
Mississauga News - August 11-17, 2011
Caledon Enterprise - August 11, 2011
Caledon Citizen - August 11, 2011

Further, it was noted that Notice of the Public Meeting was posted on the Regional website as of August 17, 2011 (www.peelregion.ca) and the Proposed Official Plan Amendment was available to the public on the website as of July 15, 2011.

4. FURTHER NOTICE REQUEST

The Regional Chair stated that if any person would like further notice of the future passage of this proposed Regional Official Plan Amendment (ROPA), that they should give their full name, address, postal code, and telephone number, in writing, at the Clerk's reception counter prior to leaving the meeting.

5. STAFF PRESENTATIONS

- a) **Mark Head, Manager, Research and Analysis, Integrated Planning Division; and Sabbir Saiyed, Manager, Transportation System Planning, Transportation Planning Division,** Presenting on Regional Official Plan Amendment (ROPA) 26 as it Relates to Proposed Policies on Incentives for Intensification, Petroleum Resources, Natural Hazards, Human-Made Hazards, Compatible Active Recreation and Transportation

Received

A copy of the presentation is available from the Office of the Regional Clerk.

Mark Head Manager, Research and Analysis, Integrated Planning Division; and Sabbir Saiyed, Manager, Transportation System Planning, Transportation Planning Division provided an overview of the ROPA 26 as it relates to proposed policies on incentives for intensification, petroleum resources, natural hazards, human-made hazards, compatible active recreation and transportation.

It is anticipated that a final report for adoption of ROPA 26 may be presented late Fall, 2011.

Councillor McCallion arrived at 9:42 a.m.

Councillor Mullin requested confirmation that decisions on the intensification would remain as an area municipal land use planning responsibility and that the responsibility would not change as a result of policies in ROPA 26. It was confirmed that the responsibility with respect to the nature and location of intensification is a local responsibility and is not affected by the policies in ROPA 26.

Councillor Whitehead raised concern about the definition of active versus passive recreation uses noting that the wording provides a narrow interpretation and may cause difficulty when trying to implement certain types of recreation. He asked for clarification as to whether a horse farm would be an active recreation or passive recreation use. Mark Head responded that the raising of horses is an agricultural use in accordance with the definitions in the Regional Official Plan and that horseback riding would be considered a passive recreation use.

In response to a question from Councillor Palleschi, Mark Head confirmed that the recreation policy prohibits new active recreation uses in natural heritage areas however it does allow expansions to existing compatible active recreation uses, such as expansion of a golf course. It was confirmed that the Riverstone Golf Course application is being considered as an expansion to the existing golf course.

Councillor Sprovieri raised concern that soccer fields are classified as an active recreation use which would be prohibited in valleylands. Mark Head responded that the Provincial policy statement (PPS) establishes the protection of natural heritage as a matter of provincial interest and that the Regional Official Plan policies to prohibit new active recreation uses are consistent with the PPS. It is Provincial direction to protect significant natural heritage features and that

active recreation uses requiring significant land form modification, such as soccer fields, are not compatible with the PPS.

Councillor McCallion raised concern that intensification has infrastructure and other servicing implications. She provided an example where intensification has overloaded the use of recreational facilities. She requested that the Regional Official Plan policies address the financial impact of intensification for area municipalities. David Szwarc, Chief Administrative Officer responded that the matter can be addressed as part of the consultation of ROPA 26. He noted that staff will be reporting to Regional Council regarding the funding of long term infrastructure and development charges. He undertook to include the financial impact of intensification as part of the forthcoming report.

Councillor Paterak inquired if compatible active recreation uses such as soccer fields are subject to Minimum Distance Separation (MDS) guidelines. Mark Head responded that it was his understanding that the MDS guidelines applied to active recreation uses however he will confirm the details in the guidelines. Councillor Paterak raised concern with the layers of Provincial policy and suggested that the Province indicate where active recreation uses can be permitted.

Councillor Moore raised a concern that Provincial policies were contradictory noting the Ministry of Health promotes healthy lifestyles and active living while the Ministries of Municipal Housing and Affairs and Natural Resources is prohibiting active recreational uses in natural heritage areas. She stated that there should be a way to work with Conservation Authorities and the Province to develop playing fields which can be environmentally friendly.

Councillor Moore requested clarification as to why the Region would adopt a policy on a Regional Community Improvement Plan (CIP) when the area municipalities implement CIP's. Mark Head responded that the Regional Official Plan policies are enabling policies and do not require the Region to adopt Regional CIPs. He further clarified that the Region could also provide support to an area municipal CIP without adopting a Regional CIP. It was also indicated that Regional Council may want to consider a Regional CIP in the future if there were specific Regional matters that were not covered by the area municipal CIPs. Councillor Moore was supportive of policy tools in the Regional Plan but indicated concerns that the use of the tools not create duplication or conflict with area municipal CIPs.

6. PUBLIC PARTICIPATION

a) Oral Submissions

- i) Rob Harrison on behalf of the Valleywood Resident Association,**
Regarding Transportation Mapping, Schedule E of Regional Official Plan Amendment (ROPA) 26

Rob Harrison raised concern that the study lands currently identified within the Great Toronto Area (GTA) West Environmental Assessment (EA) Boundary are not included in the mapping, Schedule E of ROPA 26. The two defined areas he referred to were:

- 1) Highway 410, Valleywood Blvd., Hurontario Street and Highway 10, where they meet.

- 2) The lands being studied between Heartlake and Dixie Roads from Countryside Drive to North of Old School Road

Rob Harrison requested that ROPA 26 maps accurately reflect the GTA West EA Boundary and if it is not identified that any development be suspended until the Ministry of Transportation (MTO) has completed its study.

Councillor Fennel arrived at 10:27 a.m.

- ii) **Gilbert Boland, Retired Developer from Miss, Brampton & Caledon,** Regarding Transportation Mapping, Regional Official Plan Amendment (ROPA) 26

Gil Boland raised the following three areas of concern:

- 1) There is no mention or mapping regarding the extension of Highway 410 through Caledon to Orangeville and to Shelburne. He suggested that the Regional Municipality of Peel reserve the required lands for the extension;
- 2) The Bolton By-pass should be constructed on the east side of Bolton connecting to Hwy 9; to accommodate increasing traffic from Tottenham, Beeton and Alliston which would enhance shopping in the Bolton commercial area;
- 3) ROPA 26 should include detail that the GTA East West Corridor will be completed at a later date.

Councillor Whitehead clarified that the Province is reviewing the East/West Corridor and when a route is determined, the Region of Peel will likely be required to make an Official Plan Amendment. Environmental studies determined that the Bolton By-pass was required on the west side of Bolton and that construction is nearly complete.

Councillor Paterak clarified that the Province is responsible for any extensions of Highway 410 and the Province has not indicated that it has any intention of extending the highway beyond Highway 10.

b) **Written Submissions**

- i) **Philip J. Stewart, Pound & Stewart on behalf of Orlando Corporation,** Letter dated July 21, 2011, Requesting Notification of All Public Meetings and Open Houses Related to Regional Official Plan Amendment No. 26

Received

- ii) **Paul Mountford, Intermediate Planning Officer, Peel District School Board,** Letter dated July 27, 2011, Notifying that the Peel District School Board has No Comments and Requesting Notification of the Final Regional Council Decision with Respect to Regional Official Plan Amendment 26

Received

- iii) **Keith Knott, Chief, Curve Lake First Nation**, Letter dated August 4, 2011, Requesting that a Copy of the Proposed Amendment be sent to the Williams Treaty First Nation Claims Coordinator

Received

- iv) **Josh Campbell, Manager, Planning, Credit Valley Conservation**, Letter dated August 16, 2011, Providing Comments Related to Proposed Regional Official Plan Amendment 26

Received

- v) **Adrian Smith, Director, Planning Policy & Growth Management, City of Brampton**, Providing a Copy of a City of Brampton Report Regarding Regional Official Plan Amendment 26

Received

- vi) **Gilbert Boland, Venta Investments Ltd.**, Written Comments Submitted at the Brampton, Caledon, and Mississauga Open Houses Expressing Concerns Related to Regional Official Plan Amendment 26

Received

- vii) **Bryon Wilson**, Written Comments Submitted at the Caledon Open House Expressing Concerns Related to Regional Official Plan Amendment 26

Received

- viii) **Maurizio Rogato, Solmar Development Corporation**, Email dated September 13, 2011, Requesting Notification of Any Public Meetings and/or Decisions Related to the Regional Official Plan Amendment 26

Received

- ix) **Victor Labreche, Senior Principal, Labreche Patterson & Associates Inc.**, Letter dated September 14, 2011, Confirming the Status of New Official Plans, Comprehensive Zoning By-laws, Urban Design Guidelines and/or Other Related By-laws for Municipalities in Central and Southern Ontario, on behalf of the Ontario Restaurant Hotel and Motel Association (ORMHA)

Received

- x) **Lisa Grbinicek, Senior Strategic Advisor, Niagara Escarpment Commission**, Letter dated September 21, 2011, Providing Comments Related to Regional Official Plan Amendment 26

Received

- xi) **Leilani Lee-Yates, Senior Planner, Toronto and Region Conservation Authority**, Letter dated September 27, 2011, Providing Comments Related to Regional Official Plan Amendment 26

Received

- xii) **Stephanie Cox, Senior Planner, Dufferin-Peel Catholic District School Board**, Letter dated October 3, 2011, Notifying that the Dufferin-Peel Catholic District School Board Has No Comments or Concerns and Requesting Notification of the Final Regional Council Decision Related to Regional Official Plan Amendment 26

Received

- xiii) **Mary Hall, Director of Development Approval & Planning Policy, Town of Caledon**, Report to Town of Caledon Council dated October 4, 2011, Related to Regional Official Plan Amendment 26

Received

- xiv) **Region of Peel, Accessibility Advisory Committee (AAC)**, Minutes of the AAC meeting held on September 20, 2011 which include comments Regarding Regional Official Plan Amendment 26

Received

- xv) **William Hu for Philip J. Stewart, Pound & Stewart on behalf of Orlando Corporation**, Letter dated October 12, 2011, Providing Comments Related to Regional Official Plan Amendment No. 26

Received

7. CONCLUSION AND CLOSING OF PUBLIC MEETING

Regional Chair Kolb advised those in attendance that comments and submissions will be taken into consideration and a final report and supporting by-law will be considered by Regional Council at a future meeting.

8. ADJOURNMENT

Regional Chair Kolb officially closed the meeting at 10:52a.m.

RESPECTFULLY SUBMITTED:

Regional Clerk