

For Information

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DATE: October 2, 2012

REPORT TITLE: **MINISTRY OF TRANSPORTATION GTA WEST CORRIDOR  
ENVIRONMENTAL ASSESSMENT STUDY - HIGHWAY 410 CONNECTION  
MEMORANDUM OF SETTLEMENT**

FROM: Dan Labrecque, Commissioner of Public Works  
Patrick O'Connor, Regional Solicitor

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**OBJECTIVE**

To provide Regional Council with an update on the GTA West Environmental Assessment Study as it relates to the Highway 410 Connection.

**REPORT HIGHLIGHTS**

- The Minister of Municipal Affairs and Housing has appealed four decisions of Caledon Council to approve development in the Mayfield West Secondary Plan (Phase 1) area on the basis that these approvals could prejudice the integrity of the GTA West EA Study.
- Peel, Caledon and the Province entered into settlement discussions with a view to resolving the appeals while maintaining the integrity of the EA.
- All parties worked diligently to arrive at a settlement which has now been executed.
- The settlement commits the Province to withdrawing appeals on two properties. In turn, the Town commits to recognizing the integrity of the EA study.
- All parties committed to maintaining an ongoing dialogue through the creation of a Highway 410 connection Working Group, which may enable the phased release of lands not required for the connection.
- The Province has agreed to treat the 410 connection area as a priority, and anticipate an alignment for the connection will be available by December, 2014.

October 2, 2012

**MINISTRY OF TRANSPORTATION GTA WEST CORRIDOR ENVIRONMENTAL  
ASSESSMENT STUDY - HIGHWAY 410 CONNECTION MEMORANDUM OF SETTLEMENT**

**DISCUSSION**

**1. Background**

The Ministry of Transportation (MTO) is undertaking an Environmental Assessment (EA) to examine long term transportation needs, and consider alternative solutions to provide better linkages between Urban Growth Centres in and around the Greater Toronto Area.

The Draft Transportation Development Strategy (TDS) recommends a multimodal transportation strategy to serve transportation demands to the year 2031. In addition to transit and improvements to existing MTO roadways, key infrastructure recommendations include a new freeway facility stretching from Highway 400 in Vaughan, across the Region of Peel with a north-south connection along the Halton-Peel Boundary, and terminating at Highways 401 and 407 in Halton Region. The freeway is envisioned to include connections to major existing 400-series highways, including Highways 400 and 427 in York Region, Highways 401 and 407 in Halton Region, and Highway 410 in Peel Region.

**2. GTA West Corridor/Highway 410 Connection**

The MTO has identified a study area in which several options exist that would serve as potential routes to connect the future GTA West facility with the existing Highway 410. These include a direct connection north of Mayfield Road, Dixie Road, Highway 10, and others.

In a report to the July 5, 2012 Regional Council meeting, staff highlighted some of the concerns with respect to the Highway 410/GTA West connection, namely that conceptual connection options will have potentially significant impacts on properties located in the Mayfield West Phase 1 Secondary Plan Areas. Lands located in Mayfield West Phase 1 are in various stages of development approval, having satisfied all the requirements of the planning process prescribed by the *Planning Act*.

In response to some of Caledon's development planning approvals, the Province (through the Ministry of Municipal Affairs and Housing) has filed four appeals to the Ontario Municipal Board (OMB) on zoning by-law amendments approved by Caledon Council.

**3. Settlement Discussions**

Provincial, Town of Caledon and Region of Peel staff entered into a series of discussions aimed at arriving at a settlement regarding the pending appeals. As a result of the demonstrated commitment from all parties to working together, a settlement was reached. All parties have executed a memorandum of settlement, which outlines the following:

- A revised GTA West/410 Connection Study Area (see Appendix I).
- A commitment by all parties to respect the integrity of the EA process, and maintain ongoing dialogue through the creation of a Highway 410 Connection Working Group.

October 2, 2012

**MINISTRY OF TRANSPORTATION GTA WEST CORRIDOR ENVIRONMENTAL  
ASSESSMENT STUDY - HIGHWAY 410 CONNECTION MEMORANDUM OF SETTLEMENT**

- A timeframe by which a preferred alignment for the GTA West/Highway 410 connection is intended to be available (December 2014), along with a commitment by the Province to treating the 410 connection area as a priority, including the potential phased release of lands not required for the connection.
- The Province's withdrawal of two of the four appeals filed with the OMB.

The memorandum of settlement maintains the integrity of the Environmental Assessment process and recognizes the importance of both the GTA West facility in supporting future growth and the approval of development in the Mayfield West Secondary Plan Area. Furthermore, the settlement is in line with Regional Official Plan policies and directions, and is therefore supported by staff.

#### **4. Infrastructure/Servicing**

Based on the approval of the Mayfield West Secondary Plan, the Region has planned considerable investments in infrastructure to service the area. Pre-servicing is already in place for much of the area. Regional staff will continue to work with Town staff with respect to the provision of servicing for the properties for which appeals are being withdrawn.

#### **5. Need for 410/GTA West Connection**

Regional Official Plan Transportation policies highlight the importance of protecting connection options. Specifically, policy 5.9.3.2.6 reads:

"Participate in and support, in consultation with the affected municipalities, the Province's Environmental Assessment Study for the GTA West transportation corridor and its links to the transportation network, and encourage and work with the Province and affected municipalities to take appropriate actions to ensure that the corridor is not precluded."

The connection between Highway 410 and the GTA West corridor is also seen as a critical link for the goods movement network in Peel, enabling movements in all directions and providing capacity to serve needs to 2031.

Policy 5.9.7.2.4 reads: "Participate in and encourage the Province's study of the GTA West Transportation Corridor in recognition of the potential role of this transportation corridor for the movement of goods."

#### **CONCLUSION**

Staff continue to work collaboratively with their counterparts at both the Provincial and local levels in maintaining an ongoing dialogue in recognition of maintaining the integrity of the GTA West Environmental Assessment and allowing for some development in Mayfield West Phase 1 in accordance with the approved Secondary Plan.

October 2, 2012

**MINISTRY OF TRANSPORTATION GTA WEST CORRIDOR ENVIRONMENTAL  
ASSESSMENT STUDY - HIGHWAY 410 CONNECTION MEMORANDUM OF SETTLEMENT**


The Province intends to conclude Stage 1 of the GTA West Study by Fall, 2012, and initiate Stage 2 shortly thereafter. The minutes of settlement recognize the Hwy 410 connection as a priority to be considered at the beginning of Stage 2 of the EA.

The Province anticipates that a preferred alignment for the connection will be available by December, 2014, and that all lands not required for the connection shall be released on or before this date.

Staff will continue to report back to Council on the GTA West study at key milestones.



Dan Labrecque  
Commissioner of Public Works



Patrick O'Connor  
Regional Solicitor

**Approved for Submission:**



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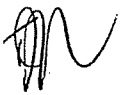
D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Tom Slomke at extension 4345 or via email at [tom.slomke@peelregion.ca](mailto:tom.slomke@peelregion.ca)*

T.S.

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c. Legislative Services





October 2, 2012  
Ministry of Transportation GTA West Corridor Environmental Assessment Study –  
Highway 410 Connection Memorandum of Settlement

Appendix I  
Revised GTA West/Highway 410 Preliminary Route Planning Study Area

