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To	Jean-Louis Gaudet	Project Name	Zone 6 Reservoir &
From	Karen Nasmith	Project No.	Feedermain Class EA
Date	April 21, 2009	File No.	10907
Re	Preliminary Planning Review		

1.0 Overview

As part of the background work for the Zone 6 Reservoir & Feedermain Class EA, planningAlliance has carried out a preliminary planning review of the area bounded by Mayfield Road to the south, McLaughlin Road to the west, Old Basline Road to the north and Airport Road to the east.

The intent of this review is to identify potential constraints for the siting of water storage facilities including:

- (1) an on grade & buried reservoir (maximum 15 acres)
- (2) one to four elevated tanks (0.7 acres per tank)

A review of planning policies was undertaken, including the following documents:

- Greenbelt Plan (2005)
- Oak Ridges Moraine Conservation Plan (2002)
- Region of Peel Official Plan (2008)
- Town of Caledon Official Plan (2004)
- Brampton Official Plan (2008)

In addition, discussions were held with Ohi Izurein, planner at the Town of Caledon.

Due to the large size of the study area, the preliminary review focused on land use and development constraints. Once a list of potential locations has been developed, a more detailed review will be carried out that focuses on identifying zoning and other site specific planning requirements.

2.0 Summary of Findings

The proposed use is considered a service to the general community in accordance with Section 5.15 of the Town of Caledon Official Plan. As a result, the proposed project would be permitted in all land use areas, subject to other policy requirements, including compatibility of surrounding uses, and minimizing impact on environmental systems.

2.1 Land Use

On grade and buried reservoir potential siting area:

- Area generally includes the land north of King Street
- Majority of land falls within the Greenbelt (Three classifications: Protected Countryside, Natural Heritage System and Oak Ridges Moraine)

- Most of the area bordering the Airport Road is identified as Prime Agriculture (Region) or Agriculture (Town)
- Outside of study area: Inglewood Residential Area: Old Baseline Road + Highway 10

Elevated tank potential siting area:

- Area generally includes the land south of King Street
- Majority of land is identified as Prime Agriculture (Peel OP) or Agriculture (Caledon OP)
- South-west portion of study area falls within Mayfield West. One of three rural service areas in Caledon. Mayfield West Secondary Plan includes a range of commercial, employment, recreational, institutional and other uses and community services. Mayfield West Secondary Plan Phase II currently on-going – will look at expanding settlement boundary.
- South-east portion of study area falls within Tullamore commercial / industrial area: Airport Rd + Mayfield Rd
- CPR railway corridor located in west of study area, south of King Street
- Brampton Airport, privately run airport located south east of King St and McLaughlin Rd, 200 – 300 flights per day (Town of Caledon, 2008)
- Hwy 410 extension: east/west alignment from Mayfield Road east of Heart Lake Road and connecting into existing Highway 10 (Hurontario Street) adjacent to the Valleywood neighbourhood.
- City of Brampton, Snelgrove Secondary Plan Area: residential
- Other surrounding land uses in Brampton: residential, open space, industrial

The following is a high-level summary of applicable land use planning policies:

Greenbelt Plan (2005)

4.2.1 Infrastructure permitted within Protected Countryside

4.2.2 Minimize amount of Greenbelt (particularly Natural Heritage System) traversed and/or occupied

Oak Ridges Moraine Conservation Plan (2002)

41. (2) Water management facilities permitted if the need for the project is demonstrated and there is no reasonable alternative, and disturbed area minimized, project allows for wildlife movement, lighting focused downwards, etc.

41. (5) Crossings of key natural heritage features (or hydrologically sensitive features are permitted only if the need for the project is demonstrated and there is no reasonable alternative, and adverse effects minimized, etc.

Region of Peel Official Plan (2008)

3.2 Lands generally considered Class 1, 2 or 3. Lands in southern area of Caledon generally Class 1.

3.2.2.9 Non-residential uses permitted only if no reasonable alternative, need to demonstrate need, minimize impacts on surrounding agricultural uses

6.3.2.7 Ensure planning and construction of water and wastewater services protects environmental systems.

Town of Caledon Official Plan (2004)

5.15 Public utilities and commissions and other public institutions that provide services to the general community are permitted in all areas

- provided proposed use is compatible with adjacent land use
- no buildings or structures can be erected in areas designated Environmental Protection Area

Other planning requirements /issues:

- Town will provide feedback re: preferred site location as part of the Municipal Coordinating Team
- Agricultural Impact Assessment may be required. Town will discuss this at upcoming Municipal Coordinating Team meeting with Region.
- Town also recommends involving Randy McLeod, Caledon Agricultural Advisory Committee (CAAC) as a stakeholder for the EA process. Contact info: 905-584-1370, villacroft@sympatico.ca

2.3 Development Proposals

- Mayfield West Industrial Area: 11 blocks of prestige and general industrial development, northwest quadrant of Mayfield Road + Dixie Road (310 acres)
- Prestige Industrial (300 acres), Mayfield + Dixie Road
- Monarch Corporation, Prestige Industrial (10 acres), Mayfield + Kennedy
- Industrial-Truck terminal (24 acres), 13790 Airport Road (south of King St)
- Community Shopping Centre (total 9 acres), Hurontario Street mid-way between Mayfield Road and Old School Road
- Moscorp III Development Inc., residential, mixed use (total 100 acres), Kennedy south of Old School Road
- Southfields, residential development, application to lift holding designation (100 acres), Mayfield + Kennedy

2.4 Summary of Constraints

Potential constraints are shown on Figure 2.

3.0 On-going Work

- Town to provide info on planned road widenings
- Need to request GIS layers from Town of Caledon (roads, land use, environmental systems)

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Memorandum

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To	Jean-Louis Gaudet	Project Name	Zone 6 Reservoir & Feedermain Class EA
From	Karen Nasmith	Project No.	10907
Date	June 3, 2009	File No.	2
Re	Preliminary Planning Review– for Above Grade Reservoir Area		

1.0 Overview

As part of the background work for the Zone 6 Reservoir & Feedermain Class EA, in April 2009 planningAlliance completed a preliminary planning review of the area bounded by Mayfield Road to the south, McLaughlin Road to the west, Old Baseline Road to the north and Airport Road to the east. Due to the size of the area, pA focused on identifying planning issues within the (1) grade & buried reservoir and (2) elevated tank siting areas.

In May 2009, the Region identified a third siting area for an above grade reservoir. As a result, pA completed an additional review of planning issues within this siting area, summarized in the following report, including development applications, land use and other planning policy considerations.

In addition, pA has provided Trow with the following information:

- Town-owned land – GIS files provided by Town of Caledon
- Road widenings planned within the study area – provided by Town of Caledon
- Parcel fabric – GIS files provided by Town of Caledon
- Hydro corridors – Town of Caledon confirmed there are no hydro corridors within the study area
- Development applications – Town of Caledon provided a list of all development applications for sites located within the study area. Proposed developments within the above grade reservoir area are summarized in Section 2.3.

2.0 Summary of Findings

The proposed use is considered a service to the general community in accordance with Section 5.15 of the Town of Caledon Official Plan. As a result, the proposed project would be permitted in all land use areas, subject to other policy requirements, including compatibility of surrounding uses, and minimizing impact on environmental systems.

2.1 Land Use

Above grade reservoir siting area:

- The siting area is located between contours 285m and 291m, south of Old Baseline Road, west of Airport Road, north of Old School Road and east of McLaughlin Road.
- For the purposes of describing land use, the area can be divided into three sub-areas:
 - o Between McLaughlin and Kennedy: The lands north of King Street fall within the Greenbelt. South of King Street the land is primarily identified as Prime

Agriculture by both the Region and Town (OPA 179). In addition, there are two settlement areas: Victoria, at King and Hurontario, and Campbell's Cross, at King and Kennedy. The Brampton Airport overlaps with the south portion of the siting area just east of McLaughlin.

- o Between Kennedy and Torbraum: the land falls completely within the Greenbelt, except for the portion of land just west of Torbraum which is identified as Prime Agriculture. The Region's Waste Management Site is located at Dixie and King.
- o Between Torbraum and Airport the land is identified as Prime Agriculture.

2.2 Applicable Planning Policies

A review of planning policies was undertaken, including the following documents:

- Provincial Policy Statement (2005)
- Greenbelt Plan (2005)
- Oak Ridges Moraine Conservation Plan (2002)
- Region of Peel Official Plan (2008)
- Town of Caledon Official Plan (2004) and Official Plan Amendment 179 (2003)

The following is a high-level summary of applicable land use planning policies:

Provincial Policy Statement (2005)

2.1 Natural Heritage:

- Development and site alteration not permitted in significant wetlands.
- Development and site alteration not permitted in significant woodlands, valleylands, wildlife habitat and ANSIs unless demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- Development and site alteration not permitted in areas adjacent to above natural heritage features unless demonstrated that there will be no negative impacts

2.3 Agriculture:

- Prime agricultural areas shall be protected for long-term use for agriculture
- Permitted uses are agricultural uses, secondary uses and agriculture-related uses.
- Lot creation in primary agricultural areas is discouraged but would be permitted for infrastructure, where the facility cannot be accommodated through the use of easements or rights-of-way
- Removal of land from Prime Agricultural Areas will be permitted for limited non-residential uses provided that: the land does not compromise specialty crop areas, there is a demonstrated need within the planning horizon; there is no reasonable alternative location which avoids prime agricultural areas; and there is no reasonable alternative location of lower priority agricultural land

Greenbelt Plan (2005)

4.2.1 Infrastructure permitted within Protected Countryside

4.2.2 Minimize amount of Greenbelt (particularly Natural Heritage System) traversed and/or occupied

Oak Ridges Moraine Conservation Plan (2002)

41. (2) Water management facilities permitted if the need for the project is demonstrated and there is no reasonable alternative, and disturbed area minimized, project allows for wildlife movement, lighting focused downwards, etc.

41. (5) Crossings of key natural heritage features or hydrologically sensitive features are permitted only if the need for the project is demonstrated and there is no reasonable alternative, and adverse effects minimized, etc.

Region of Peel Official Plan (2008)

3.2 Lands generally considered Class 1, 2 or 3. Lands in southern area of Caledon generally Class 1.

3.2.2.9 Non-residential uses permitted only if no reasonable alternative, need to demonstrate need, minimize impacts on surrounding agricultural uses

6.3.2.7 Ensure planning and construction of water and wastewater services protects environmental systems.

Town of Caledon Official Plan (2004)

5.15 Public utilities and commissions and other public institutions that provide services to the general community are permitted in all areas

- provided proposed use is compatible with adjacent land use
- no buildings or structures can be erected in areas designated Environmental Policy Area with the exception of essential infrastructure (Section 5.7.3.5.1). In this case, proponent will need to demonstrate that all reasonable alternatives have been explored, the Town's ecosystem policies have been adhered to and appropriate mitigation, restoration and management measures have been incorporated (proponent may be required to prepare an Environmental Impact Study and Management Plan)

Official Plan Amendment 179 (2003)

OPA 179 provides an updated policy framework for the Town's Agricultural and Rural Areas and replaces sections 5.1 and 5.2 of the Caledon Official Plan. Schedule A Land Use has been amended to show Prime Agricultural and General Agricultural Areas. All agricultural land located within the study area is now designated Prime Agricultural. The updated policy aims to protect and strengthen existing agricultural uses. As per section 5.1.1.17, the Region may be required to prepare an Agricultural Impact Assessment if the reservoir is to be located in a Prime Agricultural Area. As noted in pA's Preliminary Planning Review (April 21, 2009), the Town previously mentioned that they would discuss this in further detail with the Region as a member of the Municipal Coordinating Team.

5.1.1.15 Consent for severances: New lot creation is discouraged in order to limit fragmentation and conserve large parcels of land for agricultural purposes. Minimum lot size for new lot creation is generally 39 hectares (97 acres).

2.3 Development Proposals

A summary of development proposals was provided by the Town of Caledon on May 19, 2009. The following applications have been made for proposed developments within the above grade reservoir area:

- Within Victoria Settlement Area, plan of subdivision for Victoria Business Park, (29.51 ha/73 ac)
- Just south of Victoria Settlement Area on west side of Hurontario, OPA to designate land Industrial and Highway Commercial (29.5 ha /79 ac)
- Garden Centre (1.88 ha / 4.64 ac) just south of Victoria Settlement Area on the east side of Hurontario
- Within Campbell's Cross Settlement Area – draft plan of subdivision, 20 rural residential lots (30 ha / 75 ac)

2.4 Summary of Constraints

Potential constraints are shown on Figure 2 – attached.

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