



May 8, 1984

Memorandum to: Mr. J. Livey
Manager
Plans Administration Branch

From: Z. Weing
Senior Planner
Plans Administration Branch

Subject: Partial Referral of Amendment No. 26
to the Official Plan for the City of
Brampton Planning Area, pursuant to
Section 15(1) of the Planning Act,
R.S.O. 1980, as requested by
Ms Grace Patterson of the Canadian
Environmental Law Association on
behalf of the Association of Peel
People Evaluating Agricultural Land
and the Ministry of Agriculture and
Food - File No. 21-OP-0031-026

Proposal/Background

Amendment No. 26 proposes to establish detailed policies to govern development of approximately 364 hectares (900 acres) within what has been designated as the "Snelgrove Settlement Area" in the City of Brampton Official Plan.

The amendment was submitted to this ministry for approval on December 22, 1983 and was partially approved, partially deferred and partially referred to the Ontario Municipal Board on April 27, 1984. Referral to the board had been requested by two parties - the Ministry of Agriculture and Food and 'APPEAL'; Association of Peel People Evaluating Agricultural Land. Those parts of the amendment which affects some 40 hectares (100 acres) in the northwest corner of the Snelgrove amendment area, located between Kennedy Road and Etobicoke Creek, were approved. Specifically, the designations for the area on Schedules A and B, as well as all of the text of the amendment as it pertains to the area, were approved.

The Snelgrove Secondary Plan introduces six basic land-use designations and establishes development policies for future, predominantly residential and industrial

development based on full municipal services within the Snelgrove area around Highway 10, in the City of Brampton, adjacent to the City of Brampton/Town of Caledon municipal boundary and generally bounded by Kennedy Road on the east, Sideroad No.15 on the south, McLaughlin Road and CPR on the west and the City of Brampton boundary on the north.

It should be noted that the Town of Caledon has submitted Official Plan Amendment No. 38 for approval, which deals with that portion of the Snelgrove area within Caledon's municipal boundaries. A substantial portion of this proposed amendment was referred to the Ontario Municipal Board at the request of 'APPEAL' and OMAF and the hearing on this amendment commenced April 30, 1984.

It should also be noted that APPEAL requested, and was granted, referral of the corresponding area in the City of Brampton Official Plan, the "Snelgrove Special Study Area", and that this matter and others pertaining to the City of Brampton Official Plan will be heard by the board on June 4, 1984.

With respect to the two major designations in Amendment No. 26, residential and industrial, the amendment envisages that the total population of Snelgrove will be approximately 3,100 people. 119 hectares (295 acres) have been set aside for Low Density Residential purposes. Densities are not to exceed 7.7 units per gross residential hectare. 130 hectares (320 acres) have been designated for general and light industrial uses. The light industrial designation is to be located at the fringe of the industrial area and is to act as a buffer between general industrial use and the railway and the nearby residential designation.

Circulation Comments

The amendment was circulated to eleven agencies on December 29, 1983. The agency comments are as follows:

NO OBJECTION OR FURTHER COMMENTS:

Region of Peel
Ontario Hydro
Ministry of Natural Resources
Metropolitan and Toronto Region
Conservation Authority
Ministry of the Environment

NO OBJECTION BUT REQUESTED CLARIFICATION OR MODIFICATIONS:

C.P. Rail

C.P. Rail is satisfied with the industrial designation placed

on lands abutting the railway operation. It recommends, however, that non-industrial uses, namely, public and commercial recreation facilities and community services, mentioned in item 5.2.1 of the amendment, not be permitted in designated light industrial areas.

Town of Caledon

The town commented that the city's preferred route for the proposed Hwy. 410 extension is contrary to its own. It suggests some modifications to that part of the text dealing with route preference, in order that the policy in question be made more flexible.

The town also requests that policies in the text dealing with 'open space' lands and stormwater management around the Etobicoke Creek Valley be tightened up in order to encourage the town, the city and MTRCA to work together and to have consistency of approach. Also, Caledon comments that the CVCA should be involved with stormwater management for that part of Snelgrove that falls within the Fletcher's Creek Watershed.

Lastly, the town requests specific changes to some industrial policies, to, for instance, not permit open loading areas adjacent to 17 Sideroad and to tighten-up certain buffering policies.

The Ministry of Transportation and Communications

This ministry suggests a modification to clarify the boundaries of its proposed Hwy. #410 study area in Section 2.10.1.1 of the amendment. More specifically, they note that the western boundary of the study area is CPR and not Hwy. 10.

Peel Board of Education

The public school board suggests a specific modification to revise the size of a public school block referred to in Section 8.2 of the amendment.

Dufferin-Peel Roman Catholic Separate School Board

The separate school board comments that it may need an additional school site in the general area of Snelgrove but that this requirement will be dealt with at the appropriate time.

OBJECTIONS:

Ministry of Agriculture and Food

The ministry has objected to the principle of allowing urban type development on what it considers to be high priority agricultural land in the Snelgrove area. Referral

to the board was requested and received for that area located to the west of Highway 10, with the exception of the east half of Lot 16, Concession I, W.H.S., both as it appears on Schedules "A", "B", "D", "E", and "F" and the text of this amendment insofar as it relates to the area. The ministry did not object to the designation of the existing strip of development along the west side of Hwy. 10 and some infilling of this strip. Since this strip could not be precisely delineated, it was recommended that it also be referred to the board.

APPEAL

Referral of a larger area within this amendment, which also includes some lands east of Highway 10, has been requested and received by Ms Grace Patterson on behalf of APPEAL. APPEAL would like to see Snelgrove remain in primarily an agricultural designation and not be considered for any further development.

Specifically, all areas of the amendment shown on Schedules A and B, except that part approved by the minister, was referred to the board on APPEAL's request. APPEAL did not request that the text of the amendment be referred to the board. The area of APPEAL's referral is larger than that requested by OMAF. Thus, the text of the amendment for that part of APPEAL's area which does not overlap with the OMAF's request remains with the ministry for future consideration.

RECOMMENDATION

It is recommended that a copy of this summary of circulation and comments be forwarded to the Ontario Municipal Board for its information.

Waring
Conroy
Snelgrove
agree
[Signature]