



Corporate Report

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DATE: January 27, 2005

TO: Chairman and Members of Planning and Development Committee
Meeting Date: January 31, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga's Review – Brampton's Report on the
Draft Greenbelt Plan and Bill 135**

ORIGIN: Planning and Building Department (in response to discussion at
City Council on January 19, 2005).

BACKGROUND: On October 28, 2004 the Provincial Government released the
Greenbelt Draft Plan and gave first reading to Bill 135, *Greenbelt
Act, 2004*. On December 8, 2004 Bill 135, *Greenbelt Act* received
second reading and was ordered referred to the Standing
Committee on General Government. Mississauga representatives
will appear before the Standing Committee on February 3, 2005.

Bill 157, *Greenbelt Protection Amendment Act, 2004* received
first, second and third readings on December 8, 2004 and Royal
Assent on December 9, 2004. The Bill extended the moratorium
on development in the Greenbelt Study Area from December 16,
2004 to March 9, 2005.

The report titled "*Greenbelt Draft Plan and Bill 135, The Greenbelt Act 2004*" dated November 16, 2004 from the Commissioner of Planning and Building (Exhibit 1) was submitted to the Province as Mississauga's response to the Greenbelt Draft Plan and Bill 135, *The Greenbelt Act*. The report included the following points:

- The Draft Greenbelt Plan provides for the permanent protection of key environmental features and agricultural lands and provides the environmental framework for growth in south-central Ontario.
- Bill 135, *The Greenbelt Act*, provides the legislative framework to establish a Greenbelt Plan.
- The principles presented in the Draft Greenbelt Plan are supported by Mississauga City Council.
- The City of Mississauga is not located within the proposed Greenbelt.
- The Draft Greenbelt Plan identifies connections from the proposed Greenbelt to Lake Ontario and suggests protective measures. Within Mississauga the connections identified are the Credit River and Etobicoke Creek river valleys. Mississauga Plan already protects the river valley corridors.

The City of Brampton has provided a response to the Draft Greenbelt Plan and Bill 135 (*Greenbelt Act*) in their report dated December 14, 2004 (Exhibit 2). This report provides a summary and, where appropriate, a response to Brampton's comments.

COMMENTS:

ISSUES IDENTIFIED IN BRAMPTON'S REPORT

1. Response Period

Brampton recommends that in consideration of the impact this Provincial initiative will have on future land-use planning in Ontario, the City of Brampton requests that the comment period on the draft Greenbelt Plan be extended from 45 days to 90 days to allow for further review of the implications of this initiative and to provide for additional public input.

Response

Mississauga did not previously comment on this issue. This has already been addressed by Bill 157, which extends the moratorium date to March 9, 2005.

2. Mapping

Brampton supports the Greenbelt initiative in principle, however, the Greenbelt Plan should not be adopted until the errors and inconsistencies in mapping as they pertain to Brampton are rectified.

Response

Mississauga also had identified mapping concerns and agrees that the mapping issues should be resolved before adoption of the Plan.

3. Farming

Brampton recommends that the Province, before adopting the Greenbelt Plan, examine the viability of farming operations in North West Brampton located within the proposed Greenbelt Plan and adjacent to uses proposed for future urban development. They request that the Province, prior to adoption of the Greenbelt Plan, provide specific details on financial compensation for farmers within the proposed Greenbelt.

Response

Mississauga did not previously comment on this issue. Compensation for farmers has been an on-going issue throughout Niagara and the Province has not been supportive of compensating the loss of "speculative" development rights. This is an issue that could have far-reaching implications for the entire Province and is not supported.

4. Buffer Zones

The draft Greenbelt Plan proposes to prohibit site alteration within key natural heritage and hydrologic features and prohibits new development within a specified buffer zone adjacent to key natural heritage and hydrologic features. The proposed buffer widths are

substantially wider than buffers being used to date and include significant amounts of tableland. Brampton is requesting that the Province provide technical and scientific rationale for the buffer zones.

Response

Mississauga concurs with Brampton's recommendation for the province to provide technical and scientific rationale for the buffer zones proposed by the Greenbelt Plan prior to its adoption. To be consistent with current planning practice in Mississauga, any lands deemed for protection should be based on current accepted ecological rationale that takes into account impacts on the natural environment.

5. Review Process

The draft Greenbelt Plan recommends that the Greenbelt Plan be reviewed in 10 years. The 10-year review is to include review of the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan and the Protected Countryside policies within the Greenbelt Plan. Brampton recommends that the review period be amended to every five years consistent with the *Planning Act* requirement to review Official Plans every 5 years.

Response

In our previous comments, Mississauga supported the 10-year review period as proposed. Changing the review period from 10 to 5 years is not supported by Mississauga. The Greenbelt is to be a permanent feature which should not be amended easily and should be consistent with the review of the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

6. Joint Review

Brampton recommends that the Greenbelt Plan not be adopted until it can be reviewed together with the Growth Management Plan and the proposed revisions to the Provincial Policy Statement.

Response

In our previous comments, Mississauga has stated that the Growth Plan is a priority and that the planning initiatives, reforms and Greenbelt Plan should be considered together.

7. Consultation

Brampton recommends that prior to adopting the Greenbelt Plan, the Ministry of Municipal Affairs and Housing provide individual consultation sessions with municipalities and provide follow-up support after the Greenbelt Plan and Bill 135 are approved.

Response

The Ministry of Municipal Affairs and Housing is currently consulting with municipalities and Mississauga representatives attended a meeting with the Minister on January 26, 2005.

8. Background Studies

Brampton requests that if the results of the background component studies for North West Brampton support an urban boundary expansion, that the City's planning process should not be the subject of additional requirements from new Provincial initiatives.

Response

Without knowing what additional requirements there may be, it is difficult to comment other than to say that all municipalities that are affected should be treated the same.

IMPLICATIONS FOR MISSISSAUGA

Although the Greenbelt is not within Mississauga, the location and extent of the Greenbelt throughout south-central Ontario, and especially within the City of Brampton, could have an impact on Mississauga.

The Greenbelt within Brampton includes the Credit River valley and lands adjacent to the valley within the Bram West Secondary Plan area and North West Brampton. The area that could potentially be impacted by the Greenbelt Plan includes approximately 202 hectares (500 acres), or 8% of the 2 428 ha

(6,000 acres) of land within the North West Brampton proposed urban expansion area (see Figure 2 in Exhibit 2).

The North West expansion area is bounded by Mayfield Road to the north, Mississauga, Creditview and McLaughlin Roads to the east, the Credit River to the south and Winston Churchill Boulevard to the west. Urban development of these lands will require an amendment to Brampton's Official Plan, which designates the lands as Agricultural. The lands are also outside the Urban Boundary as shown in the Region's Official Plan, which will also require an amendment to the Region's Official Plan.

Brampton is proposing a mixed residential and employment community. Depending on the mix, the lands could accommodate 51,000 to 113,000 residents. A balanced mix would yield about 82,000 residents and 21,000 employment opportunities. By comparison, the East Credit or Hurontario communities in Mississauga will each have over 60,000 residents at ultimate development.

Brampton is preparing the studies required by the Regional Official Plan and expect to have them completed early this year. These studies include:

- Population and Employment Forecasts and Land Demand;
- Shale Resource Assessment;
- Transportation, including the North South Corridor;
- Agricultural Lands;
- Servicing;
- Municipal Finance; and
- Environment and Open Space.

North West Brampton is identified as a "Future Growth Area" in the Provincial discussion paper "Growth Plan for the Greater Golden Horseshoe", released this past summer. As stated in the discussion paper, recent analysis suggest that overall most municipalities have sufficient land to accommodate urban growth in the Greater Golden Horseshoe for the next 15 to 25 years, even without implementing compact urban form measurers as proposed

in the discussion paper. Nevertheless, "it may be necessary to consider expansions to urban boundaries in some areas to accommodate the projected growth for the overall Greater Golden Horseshoe".

Although the background studies have not been completed, the impacts of expanding the urban boundary to include North West Brampton on Mississauga may include the following:

- Makes it more difficult to achieve intensification and future growth together in Mississauga;
- Increased traffic and gridlock;
- Financial, (with respect to Mississauga's contribution to the Regional budget); and
- Environment, particularly downstream impacts, storm drainage and erosion in the Credit River valley.

As mentioned, Brampton has requested the Province to provide detailed clarification with respect to the basis for the Protected Countryside designation as it pertains to North West Brampton.

In view of this request, Mississauga is not able to fully comment on the impact of the Greenbelt Plan in Brampton as it pertains to Mississauga.

The extent of the Greenbelt in Brampton will determine the amount of developable land in North West Brampton that could potentially be added to the existing settlement area. This, in turn, will contribute to the possible impacts on Mississauga.

CONCLUSION:

Mississauga is strongly supportive of the Province's initiatives to manage growth. An integral element of a sustainable growth plan is environmental protection. We recognize that the final determination of the Greenbelt Plan throughout the Greater Golden Horseshoe will have a significant impact on the location and extent of growth within the current settlement area. While greenbelt lands are not in Mississauga, the health and protection of the environment affects everyone.

Mississauga has a number of concerns, at this time, regarding the possible future development in North West Brampton. Any determination of the future use of these lands, however, must await the completion of the background studies. If these lands are not considered for urban uses, the extent of the Greenbelt should be reviewed.

RECOMMENDATION: That the report titled "*Mississauga's Review – Brampton's Report on the Draft Greenbelt Plan and Bill 135*" dated January 27, 2005 from the Commissioner of Planning and Building be received and forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing, the Ministry of Public Infrastructure Renewal, the City of Brampton, the Town of Caledon and the Region of Peel.

Edward R. Sajecki
Commissioner of Planning and Building