
For Information

DATE: May 18, 2016

REPORT TITLE: **THE NINTH LINE LANDS REGIONAL OFFICIAL PLAN AMENDMENT**

FROM: Lorraine Graham-Watson, Commissioner of Corporate Services

OBJECTIVE

To provide Regional Council with an overview of the Ninth Line Lands Municipal Comprehensive Review (MCR) and associated Regional Official Plan Amendment (ROPA) process for the expansion of Peel's Urban Boundary in Mississauga.

REPORT HIGHLIGHTS

- On January 1, 2010, the lands within the Ninth Line Lands were transferred from the Region of Halton/Town of Milton to the Region of Peel/City of Mississauga.
- In June 2010, Regional Council authorized staff to work with the City of Mississauga to initiate a Regional Official Plan Amendment (ROPA) to add the Ninth Line Lands into the Region of Peel Official Plan (Regional OP).
- In order to establish a planning framework for future development of the lands, a Municipal Comprehensive Review is required to address the requirements of Section 7.9.2.12 of the Regional OP and Provincial policy.
- In January 2014, a consultant was jointly retained by the Region of Peel and City of Mississauga to undertake studies to complete an MCR, recommend policies for the Regional OP, and provide Mississauga with local implementation planning tools.
- A background report, archeological context, existing conditions, transportation assessment, 407 transitway corridor assessment, and a servicing background study have been undertaken to allow a draft preliminary land use plan to be prepared and brought forward for initial public consultation in June 2016.
- Remaining studies to satisfy a MCR and ROPA are underway to bring the Ninth Line Lands into the Urban Boundary in the Regional OP, and a **draft ROPA will be brought forward to Regional Council in Fall 2016 seeking direction to proceed with the formal statutory public consultation process.**
- The MCR will evaluate matters such as the emerging land use concept, population and employment forecasts, infrastructure requirements, financial impact and other matters required by policy and of Regional interest. Regional staff will consider the results of this work in bringing forward recommendations on an appropriate Regional policy framework and draft ROPA for the Ninth Line Lands.

THE NINTH LINE LANDS REGIONAL OFFICIAL PLAN AMENDMENT**DISCUSSION****1. Background**

The Ninth Line Lands are bounded by Highway 407 to the west, Highway 401 to the north, Highway 403 to the south and Ninth Line to the east (map attached as Appendix I). The Ninth Line Lands are approximately 400 hectares (990 acre) in area. On January 1, 2010, the Ninth Line Lands were brought into the Peel Region and the City of Mississauga municipal boundaries in accordance with Regional by-law 106-2009. These lands were previously part of Halton Region and the Town of Milton. Since the Ninth Line Lands were incorporated into the Region of Peel and City of Mississauga municipal boundary after the Regional OP Places to Grow conformity exercise was already substantially complete, it was not comprehensively incorporated into the Regional OP during that OP review. Placeholder policies in section 5.10 of the Regional OP were added that state an amendment to the Region of Peel Official Plan is needed to bring the lands into conformity with the Regional OP. Until the Ninth Line Lands amendment is approved, the policies of the Region of Halton and Town of Milton Official Plans continue to apply to these lands, which designate the area as the “Ninth Line Corridor Policy Area” and “Greenlands A.” This report provides an update on the planning process required to bring these lands into conformity with the Regional OP.

A staff report was brought to the Region of Peel’s General Committee in June, 2010. Regional staff was directed to extend current road names into the area and permit the provision of piped water and sanitary sewer systems to existing properties. Direction was also provided to staff to initiate a ROPA to add the Ninth Line Lands into the Regional OP. A subsequent report to Regional Council on October 25, 2012 provided an update on the MCR progress, including joint studies and consultant work.

The original costs of consulting services for the Regional component of the Ninth Line Lands study were \$83,000. An additional \$50,000 was required to support additional work on the 407 Transitway Assessment. These costs were accounted for as part of the Region’s capital budget for 2013 and 2014.

2. Municipal Comprehensive Review (MCR) Studies

In January 2014, Macaulay Shiomi Howson Ltd. (MSH) was retained, jointly by the Region of Peel and City of Mississauga to provide professional and technical services to bring the Ninth Line Lands into the Regional OP and undertake work towards required local municipal land use planning instruments. The overall objectives of this study include, but are not limited, to the following:

- Determine developable land within the area based on a review of existing conditions and constraints within and adjacent to the study area;
- Undertake studies such as a subwatershed study of the Sixteen Mile Creek- East Branch and a Regional MCR;
- Complete a detailed Transportation Study;
- Develop land use scenarios for the lands;
- Consult with the Province of Ontario, City of Mississauga, Conservation Authorities, stakeholders and the surrounding community, and other agencies, as well as Regional departments, throughout the review process;
- Recommend Regional OP Policies and City of Mississauga Official Plan Policies, proposed land uses and zoning for the Ninth Line Lands.

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In order to satisfy the requirements of an urban boundary expansion and approve a ROPA, a MCR must be completed. A MCR requires a number of significant policy matters be addressed. The requirements of a MCR are outlined in section 7.9.2.12 of the Regional OP (see Appendix II). Regional staff is working with the City of Mississauga to ensure the requirements of the MCR necessary to support a ROPA have been satisfied. To date, the following work has been completed or is currently underway:

- **Background Report** (September 2015 by MSH): Establishes a planning framework for the lands, and details the technical evaluations that are to be undertaken.
- **Vision Workshops** (May/June 2014): Initial Visioning Workshops were held on May 28 and June 4, 2014 to obtain feedback from the surrounding community on their vision for the Ninth Line Lands.
- **Agricultural Impact Assessment** (May 2014 by AMEC Environment & Infrastructure): Assesses the soils in the lands and livestock facilities located on adjacent agricultural properties with calculated minimum separation distances..
- **Subwatershed Study** (2017 by AMEC Foster Wheeler): Analysis of the existing natural environment related to opportunities and constraints of the terrestrial and aquatic ecology, stream system, surface water and groundwater resources within the study area. Phase 1 Characterisation has been completed. The Phase 2 Management Strategy work is currently being undertaken.
- **Developable Lands Assumptions Archaeological Context** (April 2014 by AMEC Environment and Infrastructure): Compiles base information and recommendations in available previous archaeological reports.
- **Transportation Assessment of Existing Conditions** (May 2014 by MMM Group): Documents and assesses the existing conditions of traffic, transit, active transportation and safety issues. This will be updated once an emerging land use scenario has been developed.
- **Highway 407 Transitway Corridor Assessment** (March 2016 by AMEC Foster Wheeler): Assesses stormwater conveyance and riparian storage requirements for watercourses/floodplains, stormwater management requirements, transitway width assessment and preliminary parking evaluation for proposed transitway station facilities. The results of this study identify a potential revised transitway alignment that addresses development potential within the Ninth Line Lands allowing for detailed planning and environmental assessment work to progress, while accommodating sensitive stormwater and floodplain features.
- **Water and Wastewater Master Servicing Background Study** (May 2014 by AMEC Environment & Infrastructure): Conducts background work for a water and wastewater servicing study and potential for development. This work will be updated as emerging land use scenarios are developed.
- **Growth Management Analysis** (Summer 2016 by Hemson Consulting): Based on preliminary work completed to date including the emerging land use concept, this analysis will evaluate the lands available to accommodate population, household and employment growth forecasts within the Ninth Line Lands and impacts on required intensification density, and overall growth targets for Mississauga and Peel.

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- **Fiscal Impact Analysis** (Summer 2016 by Hemson Consulting): Based on the preliminary work completed to date, this work will estimate the long term impacts of land use changes to the cost of servicing to support financial sustainability.
- **Policy Analysis of remaining items in Section 7.9.2.12** (Summer 2016 by MSH): This work will evaluate and document conformity with the Regional OP, natural heritage system analysis including environmental and resource protection and enhancement, assessment of alternative locations, and conformity with all other plans and policies (Regional and Provincial). Staff will also work to ensure healthy community elements are considered in the process.

Although the overall MCR work described above does not require any evaluation of potential alternative locations for settlement expansion, the technical work done to date and emerging land use concept will now begin to establish the potential amount of population and employment growth that can be accommodated in the Ninth Line Lands. The next phases of the MCR such as the growth management analysis, infrastructure studies and fiscal impact analysis will be critical in evaluating a number of strategic matters required by policy and of Regional interest such as intensification, density, and overall growth targets for Mississauga and Peel, opportunity to incorporate the projected growth within existing planning and fiscal policies for allocations of 2031A growth, and the status of ongoing processes around planning for 2031B and 2041 growth as per the Region's Growth Management Program. Regional staff will consider the results of this work in bringing forward recommendations on an appropriate Regional policy framework and draft ROPA for the Ninth Line Lands.

3. Regional Official Plan Amendment (ROPA) Process

The Project Core Working Team is comprised of staff from the Region of Peel and City of Mississauga who oversees the progress of this project.

Regional studies are being undertaken concurrently with more detailed Mississauga studies. Since the ROPA policy requirements are higher level and less detailed, they will be progressed to a point that would allow for a ROPA to be drafted based on the study findings and recommendations, prior to Mississauga's study completion.

The consultants are completing an emerging land use concept plan that will be presented to the public for feedback in June 2016. A basic understanding of potential land use opportunities will be helpful to support a ROPA due to its implications on servicing, infrastructure, growth management, natural heritage, etc.

Once the requirements of the MCR have been advanced, a draft ROPA will be brought forward to Regional Council for public consultation, in accordance with the Planning Act. Staff anticipates bringing this to Regional Council in Q3 2016, followed by a statutory public meeting. **Final ROPA recommendations are anticipated for Council adoption in early 2017.** It is anticipated that all necessary studies, including those required for the Mississauga Official Plan Amendment, will be completed by the end of 2017. The anticipated timelines are outlined in Figure 1 below.

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Figure 1: Timeline of ROPA

Milestones	2016				2017			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Completion of Preliminary Conceptual Land Use Plan	■	■						
Consultation with Public on Conceptual Land Use Plan		■						
Completion of MCR Regional Studies and Regional OP Recommendations			■					
Staff Review of Studies and Recommendations			■					
Prepare Draft ROPA to Growth Management Committee and Regional Council			■	■				
Statutory Public Meeting				■				
Analyse and Consider Comments, Prepare ROPA to Request Council Adption					■	■		
Council Adption of ROPA					■	■		
Conceptual Land Use Plan		■						
Completion of Studies					■	■		
Completion of Mississauga's Official Plan Amendment							■	■

4. Next Steps

The next major milestone is to prepare emerging land use plan information, planned for Q2 2016 and to present this to the public for input. The completion of additional studies, policy analysis and recommendations are underway by the consultant, and the Regional component of the studies are anticipated to be complete by Q3 2016.

The draft ROPA is expected to be brought forward to Regional Council in Fall 2016 followed by a statutory public meeting. Final approval of the ROPA is expected in early 2017. Staff is on track to meet the timelines noted above. Technical studies continue to be evaluated by technical experts at the Regional, City and Provincial level.



Lorraine Graham-Watson, Commissioner of Corporate Services

Approved for Submission:



D. Szwarc, Chief Administrative Officer

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APPENDICES

Appendix I - Map of Ninth Line Lands

Appendix II - Regional Official Plan Section 7.9.2.12 Municipal Comprehensive Review Process

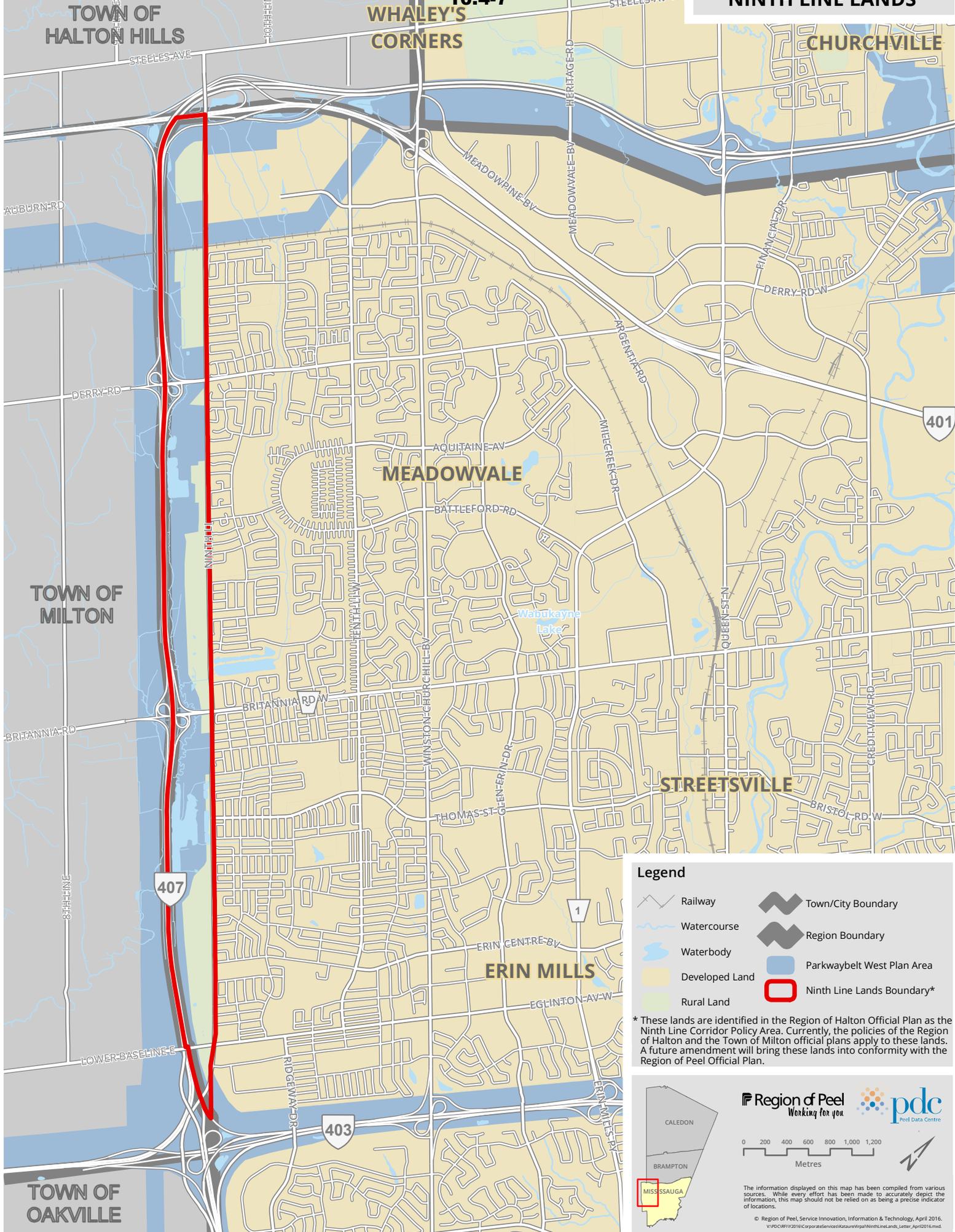
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10.4-7

NINTH LINE LANDS



Legend

- Railway
- Watercourse
- Waterbody
- Developed Land
- Rural Land
- Town/City Boundary
- Region Boundary
- Parkwaybelt West Plan Area
- Ninth Line Lands Boundary*

* These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.



Region of Peel Working for you

pdc Peel Data Centre



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

The Ninth Line Lands Regional Official Plan Amendment
Appendix II

Regional Official Plan Section 7.9.2.12 Municipal Comprehensive Review Process

7.9.2.12: Consider an expansion to the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary only through a Regional Official Plan Amendment which is based on *municipal comprehensive review* which demonstrates the following:

- a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3;
- b) that sufficient opportunities, as determined by the Region, are not available in the area municipality to accommodate forecasted growth for the area municipality contained in Table 3, through *intensification* and in designated greenfield areas;
- c) the timing of the expansion and the phasing of *development* within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this Plan;
- d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031;
- e) conformity with the Regional Official Plan ;
- f) environmental and resource protection and enhancement including the identification of a natural heritage system, in accordance with the policies of this Plan;
- g) that there are no reasonable alternative locations which avoid the *Prime Agricultural Areas*;
- h) Impacts of a proposed settlement area boundary expansion on agricultural operations which are adjacent or close to the settlement area, and if impacts are identified, the analysis is to identify mitigation of the impacts to the greatest extent feasible;
- i) within the *Prime Agricultural Area* there are no reasonable alternative locations on lower priority agricultural lands;
- j) impacts from expanding settlement areas on agricultural operations are mitigated to the greatest extent feasible;
- k) compliance with the *minimum distance separation formulae*;
- l) a fiscal impact analysis;
- m) the ability to provide the necessary Regional infrastructure and services, including Regional and local transportation infrastructure, water and wastewater servicing, in a financially and environmentally sustainable manner;
- n) the sustainable development imperatives in Section 1.3.5 have been addressed;
- o) other relevant Regional interests as may be confirmed through pre-consultation.
- p) proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan; and
- q) in determining the most appropriate location for expansions to the boundaries of settlement areas the policies of Sections 2 and 3 of the *Provincial Policy Statement, 2005* are applied.

**REFERRED FROM AUDIT AND RISK COMMITTEE
May 5, 2016**

4. REPORTS

4.4. Proposed Risk Appetite for the Strategic Plan and Term of Council Priorities

Presentation by Michelle Morris, Director, and Anila Lalani, Advisor, Integrated Risk Management, Internal Audit

Referred to the May 26, 2016 Regional Council meeting