

Request for Delegation

FOR OFFICE USE ONLY MEETING DATE YYYY/MM/DD 2021/06/17	EETING DATE YYYY/MM/DD MEETING NAME		Attention: Regional Clerk Regional Municipality of Pee 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: <u>council@peelregion.cc</u>	
DATE SUBMITTED YYYY/MM/DD 2021/05/31				
NAME OF INDIVIDUAL(S) Jennifer LeForestier				
POSITION(S)/TITLE(S)				
Resident of Caledon				
NAME OF ORGANIZATION(S)				
E-MAIL			TELEPHONE NUMBER	EXTENSION
REASON(S) FOR DELEGATION R				
A formal presentation will acco	mpany my delegation 🏼 Υ	es 🖌 No		
Presentation format: Deve	erPoint File (.ppt)	Adobe File or Equival	ent (.pdf)	
Pictu	re File (.jpg)	Video File (.avi,.mpg)	Other	
Additional printed information/materials will be distributed with my de		with my delegation: 🖌 Yes	No	Attached
business days prior to the meet 56-2019, as amended, delegate 10 minutes respectively (appro	ting date so that it can be incl as appearing before <u>Regional</u> ximately 5/10 slides).	background material / presentation uded with the agenda package. In <u>Council</u> or <u>Committee</u> are reque	n accordance with Procedure sted to limit their remarks to	By-law
		tion material is prepared in an <u>ac</u>		
Once the above information is r placement on the appropriate a		n, you will be contacted by Legisl	ative Services staff to confirm	your
contacting individuals and/or organi Delegation Request Form will be pul 2001, as amended. Please note the Regional Council meetings are audi	(Municipal Freedom of his form is authorized under Secti izations requesting an opportunit blished in its entirety with the publ at all meetings are open to the p io broadcast via the internet and	to the Collection of Personal Information and Protection of Privacy ion 5.4 of the Region of Peel Proceducty to appear as a delegation before lic agenda. The Procedure By-law is a public except where permitted to be will be posted and available for viewi Peel Centre Drive, Suite A, 5th floor, E	Act) re By-law 56-2019, as amended, Regional Council or a Committee requirement of Section 238(2) of closed to the public under legisla ng subsequent to those meetings	e of Council. The the <i>Municipal Act,</i> ted authority. All Questions about

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

Chair Parrish Planning and Growth Management Committee Region of Peel 10 Peel Centre Dr. Brampton, ON. L6T 4B9

Delegation to Region of Peel – Municipal Comprehensive Review Meeting June 3^{rd.}, 2021

Chair and Councillors

Good morning. I am here today as a follow up to the April 29th Planning and Development meeting. I want to re-affirm concerns raised about the sprawl on farmland and the loss of greenspaces. Also, I wish to offer some perspective on an alternative that has already been achieved in Waterloo Region by Waterloo City Council.¹

"The Region of Waterloo's Countryside Line is a boundary that protects the cultural, economic, and environmental heritage of our rural lands from the pressures of urban sprawl. It protects the distinctiveness of rural communities at a time when other cities in Ontario are annexing rural areas for suburban expansion" Created in 2009, it was a way to control development and urban sprawl by constraining future growth within the Region's urban areas.

Waterloo Region's Countryside Line is made up of **six different growth boundaries** – one for the urban area of Kitchener-Waterloo-Cambridge and one for each of the rural settlement areas: Wellesley, New Hamburg & Baden, Elmira, St. Jacob's, and Ayr. These lines protect farms and the natural environment from suburban sprawl.²

In 2010, the regional government agreed to protect rural areas with a countryside boundary line, which defines where the city ends, and farmland begins" says Sam Nobi President of Hold the Line, a local non-profit organization who advocate for the Countryside Line which is identified in the Waterloo Official Plan.³

The countryside line protects wetlands, woodlands and groundwater recharge locations and was developed as a way to emulate the Greenbelt in Waterloo Region," which the Region was left out of in 2005.

¹ <u>https://www.holdthelinewr.org/1</u>

² <u>https://www.holdthelinewr.org/routes</u>

³ https://uwaterloo.ca/environment/events/hold-line-2018-festival

Currently, the protections for Countryside Line are, according to the Mayor of North Dumfries Sue Foxton, more stringent than the Greenbelt.⁴ However, with the introduction of Bill 66"Hold The Line" delegated in January 2019 that their local council maintain the integrity of their countryside by "reaffirming its support of the countryside line, as well as public consultation prior to land use planning, which in turn helps protect natural areas, source water and farmland.⁵

The <u>Region of Waterloo's official plan</u> calls for developers to build in existing urban areas rather than sprawling out into agricultural areas and green spaces.⁶

Key elements of the Waterloo Regional Official Plan are:

- a fixed border between rural and urban areas.
- directing growth to make better use of land and municipal services within the built-up areas of the Region.
- increasing transportation choice, including the creation of a rapid transit system.
- protecting our drinking water and significant environmental areas; and
- increasing the quality of life of citizens in Waterloo Region.

Halton and Hamilton Councils are sending out surveys to their residents asking if they support Hard Urban Boundaries and Holding the Countryside Line in order to preserve remaining farmland on the Greenbelt.⁷

I request that the Region of Peel ask residents the same questions. Prime Farmland is a non-renewable asset.

There is growing concern that we are losing too much Prime Farmland during Covid to nonsensical, unpractical, unsustainable development. So much so that groups like the Ontario Federation of Agriculture have launched an outreach campaign to educate the public about the value of local food which is simply and effectively titled "Homegrown".⁸

We are losing 175 acres a day, 5 farms per week. Farmers contribute more than \$47 billion to the provincial economy. Why is our farmland expendable? The requirement for food security

⁴ <u>https://wrruralpost.com/letter-from-mayor-sue-foxton-rural-ontario-municipal-association-roma-conference/</u>

⁵ <u>https://www.waterloochronicle.ca/news-story/9118142-local-advocates-look-for-municipalities-to-reject-province-s-plans-in-bill-66/</u>

⁶ <u>https://www.cbc.ca/news/canada/kitchener-waterloo/waterloo-region-votes-countryside-line-hold-1.4842472</u>

⁷ <u>https://www.regionofwaterloo.ca/en/resources/Regional-Official-Plan/Map 7-The Countryside-access.pdf</u>

⁸ <u>https://ofa.on.ca/newsroom/ofa-vows-to-protect-ontarios-farmland-with-new-advocacy-campaign/</u>

has never been greater. We only have 5% left currently. You cannot grow food on the Canadian Shield, yet we are seeing an onslaught of development proposals on Prime Farmland. The requests for re-zoning from Prime Farmland to Industrial are egregious and are coming fast.

There are 6 important reasons to Hold the line and maintain Hard Urban Boundaries:

- 1. Local food & agriculture
- 2. Safe drinking water
- 3. Compact, lively urban neighbourhoods
- 4. Affordable housing for all
- 5. Sustainable transportation
- 6. Financial responsibility

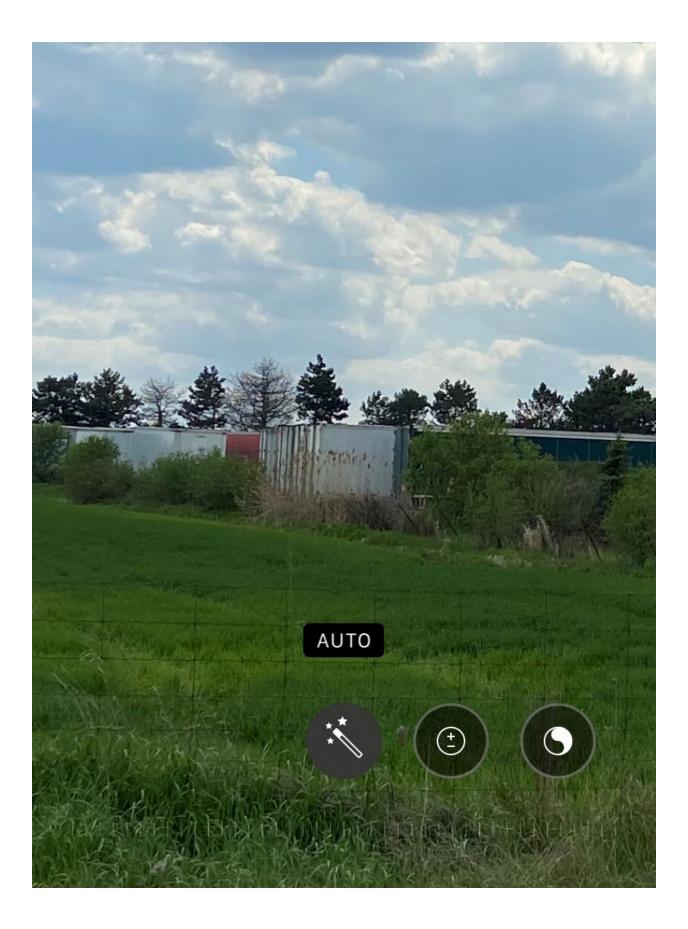
I hope council will look at the possibilities to not only preserve the farmland we have but also resist and reject rezoning prime farmland piece by piece to industrial or residential. We need gentle density in our urban neighbourhoods.

Thank you,

Jenni LeForestier

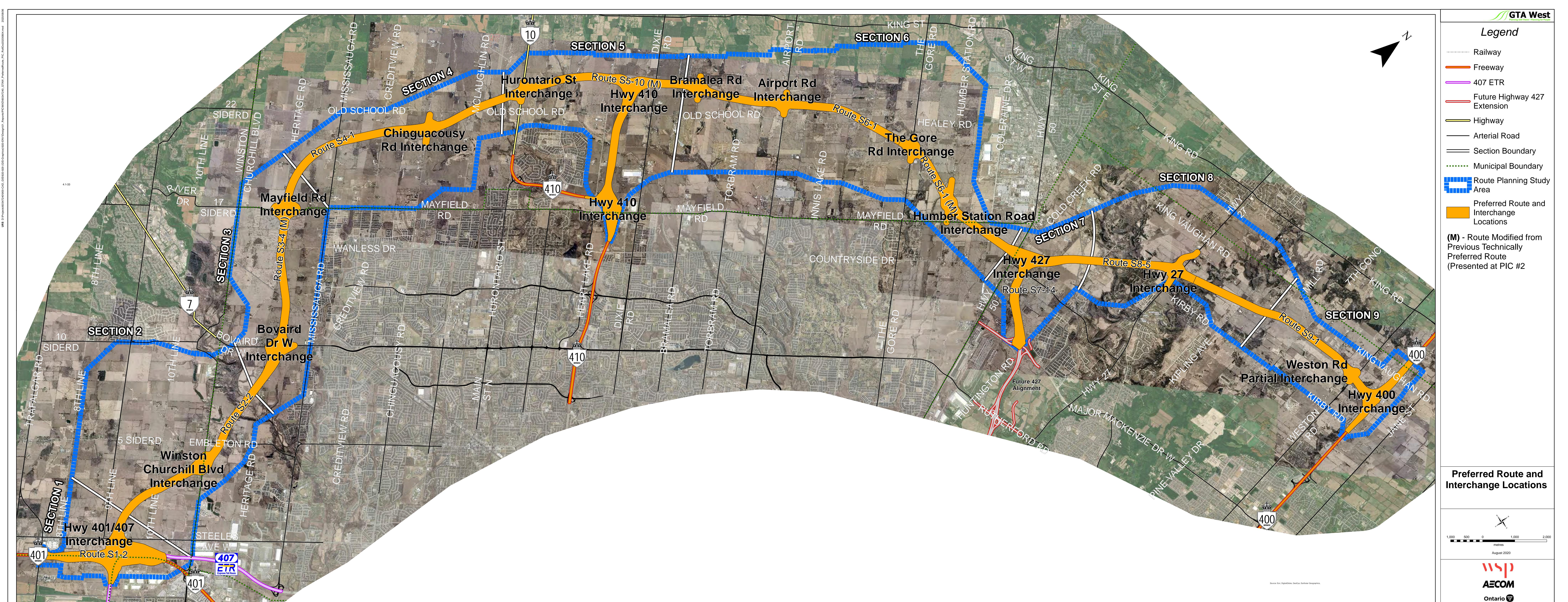












Whereas the Government of Canada has committed to Truth and Reconciliation, and whereas Treaty No. 18 commonly called Ajetance Treaty, requires consultation with the Mississauga's of the Credit First Nation in right of crown.

Whereas the Town of Caledon presented Chief Stacey LaForme with a modern day wampum belt in honour of the 200th Anniversary of the Ajentance Treaty No.18 as a symbolization of the renewed friendship between the Town of Caledon and the Mississauga Credit First Nation. Wampum Belts are used to mark agreements between peoples and are highly significant in treaties and covenants made between Indigenous Peoples and European Colonial Powers.

Whereas the Credit Valley Trail Indigenous Experience Implementation Plan Bimaadiziwin Nibi Aawan, Water is Life provides framework for future approvals and identified several actions to honour The Fifth Council Fire located at the mouth of the Credit River.

Whereas Ontario's Bill 76, the principles of the United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP) will be adopted in provincial laws, mandating engagement beyond "consultation" to include good faith in cooperation, and free, prior and informed consent by Indigenous peoples in any decision that affects their interests.

Whereas the lands surrounding the Credit River have been identified as a Cultural Heritage Landscape

Whereas the City of Guelph recently undertook a Water study and made several recommendations; such as Water Budget Assessments to align with the PPS: "Planning authorities shall protect improve or restore the quality and quantity of water"

Whereas "per Part 1.1.1 of the Waterloo Water Report – Inability to Request Studies for Existing Site Licences/Permits current regulations do not enable MNRF to request studies or investigations of existing site Licences/Permits. Therefore, MNRF is unable to address deficiencies in existing site Licences/Permits with respect to changing conditions at or around the site. For example, new Source Protection Plans and potential threat activities cannot be addressed for existing sites. Investigations to determine the extent to which existing sites may be excavating into municipal drinking water aquifers cannot be requested of the site owners. As a result, existing sites may operate under out-dated Licences/Permits and not be protective of the natural environment, particularly drinking water sources"

Whereas "It is also important that notification be extended to include municipal well owners for Wellhead Protection Areas and Intake Protection Zones (IPZs) in which the new site is proposed and should not be limited to 150 m for a proposed pit and 500 m for a proposed quarry. The municipality's interest may include (but not be limited to) protection of its municipal water supplies under the Clean Water Act and Source Protection Plans for the watershed"

Whereas "To support the rehabilitation reporting, it is expected that additional details be added to the proposal to cross reference the rehabilitation requirements on Site Plans to the Provincial Standards and any discrepancies be used to update the Site Plans to the current Standards. Often, the rehabilitation phasing could be made more precise and progressive rehabilitation plans could be updated to match the approach outlined in the Site Plans. In order to confirm the details in the compliance reporting, annual checks on the site could be completed to confirm the rehabilitation reporting to final rehabilitation through progressive rehabilitation as outlined in the Site Plan"

Whereas "It is expected that below water table extraction will create new or different issues and concerns that may not have been considered in the initial site application. As noted above, environmental impact assessments either in the Water Report or the Natural Environment Report be governed by the set of conditions imposed by the below water table extraction and not be based on previous assessments and past technical reports. As noted above, the Water Report could be integrated with the PTTW process to ensure that the more quantitative aspects of the hydrogeological assessment from the PTTW are incorporated into the impact assessment of the Water Report and, where necessary, the Natural Environment Report. Notification requirements on a new site application could be based on the expected zone of impacts as determined in the technical reports"

Whereas the Waterloo Water Report states "Reports should establish a study area that is comprehensive enough to understand impacts on all sensitive water users or sensitive features reliant on water within the hydrological and hydrogeological regime, putting it in the regional context. Where available, include information from the Regional and Local Municipality or Conservation Authority. The study area should be developed with consideration for including, but not limited to: implementation of a Rural Water Quality Program, conducting a "Road Salt Management and **Chloride Reduction** Study "implementation of a Region-wide road salt reduction initiative, development of nitrate reduction strategies at a rural well field; and, **implementation of aggregate extraction policies to minimize aquifer vulnerability impacts within well head protection areas.**

Whereas the "Region of Waterloo has also been actively involved in a number of pro-active initiatives to minimize the risk of contaminants entering the groundwater system (ROW, 2008)

Whereas proposed amendments need to include specific details as to how the aggregate operations may impact Wellhead Protection Areas (WHPA).

Whereas "Under normal conditions, there will be an increase in groundwater recharge in areas where the shallow soils are permeable or there are closed depressions, due to a shift in timing of the spring thaw and increased recharge during winter conditions.

Whereas Shallow aquifers may be temporarily (i.e., several years) impacted by an increasing number of prolonged droughts resulting in a reduction in water levels, storage in the aquifer, recharge to deeper aquifers and discharge to surface water".

Whereas there may be greater stress on the deeper aquifer system as more water may be required from the deeper, more buffered aquifers, if there is less water available in shallow aquifers during prolonged droughts.

Whereas Lower river levels will typically result in higher pollutant concentrations and increased concentrations of toxins and bacteria in the water. There will be an increased likelihood of water-borne health impacts. Higher flows and flooding events will increase the turbidity and the flushing of contaminants into the surface water system and increase erosion of soils and sediment loading to the surface water system.

Whereas Increased surface water temperatures, decreased duration of ice cover and lower water levels may contribute to decreased concentrations of dissolved oxygen and increased concentrations of nutrients, such as phosphorous, in surface water. Lower water levels will result in a decrease the assimilative and purification ability of wetlands.

Whereas drier conditions may shift the hydroperiod, potentially changing the wetland ecosystem to "drier" vegetative species. Shorter winters and longer summers will impact water availability.

Whereas during increased periods of extended drought there will be less baseflow to maintain creeks and wetlands. Greater evapotranspiration in the summer will decrease the water availability.

Whereas Warmer temperatures and drier conditions will increase the urban water demand causing greater stress on the pumped aquifer system. Agricultural water demand will greatly increase, which is likely to impact the shallow groundwater system where most water taking will occur.

Whereas Water managers are increasingly considering the impact of climate change and how to adapt to climate change (Natural Resources Canada, 2004). The uncertainty associated with climate change is one additional factor that water managers add to other uncertainties, such as population growth and changing economic conditions.

Whereas there is clear criteria identified in the Government Document "How Much Habitat is Enough" 3rd,edition that for the best watershed health 50% is the highest standard that should be left in natural heritage for watershed health, 30M of riparian plantings on both sides of waterways and that 75% of the riparian edge should be naturals; that wetland retention be a minimum of 10% of a major watershed and 6% of a sub-watershed; and notes that irreparable harm to water quality occurs at 10% impervious surfaces.

Whereas while new aggregate extraction in the Greenbelt is not permitted in significant wetlands, the habitat of endangered species, and significant woodlands, future aggregate operations may be permitted in key natural heritage features and prime agricultural areas.

Whereas over the past four decades, and following numerous background studies and policy reviews, the provincial interest in aggregate resource management has remained strong.

Whereas there is a provincial mandate to ensure that aggregate resources are protected for long-term use, and the province has declared a provincial interest in maintaining close-to-market supply. Cumulative environmental concerns, however, led the Environmental Commissioner of Ontario to call on the Province in 2017 to decrease aggregate demand, strengthen the province's powers to protect the environment, and improve rehabilitation rates through better enforcement.

Whereas the province continued to prioritize aggregate production over natural heritage policies. According to the Canadian Environmental Law Association, in 2019 the Province reduced the regulatory burden by providing preferential treatment to the aggregate industry rather than support good planning by balancing public and private interests.

Whereas in 2020 changes to the PPS enhanced policies to protect existing and planned aggregate industrial uses.

Whereas Aggregate extraction imposes cost on society: it affects our health, increases GHGs, puts the clean water resources of Ontario communities at risk, and damages natural heritage systems.

Whereas excavation can have a variety of impacts on the groundwater system. Some effects above water table could be minor, however below water table extraction with no mitigation measures has potential to alter the groundwater flow system.

Whereas current issues in laws policies and regulations targeting public and environmental health as "reducing red tape, and Regulation changes related to ARA and Golden Horseshoe Growth Plan have resulted in a Violation of Law through Lack of Public Consultation, e.g., Bill 197, according to the Attorney General, and a silence or inaction on Climate Change.

Whereas current issues with ARA changes include below water-table extraction, Site Plans, Amendment, the Industry's self-filing Minor Expansions – Road Allowances, Wayside Pits, Haul Routes, Public Notification and Consultation, Compliance Reporting, monitoring, enforcement, Spills Hotline.

Whereas there are very few examples of Rehabilitation across the Province that are Progressive, Comprehensive and Integrated.

Whereas the ARA changes are resulting in the loss of Prime Farmland, soil fertility after Berms, Sterilization of Aggregate could impact Water Budgets, thereby creating a risk to food supply

Whereas Duration & Cumulative Impacts of Pits and Quarries can result in a Loss of Proximity and Connectivity from a Community or Farm Property, the ARA regulations need municipal government oversight of public interest.

Whereas Canada has the highest emissions per capita of the G7. The Government of Canada announced Thursday that the country's new target is to reduce greenhouse gas emissions to 40 to 45 per cent of 2005 levels by 2030.

Whereas that the Region Of Peel reviews their Climate Change Master Plan to address fully the impacts of Aggregate Extraction in Caledon and adopt more stringent requirements for aggregate licensing like other regions in the Province.

Whereas The Region of Peel should not only maintain but expand the right to comment by experts and communities on new licenses, expansions and amendments

Whereas the Climate Change Master Plan could implement that the Region of Peel work with member and partner organizations, support local groups in their vigilance and advocacy through education.

That the following paragraphs be added:

That every aggregate license issued in the REGION OF PEEL undergo consultation and written free prior and informed consent from the Mississauga's of the Credit First Nation;

That the REGION OF PEEL require cumulative, social and health impact studies before approving zoning or licenses to represent Public Interests as is done in Waterloo Region where social and cumulative impact studies are a requirement.

That the Official Plan audit and omit Aggregate Resource Areas that are harmful to the Credit River.

That the REGION OF PEEL Climate Action Plan, the Official Plan Review and MCR include cancelling approvals for extraction below the water table; and

That the REGION OF PEEL reviews their Climate Change Master Plan to address fully the impacts of Aggregate Extraction in Caledon and adopt more stringent requirements for aggregate licensing like other regions in the Province.

https://cvc.ca/wp-content/uploads/2021/03/Final-CVT-Indigenous-Experience-Plan.pdf

https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/Manorsof-Belfountain/third-submission/Cultural-Heritage-Impact-Statement---04.25.2019.pdf

https://www.caledon.ca/en/living-here/resources/Documents/recreationleisure/Cultural Heritage Landscapes Inventory Section7.pdf

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Several definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes. A built heritage resource is defined as: "a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community" (Ministry of Municipal Affairs and Housing 2014). A cultural heritage landscape is defined as "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association" (Ministry of Municipal Affairs and Housing 2014). Examples may include, but are not limited to farmscapes, historical settlements, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value. In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. Regarding cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (Ministry of Municipal Affairs and Housing 2014). Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Ministry of Municipal Affairs and Housing 2014).

https://pub-guelph.escribemeetings.com/FileStream.ashx?DocumentId=6051

https://guelph.ca/wp-content/uploads/Moraines_Report_May2009.pdf

https://globalnews.ca/news/7780966/climate-change-emissions-reduction-45-2030-canada/

How Much Habitat Is Enough - 3rd Ed (Environment Canada 2013) - DocumentCloud

conducting a "Road Salt Management and Chloride Reduction Study" and implementation of a Region-wide road salt reduction initiatives;

development of nitrate reduction strategies at a rural well field; and,

implementation of aggregate extraction policies to minimize aquifer vulnerability impacts within well head protection areas

SUMMARY OF TECHNICAL SOURCE PROTECTION STUDIES

^{5.8}

As indicated in previous sections, the Region of Waterloo has been actively involved with water resources protection for many years. The Region has been implementing a Water Resources Protection Strategy since 1993, to minimize the risk of historic, existing and future land use activities on municipal water supplies. In 2003, the Region in partnership with the GRCA was awarded funding from the MOE "Operation Clean Water Municipal Groundwater Study Initiative", (The following is a summary of the various studies and initiatives that have been completed or on-going, within the Region of Waterloo:

• Groundwater Mapping and Aquifer Vulnerability Assessment – The Region has delineated well head protection areas for all of their groundwater supply wells using a Regional-scale groundwater flow model. Capture zones have been delineated and "Well Head Protection Areas" assigned levels of "sensitivity". These areas have been updated, or are currently being updated, to integrate with the Source Protection Groundwater Vulnerability Analysis (i.e. Guidance Module 3).

• Delineation of Surface Water Intake Protection Areas – The Region has completed a study to delineate Inland Protection Zones and Total Water Contributing Area for the Hidden Valley Intake on the Grand River.

• Groundwater Use Inventory and Assessment – These studies include an MOE water-use assessment and a Region water-use assessment. As previously indicated, a Tier 2 Water Budget and Risk Assessment Analysis has been completed and a Tier 3 Water Budget and Risk Assessment Analysis is currently being conducted for the Laurel/Schneider Creek group of sub watersheds.

• Region-scale Assessment of Potential Contaminant Sources – A reconnaissance level survey of sites that pose a potential threat to water supplies was conducted in 1996 and detailed studies completed in 1997 and 1998. A Threats Inventory Database (TID) was developed by the Region and ranking of each threat developed to provide a relative ranking of the threat to water resources. This information is being updated as part of the Source Protection Threats Inventory Assessment and Issues Evaluation (i.e. Guidance Module 5).

• Risk Reduction Programs and Tools – The Region has implemented or is proposing to implement a number of Risk-Mitigation Measures for existing and future threats to municipal wells within the different Well Head Protection Sensitivity Areas. Threat categories such as: contaminated sites; winter maintenance; agriculture nutrient application; impervious cover increase; and, aggregate extraction are addressed with various risk reduction measures proposed for each category.



June 8th, 2021

Mayor Thompson Planning and Development Committee Town of Caledon 6311 Old Church Road ON L7C 1J6

Delegation to Town of Caledon Item 4.1 12892/12862 Dixie Rd Caledon On

POPA 2021-0004, RZ 2021 -0006

Baldassara Architects, Armstrong Planning and Project Management.

Chair, Councillors

The UN Secretary General Antonio Guterres said in January of this year to the ONE PLANET SUMMIT of global leaders that "2021 must be the year to reconcile humanity with nature. Until now, we have been destroying our planet. We have been abusing it as if we have a spare one."

Degraded land affects the well-being of 3.2 billion people and costs more than 10% of the annual GDP in negative impacts. We have 3 major crises today, the loss of biodiversity, climate change and the Pandemic. This past Saturday, June 5th, 2021, the United Nations launched its "Decade on Ecosystem Restoration" to prevent and reverse degrading ecosystems worldwide. The UN has declared that it is no longer enough to Conserve lands; we need to invest in restoration and to achieve this we need to reach 30/30.

That means we must expand protected areas to cover at least 30 per cent of the land and sea by 2030.

Read more: <u>https://www.newscientist.com/article/mg24933223-300-rescue-plan-for-nature-how-to-fix-the-biodiversity-crisis/#ixzz6xEaVyD9M</u>

Approving this application will be yet another instance of degrading an ecosystem, in this case the Greenbelt, and flies in the face of the Region of Peel's Declared Climate Emergency as well as conflicting with key statements of the Town of Caledon's Agriculture Policy.

"Recommendations based on the findings from the research process, the future of agriculture in Caledon in 2051 can be imagined as three complementary scenarios: • The agricultural land base is preserved and strengthened. • The Caledon agricultural sector is part of the rural experience. • The agricultural sector has adapted to complement a growing population. To help Caledon's agriculture industry realize this future, the Town of Caledon can consider land use policy updates and revisions. These potential updates and revisions are outlined under each complementary scenario. To ensure Caledon's agricultural land base is preserved and strengthened"

Recently while touring Ward 2, I could not help but notice that there are an increasing amount of land uses that seem problematic on the Greenbelt. Trucking depots with equipment seeping

oil and gas, strange gravel operations, trucks overfull and uncovered speeding down small rural roads. Development placards on prime farmland have been blotting the landscape in Caledon at an alarming rate.

However, this particular proposal is particularly damaging as it lies within the Greenbelt.

Quoting The GB Plan 2017, 4.1 Non-agricultural uses:

The *rural lands* of the Protected Countryside are intended to continue to accommodate uses serving the rural resource and agricultural sectors.

How does this warehouse service the agricultural sector?

4.1.1 General non-agricultural use policies

For non-agricultural uses, the following policies apply and must demonstrate that:

- a. The use is appropriate for location on *rural lands*.
- b. The type of water and sewer servicing proposed is appropriate for the type of use.
- c. There are no *negative impacts* on *key natural heritage features* or *key hydrologic features* or their functions; and

There are no negative impacts on the biodiversity or *connectivity* of the Natural Heritage System

It will impact a woodlot, Prime farmland, and the integrity of the Greenbelt.

The combined square footage is 4,800,000 square ft within Prime Agricultural and Environmental Policy Area, within the Greenbelt Plan (Natural Heritage designation). The property is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2) in Zoning Bylaw 2006-50, as amended.

Alarmingly to those of us who have been opposing the 413, in the agenda package it states that according to the proposal the lands are located east of the GTA West Corridor.

The GTAW 413 has not been approved -and is under a Federal Environmental Impact Assessment and does not exist physically. Why is the application referencing a nonexistent Corridor? Is the Town of Caledon accepting development proposals to service a highway that is not yet approved not yet undergone the required process and in fact does not exist?

Furthermore, not only is the proposal on prime farmland, and within the Greenbelt,

but the area is not serviced for a multimillion square ft facility. So, it will require yet another Storm Water Management Pond.

How does this work with the declared Climate Emergency, the Caledon Climate Action Plan, and the Town of Caledon Agricultural Policy?

It is alarming that staff accepted the application and arranged a public meeting before the Municipal Comprehensive Review process or the Official Plan have been completed and while the GTAW 413 has been designated for a Federal Environmental Impact Assessment.

I note there was an agricultural assessment how comprehensive was it?

Were cumulative impacts of sectioning off the Greenbelt and the natural heritage system addressed?

Was a cost benefit analysis undertaken by the Town Planners on the cost of servicing the warehouse, and the roads that will be impacted vs. the loss of agriculture and potential for agritourism in the future?

Is the town aware that one truck is the equivalent of 8,000 cars and that one km of road can cost 900,000 dollars?

Is car dependant sprawl with ever increasing Greenhouse Gas Emissions the future vision for the Town of Caledon?

Are you updating the Official Plan, and accepting applications before the Municipal Comprehensive Review is complete?

I request that if you are steamrolling through the OP during COVIDs third wave then to protect the public interest please put a moratorium on the development applications.

Right now, you are doing both and the public does not know what is going on.

Why would you entertain a proposed warehouse complex on the Greenbelt in this location unless you are banking on the 413 being approved?

Are we approving this warehouse or changing the zoning tonight? Is this public meeting just to satisfy the public meeting requirements - is the project being seriously considered?

We should not approve development on lands that are not serviced. What is the Region of Peels view on this application?

What developments are you approving ahead of the completion of the Official Plan?

The planning Justification Report seems to assume the GTAW is a done deal. Is the strategy to destabilize the area ahead of the approval thereby justifying the highway?

Changing the zoning before the Municipal Comprehensive Review is complete is undermining the process.

Prime Farmland is a non-renewable asset.

There is growing concern that we are losing too much Prime Farmland during Covid to nonsensical, unpractical, unsustainable development. So much so that groups like the Ontario

Federation of Agriculture have launched an outreach campaign to educate the public about the value of local food which is simply and effectively titled "Homegrown".¹

We are losing 175 acres a day, 5 farms per week. Farmers contribute more than \$47 billion to the provincial economy. Why is our farmland expendable? The requirement for food security has never been greater. We only have 5% left currently. You cannot grow food on the Canadian Shield, yet we are seeing an onslaught of development proposals on Prime Farmland. The requests for re-zoning from Prime Farmland to Industrial are egregious and are coming fast.

I hope council will look at the possibilities to not only preserve the farmland we have but also resist and reject rezoning prime farmland and Greenbelt lands, piece by piece to industrial or residential degrading the last remaining farmland in Peel, threatening our food security, and impacting our watershed.

If you believe in the Climate Emergency, you declared; then restoration is one of the most costeffective ways to mitigate climate change.

A 4,800,000 square ft warehouse complex on the Green Belt is not.

https://www.betterfarming.com/flippingbook/betterfarming/2021/may/?fbclid=IwAR1ssW7g1 FfNconvz8fmUwF3Y1xkFrUy3zMmlxJ7w3I8PQ9v5dnbGkGQBZU

https://ic12.esolg.ca/11187116 TownofCaledon/en/town-services/resources/Business-Planning--Development/Policy/AG-Trends/Caledon-Road-to-2051-002-ACCESSIBILITY.pdf

Thank you,

Jenni LeForestier

¹ <u>https://ofa.on.ca/newsroom/ofa-vows-to-protect-ontarios-farmland-with-new-advocacy-campaign/</u>

1. The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to Serviced Industrial for an e-commerce development consisting of warehousing, distribution centres and industrial uses in four industrial buildings totaling approximately 241,547.9 m2 (2,600,000 sqft).

2. The property is located within the A Place to Grow, Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan (Natural Heritage designation). The Region of Peel's Official Plan designates the lands as Rural System and Area with Special Policies (Greenbelt Plan) on Schedule "D" Regional Structure and Prime Agricultural Area on Schedule "B" Prime Agricultural Area. The Town's Official Plan designates the lands as Prime Agricultural Area and Environmental Policy Area on Schedule "A" Town of Caledon Land Use Plan. The property is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2) in Zoning Bylaw 2006-50, as amended

Read more: <u>https://www.newscientist.com/article/mg24933223-300-rescue-plan-for-nature-how-to-fix-the-biodiversity-crisis/#ixzz6xElyVkTP</u>

https://www.betterfarming.com/flippingbook/betterfarming/2021/may/?fbclid=IwAR1ssW7g1 FfNconvz8fmUwF3Y1xkFrUy3zMmlxJ7w3I8PQ9v5dnbGkGQBZU

a. The local agri-food value chain matters. b. Supporting the agricultural sector can improve food security. c. The agricultural land base provides ecological goods and services. d. The Town faces intense development pressure and speculation on agricultural lands and should work with developers to integrate space for agricultural uses within new development. e. Educating residents, local officials, staff members and community officials about agriculture is important to foster positive urban and rural connections. 2. Caledon's rural landscape and agricultural system has the potential to provide a unique visitor experience. a. Agritourism presents a significant opportunity as a growth sector in Caledon. b. The Town should support on-farm diversified uses. c. The equine sector is a key part of Caledon's economy

https://ic12.esolg.ca/11187116 TownofCaledon/en/town-services/resources/Business-Planning--Development/Policy/AG-Trends/Caledon-Road-to-2051-002-ACCESSIBILITY.pdf Current Applications on Prime Farmland, Niagara Escarpment, Oak Ridges Moraine and/or lands lacking infrastructure and or transit in the Town of Caledon...

w.caledon.ca/en/news/notice-of-resident-s-meeting-bolton-option-3-landownersgroup.aspx?fbclid=IwAR1WfHYcRgog6p13yFmhNLAVIf6IsC9nbaZjekK1FN062nFz-wcYOjFptj0

https://www.caledon.ca/en/news/notice-of-application-0-and-12035-dixie-road.aspx

- Manors of Belfountain (Enterac)
- O and 18314 Hurontario Street Design Plan Services Inc. on behalf of Jeannett and Richard Nichalson and 2683894 Ontario Inc.
- <u>17736 Heart Lake Road Harrington McAvan Ltd. on behalf of</u>
 <u>Blueland Farms Limited</u>
- <u>0 McLaughlin Road -Malone Given Parsons Ltd. on behalf of</u> <u>Caledon Development LP and Caledon Development General</u> <u>Partner Ltd.</u>
- <u>0 and 12035 Dixie Road</u>
- 2256 Mayfield Road Caledon Terra Investments Inc.
- 2650 Mayfield Road Lormel Joint Venture Inc.
- 12259 Chinguacousy Road Mayfield Developments Inc.
- <u>12529 Chinguacousy Road Glen Schnarr and Associates Inc.</u> on behalf of FP Mayfield West (Caledon) Inc.
- 12862 Dixie Road
- Heart Lake Road Portfolio

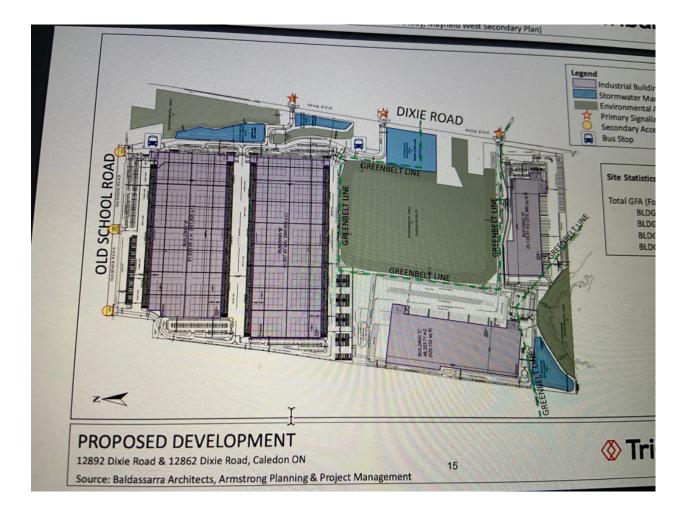
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0 Airport Road - Weston Consulting

- <u>0 Atchison Drive Pluribus Corp.</u>
- <u>4 Walker Road</u>
- 89 Walker Road West Castles of Caledon
- 6098 6142 Old Church Road KLM Planning Partners Inc. on behalf of Stylux Caledon Inc.
- 16054 and 16060 Airport Road Ganni Properties Inc. (Tim Horton's)
- 16114 Airport Road Shacca Caledon Holdings
- 15717 & 15505 Airport Road, 0 Innis Lake Road Triple Crown Line Developments

- <u>0 Emil Kolb Parkway, 550 Glasgow Road, 600 Glasgow Road, 615 Glasgow Road, 13935 Chickadee Lane, 13951 Chickadee Lane, 13977 Chickadee Lane, 13999 Chickadee Lane Humphries Planning Group Inc. on behalf of Zankor Homes (Bolton) Ltd.</u>
- <u>0 Highway 9</u>
- <u>0 Highway 50</u>
- 0 Mount Hope Road Castlemore Corporation (Triumbari)
- O Mount Pleasant Road Laurelpark
- <u>0 Mount Pleasant Road Tropical Land Developments</u>
- 0 & 8281 Healey Road Zelinka Priamo Ltd.
- 0, 14155, 14211, 14275 and 14389 The Gore Road; 0, 7640, 7816 and 7844 King Street; 0, 14100, 14166, 14196, 14206, 14226, 14259, 14275, 14287, 14305, 14361, 14384, 14396, 14411 and 14436 Humber Station Road - Bolton Option 3 Landowners Group
- <u>6939 King Street Weston Consulting on behalf of</u> <u>Swaminarayan Mandir Vasna Sanstha Canada</u>
- 7904 Mayfield Road Tarpa Construction Ltd
- <u>10795 Highway 9 Nucon Property Development Inc.</u>
- <u>10819 Highway 9 2203315 Ontario Corp.</u>
- 15877 Mount Wolfe Road Halls Lake Estates
- 15890 Mount Hope Road Mount Hope Estates
- <u>8400 George Bolton Parkway, 12480 Coleraine Drive and 12490</u> <u>Coleraine Drive - Zelinka Prima Ltd</u>









PUBLIC NOTICE

ZONING BY-LAW AMENDMENT (TEMPORARY USE)

The Town of Caledon has received an application(s) to develop this site for:

File Number: RZ 2020-0002 Related File: RZ 2015-0004

Address: 6809 Healey Road TOLIAS LANDSCAPING AND PLOWING INC. HAS APPLIED FOR A OF A ZONING BY-LAW AMENDMENT-TEMPORARY USE TO REZONE THE SUBJECT LANDS FROM SMALL AGRICULTURAL

HOLDINGS (A3) AND ENVIRONMENTAL POLICY AREA 2 (EPA2) TO AGRICULTURAL SMALL HOLDINGS TEMPORARY SITE SPECIFIC EXCEPTION (A3-TX), AND ENVIRONMENTAL POLICY AREA 1 TEMPORARY SITE SPECIFIC EXCEPTION (EPA1-TX) TO PERMIT A CONTRACTORS FACILITY WITH AN ACCESSORY BUSINESS OFFICE, ACCESSORY GASOLINE PUMP ISLAND AND ACCESSORY OPEN STORAGE AREA FOR A PERIOD OF THREE (3) YEARS.

Public Meeting: Tuesday, September 8, 2020 Town Hall, 6311 Old Church Road, Caledon East Formal Public Meeting: 7:00pm

Location: Virtual Public Meeting

For more information about this matter, including information about appeal rights, contact the Planning and Development Section at www.caledon.ca/notices, or by email to planning@caledon.ca/notices, or planning@caledon.ca/notices, or www.caledon.ca/notices, or wwww.caledon.ca/notices, or <a href="http://wwwwwwwwwwwwwwwwwww 905.584.2272 x. 7338 during business hours.

*The illustration is a conceptual plan for information purposes and it is subject to change. The application is currently under review by the Town of Caledon.













