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Sent: April 25, 2022 5:33 PM
To: Bonnie Lysyk; Javed, Noor; Joel Wittnebel; Matthew Lie-Paehlke; Paul Webster; Phil Pothen; Rahul Mehta; San Grewal; ZZG-COUNCIL
Subject: Request to delegate April 28th.

Follow Up Flag: Follow up
Flag Status: Completed

This item is new.

[Additional Requested Information Regarding the New Region of Peel Official Plan - Regional Council Meeting - April 14,](#)

I did not delegate on April 14th therefore I should be able to delegate on April 28th considering that the public has had no opportunity to comment on staff Report item 9.2 with recommendations. If council hasn't finished requesting changes why can't the public speak to them?

b) PrimeAgriculturalAreawithintheGreenbelt

Removing the Prime Agricultural Area designation from the Greenbelt in the new Official Plan would likely result in the Province implementing the Provincial Prime Agricultural Area mapping which covers a substantially larger area than the Prime Agricultural Area recommended by staff. With respect to on-farm diversified uses, the Regional Plan already provides the maximum permissions and flexibility permitted in accordance with the provincial policy framework and supports Caledon to implement similar maximum flexibility in their official plan and zoning by-law.

The designation of Prime Agricultural Areas in the New Region of Peel Official Plan is based on policy requirements in the Provincial Policy Statement, Growth Plan and Greenbelt Plan. The Growth Plan and Greenbelt Plan require municipalities to designate Prime Agricultural Areas in conformity with the Agricultural System land base mapping issued by the Province in February 2018.

In accordance with the Greenbelt Plan Policy 5.3, the Provincial Prime Agricultural Area designation is currently in effect within the Greenbelt Plan Area and applies to land use planning decisions made under the Planning Act. Appendix II shows the extent of the Provincial Prime Agricultural Area in relation to the current RPOP Prime Agricultural Area and Land Evaluation Area Review (LEAR) recommended Prime Agricultural Area.

Upper-tier municipalities may refine the Provincial Prime Agricultural Area designation in accordance with provincial implementation procedures and refinement criteria. A

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mapping refinement exercise was completed as part of the Peel 2051 Review in accordance with provincial requirements and consultation with provincial staff. The mapping refinement was based on a LEAR study conducted by the Region jointly with the Town and Peel Agricultural Advisory Working Group in accordance with a provincially approved LEAR evaluation method. The mapping refinement resulted in a reduction of the Prime Agricultural Area as currently mapped by the Province to reflect local information that was not taken into account in the Provincial mapping. The New Region of Peel Official Plan mapping and any revisions to the Provincial Agricultural System Prime Agricultural Area will require approval by the Province. The recommended Schedule D-1 is included in Appendix III.

Schedule D-1 identifies a total agricultural land base of approximately 54,500 hectares in Caledon, of which 18,850 hectares are Prime Agricultural Area and 35,700 hectares are Rural Lands. The Prime Agricultural Area represents approximately 35 percent of the total agricultural land base in Caledon the majority of which is located in the Greenbelt Plan Area.

The implications of removing the Prime Agricultural Area in the Greenbelt Plan Area as referred to staff are indicated below and in the risk considerations section of this report. Maps showing the reductions in the Prime Agricultural Area are provided in Appendix IV.

- Referred Item I (Section 4.b)i. of this report): Consider removal of 39 hectares of Prime Agricultural Area within the Greenbelt Plan Area on the Osprey Valley lands.
- Referred Item II (Section 4.b)ii. of this report): Consider removal of 14,436 hectares of Prime Agricultural Area within entirety of the Greenbelt Plan Area in Peel.

i) Osprey Valley

Regional staff has reviewed the TPC Toronto at Osprey Valley request that the Region not designate their lands Prime Agricultural Area. The property is high scoring and identified as Prime Agricultural Area in both the Provincial Agricultural System mapping and the joint Region and Town LEAR study. The recommended Prime Agricultural Area mapping is based on data inputs that have been applied consistently across the Region. Regional staff has not recommended adjusting the Prime Agricultural Area to refine mapping based on site specific agricultural studies or soil reclassification.

Regional staff have provided the landowners' submission to Provincial staff for review as it includes site specific information unique to the property. Should it be determined through further review and discussion with Provincial staff that refinement of the Prime Agricultural Area for the Osprey Valley lands can be supported, a modification to Schedule D-1 to replace the Prime Agricultural Area with a Rural Lands designation could be implemented in the province's approval of the New Region of Peel Official Plan.

ii) Removal of Prime Agricultural Area in the Greenbelt

The Agricultural System includes both Prime Agricultural Area and Rural Lands designations. Agricultural, agriculture-related and on farm diversified uses are

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permitted in both designations in accordance with provincial guidelines and standards. Provincial guidelines for on-farm diversified uses are guidance and provide some flexibility that can be implemented and further defined in local official plans. A wide range of uses qualify as on-farm diversified uses based on provincial definitions and guidance (e.g. on-farm retail uses, wineries, cideries, agri-tourism uses). The intent of the policy direction is to enable farm operators to diversify and supplement farm income while ensuring agriculture remains as the primary use of a property.

The recommended policies for on-farm diversified uses in the New Region of Peel Official Plan are consistent with provincial policy and support the flexibility afforded in the provincial direction. In the Greenbelt Plan Area, the Prime Agricultural Area policies restrict non-agricultural uses, with some exceptions including on-farm diversified uses as noted, as it is intended to ensure a land base is protected for long term agricultural use and conflicts are minimized. The Rural Lands designation provides a larger land base in Caledon relative to the Prime Agricultural Area that is more permissive. This includes the opportunity to redesignate lands to permit a range of rural non-agricultural uses including for rural economic development uses.

Regional staff continue to recommend that the Prime Agricultural Area in the Greenbelt Plan Area be based on the mapping refinement conducted in order to ensure a productive agricultural land base is identified and protected consistent with provincial requirements. The recommended Prime Agricultural Area on Schedule D-1 conforms to provincial requirements and reduces the risk that the Province will designate the Prime Agricultural Area based on provincial mapping. Regional mapping does require approval by the Province.

Significant reductions of the Prime Agricultural Area in Peel would result if Referred Item II is adopted. A significant reduction of the Prime Agricultural Area would not conform to the policy direction of the Growth Plan or Greenbelt Plan.

RISK CONSIDERATIONS

Should the sites described in section 4.a) of this report be removed from the designated employment area on Schedule E-4 of the RPOP at this time, there are some significant implications to be aware of:

- Land use compatibility issues can arise from:
 - o Removing employment protections in the Pearson AOA where noise is a concern. It is noted that if lands at Heartland Town Centre are removed from the regional employment area, residential may still not be permitted (as per PPS policies); and
 - o Removing employment protections near known industrial facilities (such as Fielding Environmental on Mavis Road) or introducing any other sensitive land uses proposed near industrial employers or major facilities.
- Introduction of sensitive uses could hinder nearby new or existing industrial operations and their ability to obtain certificates of approval for updated or new industrial processing.
- Without the protection of the regional employment area designation, applicants can proceed to file local official plan amendment applications for the subject lands. Since comprehensive visioning for mixed use development has not been undertaken, the local municipalities do not have policies to determine appropriate heights and densities.

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- Lack of comprehensive master planning for large commercial areas such as the full Heartland Town Centre and the Meadowvale SmartCentres properties to determine appropriate development, mix of uses, infrastructure requirements, and phasing.
- None of the employment conversion sites are within a delineated MTSA that could require inclusionary zoning implemented by the local municipality, therefore there is no guarantee that affordable housing will be provided.

The adoption of Agricultural System policies and mapping aligned to provincial directions is a key conformity requirement for the Official Plan. The adoption of a Prime Agricultural Area designation that does not conform to provincial plans will risk that the Province will make modifications to the RPOP to designate the Prime Agricultural Area based on provincial mapping, which could include more land in the Prime Agricultural Area designation than what is recommended. The removal of the Prime Agricultural Area designation in the Greenbelt represents a significant reduction that would have implications for the Region's agricultural sector and the long term protection of higher quality land for agricultural use.

CONCLUSION

Through this report, responses have been provided to the specific items referred back to staff for further consideration as directed by PGMC on April 7, 2022 related to employment land conversions in the Cities of Brampton and Mississauga and prime agricultural designations in the Town of Caledon. Staff continue to not support employment conversions for the specific properties referred back to staff at this time for the reasons outlined in the report. However, it is recommended that the sites be evaluated further through a subsequent phase of the Peel 2051 MCR, allowing more detailed technical analysis and local planning to be advanced to inform the appropriateness of the conversion. Staff continue to recommend the Prime Agricultural Area designation be identified on the basis of the technical studies conducted by the Region. A significant reduction or removal of the Prime Agricultural Area would not conform to provincial policy or support the Region's long term agricultural objectives.