

**Date:** 2022-01-03

**Subject:** **Information Report – City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans – Ward 10**

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**Report Number:** Planning, Bld & Ec Dev-2022-046

**Recommendations:**

1. **THAT** the report titled “Information Report – City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans” to the Planning and Development Committee meeting of February 14, 2022, be received, and;
2. **THAT** staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

**Overview:**

- **Block Plan Areas 47-1 and 47-2 located within the Highway 427 Industrial Secondary Plan were adopted by the Ontario Land Tribunal (former LPAT) on October 20, 2020.**
- **Through the processing of the Block Plans, technical studies recommended changes to the Clarkway Drive Right of Way (ROW) widths shown on Schedule B1 (City Road Right of Way Widths) of the Official Plan.**

- Although the recommended ROW widths for Clarkway Drive were reflected in the Official Plan Amendment that approved the Block Plan schedules, the text of the amendment inadvertently missed to include a reference to this change and the recommended ROW widths did not get updated in the City's Official Plan schedule.
- The purpose of this report and statutory public meeting is to present the draft Official Plan Amendment that proposes to make technical corrections to Schedule B1 of the Official Plan, to align the Clarkway Drive ROW widths approved in the Block Plans with the ROW widths shown on Schedule B1.
- This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way.

### **Background:**

The 47-1 and 47-2 Block Plans cover an area of approximately 675 hectares (1,665 acres) and are bounded by Mayfield Road to the north, Castlemore Road to the south, The Gore Road to the west and the Rainbow Creek Tributary and a proposed Collector Road to the east.

The Block Plans implement the policies of the Highway 427 Industrial Secondary Plan through the completion of detailed environmental, servicing, transportation, urban design and growth management studies.

Both Block Plans were appealed by the landowners group in 2018, and all parties reached a settlement which resulted in the approval of an Official Plan Amendment by the former LPAT (now OLT) on October 20, 2020. The Official Plan Amendment adopted the Block Plan schedules (refer to Appendix A to this report) and approved various modifications to the secondary plan text.

The Transportation study recommended modifications to portions of the Clarkway Drive Right of Way widths identified on Schedule B1 (**City Road Right of Way Widths**) of the Official Plan. Although the LPAT approved Block Plan schedules identify the recommended ROW widths, the text of the approved Official Plan Amendment inadvertently missed to include a reference to this change, and therefore Schedule B1 does not currently reflect the updated ROW widths for certain portions of Clarkway Drive.

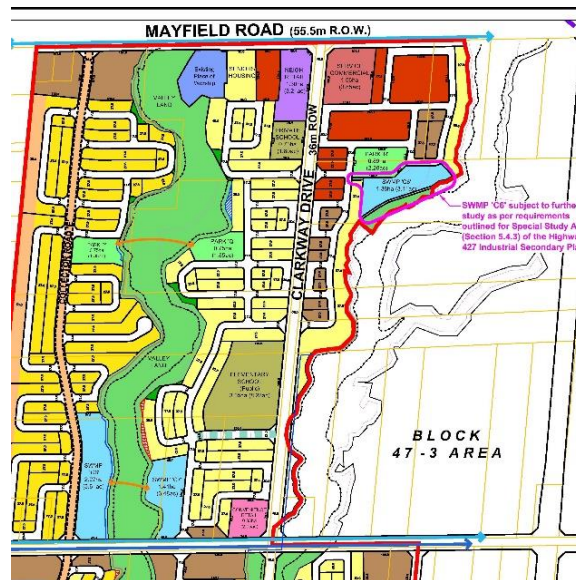
### **Current Situation:**

Through the Municipal Class EA that is currently being undertaken for the regional and municipal arterial roads, staff were made aware that there is a discrepancy between the Right of Way (ROW) widths shown for Clarkway Drive on Schedule B1 of the Official

Plan and the approved Block Plans. Although the Block Plans reflect the most up to date information with respect to the ROW widths recommended for the various cross sections of Clarkway Drive, there is a need to align this information with the ROW widths that are identified on Schedule B1 of the Official Plan.

In order to correct this discrepancy, staff is bringing forward a draft Official Plan Amendment that proposes an amendment to Schedule B1 to reflect the Block Plan approved ROW widths for Clarkway Drive as follows:

- From Mayfield Rd. to Countryside Dr.: from **30m to 36m**



- From the E/W Arterial to the roundabout: from **36m to 30m**, and
- From the roundabout to Castlemore Rd.: from **36m to 31.5**



The intent of this Official Plan Amendment is to align the Clarkway ROW widths approved by the LPAT in the Block Plans (as shown above) with the ROW identified in the Official Plan.

#### Public Meeting Notification Area

Notice of the Public Meeting was posted on the Guardian and on the City's website: <http://www.brampton.ca/en/City-Hall/Pages/Public-Meetings-Notices.asp>

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications associated with this report.

#### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community.

#### Living the Mosaic – Brampton 2040 Vision

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs and a rich range of activities for its residents.

#### **Conclusion:**

The proposed Official Plan Amendment is merely intending to reflect at the Official Plan level, the right of way widths that have already been approved for Clarkway Drive when the block plans were approved by the LPAT in 2020. The Official Plan Amendment is not proposing any further changes beyond what has already been settled at the LPAT for the approval of the Block Plans.

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Attachments:

Appendix A: LPAT Approved Block Plan Areas 47-1 and 47-2

Appendix B: Draft Official Plan Amendment