

**Planning Analysis**  
**City File No. C11E15.002**

**Overview:**

The proposed land use was previously evaluated and approved by the Ontario Land Tribunal under File C11E15.002. That review found that the proposed industrial development, and the protection of the environmental features represents good planning and that it is consistent with the Provincial Policy Statement, conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City's Official Plan.

This subdivision application does not propose any changes to the approved industrial and floodplain land use permissions for the site. This subdivision application will create industrial blocks, will delineate the floodplain lands and will establish the road and road widening's that are to be conveyed to the appropriate public authority. Further design details will be established through the site plan review process for the industrial lands.

The application is in compliance with Section 51(24) of the Planning Act in terms of the following:

<b>Criteria to Be Considered</b>	<b>Analysis</b>
a) <i>The effect of development of the proposed subdivision on matters of provincial interest:</i>	The subject application would facilitate an industrial plan of subdivision that was approved under an earlier Ontario Land Tribunal decision. The application does not conflict with matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposal is not premature as there are adequate existing services in the area. The application is in the public interest and it will provide important industrial warehousing and distribution development to the City.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The Official Plan designates the subject property as 'Industrial' and the application meets the general intent of the applicable policies. The proposed industrial development will be compatible with the existing proposed industrial development

	<p>in the area. In addition, there are appropriate buffering and noise attenuation measures to protect the existing residential housing in the area.</p>
<p>d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i></p>	<p>The proposed development is suitable for the lands, as it has access to existing municipal services. The land use suitability in the Official Plan and Secondary Plan were thoroughly reviewed as part of the Ontario Land Tribunal's assessment of the land use changes.</p>
<p>e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i></p>	<p>The proposal road alignments have been designed in accordance with the recent Environmental Assessment work that was undertaken by the Region of Peel. Both Regional and City Traffic staff are in agreement with the proposed road width and design.</p>
<p>f) <i>The dimensions and shapes of the proposed lots;</i></p>	<p>The size and shapes of the stormwater management blocks, the limits of the road realignments and the Rainbow Creek, and the employment blocks have been reviewed and found to be appropriate as proposed.</p>
<p>g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i></p>	<p>The proposal meets the existing zoning provisions of the subject property and appropriate restrictions pertaining to noise, servicing, traffic, and heritage preservation will be included within the conditions of draft approval as part of this subdivision application.</p>
<p>h) <i>The conservation of natural resources and flood control;</i></p>	<p>The subject property contains a portion of the Rainbow Creek, and as such these lands have been zoned for Floodplain purposes and will be conveyed to the City for preservation purposes.</p>

<p>i) <i>The adequacy of utilities and municipal services;</i></p>	<p>There are no anticipated impediments to servicing the property with respect to water, storm water, sanitary sewer connections and utilities.</p>
<p>j) <i>The adequacy of school sites;</i></p>	<p>The schoolboards were circulated on the subject application and have no comments or concerns with the proposed employment development.</p>
<p>k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i></p>	<p>Road widening's are required to be dedicated to the Municipality as per the draft plan conditions.</p>
<p>l) <i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i></p>	<p>The proposed development optimizes the efficient use of land by providing following the minimum required building setbacks and parking requirements in the approved zoning by-law. Any opportunities to provide energy conservation will be addressed as part of the detailed site plan review process.</p>
<p>m) <i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i></p>	<p>The proposed development will undergo site plan approval in order to ensure high quality design is achieved and will be compatible with the surrounding land uses.</p>

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act applicable to the review of the application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective. Staff therefore recommend that the proposed draft plan of subdivision be approved.