



Ontario

Ministry of  
Agriculture  
and Food

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Foodland Preservation

April 17, 1984

Mr. Dave McHugh, Director  
Plans Administration Branch  
Central & Southwest Ontario  
14th Floor  
Ministry of Municipal Affairs & Housing  
777 Bay Street  
TORONTO, Ontario  
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Dear Mr. McHugh:

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Re: Proposed Amendment #26 to the Official  
Plan for the City of Brampton  
File No: 21-OP-0031-026

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The Ministry has completed a review of the above noted Amendment. The following comments represent our evaluation and current position on the proposed Amendment.

Based on the Canada Land Inventory mapping of Soil Capability for Agriculture and our site investigation of the area, we are satisfied that the lands proposed for development are for the most part high priority agricultural lands as defined by Section 3.4 of the Food Land Guidelines. We would note that lands proposed for designation as Hazard Land and Public Open Space in the west half of Lots 16 and 17, Concession 1 East, have some limitations for agricultural use.



GOOD THINGS GROW IN ONTARIO



The lands which are the subject of Amendment 26 were proposed for a designation as Special Study Area in the recently approved Official Plan for the City of Brampton. The Ministry commented on the proposed designation in our letter to you dated July 4, 1983, with respect to the Official Plan. The Ministry indicated in those comments that it was prepared to accept the designation as Special Study Area subject to the understanding that the study or subsequent official plan amendment must justify and document, the need in accordance with the Food Land Guidelines, if prime agricultural lands were to be designated for non-agricultural use.

This proposed amendment does propose to designate high priority agricultural lands for industrial and residential use, and from a review of the amendment and supporting documentation, the Ministry is of the opinion that the need for this additional area has not been demonstrated or documented in accordance with Sections 3.13, 3.14 and 3.15 of the Food Land Guidelines.

Despite this overall concern, the Ministry review indicated that because of prior development commitments, existing development and/or physical limitations for agriculture, some lands within the amendment area are of no concern to the Ministry. Accordingly, the Ministry has no objection to the designations proposed for Lots 16 and 17, Concession 1 East, and the east 1/2 of Lot 16, Concession 1 West.

The Ministry objects to industrial and residential designations as proposed within the remainder of the proposed amendment area, except for the possibility of minor rounding out of existing development in the east 1/2 Lot 17, Concession 1 West, and the east 1/2 of Lot 18, Concession 1 West. For the areas of objection, the Ministry requests that these lands be placed in the Agricultural designation which forms part of the Brampton Official Plan.

Should this recommendation not be acceptable, the Ministry requests that the designations be referred to the Ontario Municipal Board. The Ministry requests that this referral apply as necessary to the schedules which form part of the Amendment. The Ministry further requests referral of the Secondary Plan Area Boundary for those areas west of Highway 10, and referral of the text of the amendment insofar as it refers to non-agricultural development on lands which form part of this referral request.

The Ministry concerns with respect to this proposed Official Plan Amendment are similar to concerns expressed by the Ministry on the Official Plan in our comments of July 4, 1983. In both instances, the justification for non-agricultural development on agricultural land is questioned, in view of the requirements of the Food Land Guidelines. Therefore, the Ministry requests that this matter be heard together with matters presently before the Ontario Municipal Board with respect to the Official Plan.

Should you have any questions with regard to these comments, please contact Mr. Keith Pinder, Regional Manager at 965-9433.

Sincerely yours,



DONALD DUNN  
Director

KP/rac

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