



# 407 East Environmental Assessment (EA) Development/Land-use Application Guidelines

February 2006

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There is a need to establish procedural guidelines for the handling of corridor management issues that arise as a result of the 407 East Environmental Assessment (EA) Study. This document summarizes the current situation and recommends an approach.

## 1. Background

In January 2005, the Ministry of Transportation's (MTO) Central Region commenced the Individual Environmental Assessment (EA) of the 407 East project in Durham Region. Upon completion of the EA the required lands will be identified and become designated under the Public Transportation and Highway Improvement Act (PTHIA). However, until such time, uncertainty remains for properties affected by the previously recommended route and those within the current study area.

Previous planning studies (1989-1993) examined and generated a technically preferred route to extend Highway 407 easterly into Durham Region, but this route was not submitted for approval under the *Environmental Assessment Act*.

Previous 407 East planning studies included proposals for:

- A "mainline" freeway from Highway 7 east of Brougham easterly to the Municipality of Clarington;
- Two 407-to-401 freeway links, one in West and East Durham, and;
- A transitway adjacent to the mainline east of the East Durham 407 / 401 link.

Since 1989, municipal land-use, transportation and other planning efforts have been impacted by the uncertainty attached to the 407 East project. As a route has not been approved and designated the Ministry does not have any jurisdiction under PTHIA to protect lands against development within or adjacent to the previous recommended route. Property along the previous route has only been protected through the designation of the previous route as "open space" in the Durham Region Official Plan and municipal and regional land-use planning.

In the absence of an approved route and until the current EA study is completed and approved, the Ministry continues to have an interest in development / land-use applications within Durham Region.

This document is intended to provide clarification on how development / land-use applications will be handled by the Ministry.

## **2. Current Study Area**

The attached map shows the approximate area for which development and planning applications related to the 407 East EA should be forwarded by the Municipality / Region for review and comment by the Ministry. Distribution of submissions to the Ministry for those applications outside of the development study area will be left to the discretion of the Municipality / Region.

## **3. Types of Applications**

The following list provides examples of applications or submissions that are subject to the guidelines outlined in this document.

- Demolition Permits
- Development Applications
- Encroachment Permits
- Entrance Permits
- Land Severance/Amalgamation Requests
- Official Plan
- Official Plan Amendments
- Part Lot Control By-law Exemption
- Plans of Condominiums
- Plans of Subdivisions
- Road Closure Applications
- Secondary Plans
- Site Plans
- Study Commencement Notice
- Variance Requests
- Zoning/Re-zoning Applications
- Etc.

## **4. Recommended Procedure**

Please forward all initial applications to the MTO's Corridor Management Section at:

Corridor Management Section  
Ministry of Transportation  
1201 Wilson Avenue  
7<sup>th</sup> Floor, Building 'D'  
Downsview, Ontario  
M3M 1J8

The following descriptions outline the Ministry's application process for submissions that are:

1. Within the 407 East Development Area;
2. Within the 407 East Development Area and MTO Permit Control Area; and
3. Within MTO Permit Control Area Only.

1. Applications within 407 East Development Study Area Only

If the subject application is located within the above specified development study area and is not within the permit control<sup>1</sup> of any other Ministry transportation facilities, the Corridor Management Section will forward the application directly to the 407 East EA Project Manager for review and comment.

The 407 East EA Project Manager will contact other Ministry offices for input as necessary. The 407 East EA Project Manager will respond directly to the Municipal / Regional representative in a timely manner and copy the Corridor Management Section. All subsequent correspondence will be handled by the 407 East EA Project Manager directly and copied to the Corridor Management Section.

The 407 East Project Manager will discuss the application directly with the Municipal / Regional representative and meet with them if necessary.

2. Applications within the 407 East Development Area and MTO Permit Control Area

If the subject application is located within both the (1) 407 development study area and (2) Ministry's permit control area for any other MTO transportation facility, the Corridor Management Section will co-ordinate the review and comments.

The Corridor Management Section will forward a copy of the application for review and comment to the MTO 407 East EA Project Manager and any other Ministry office required. All comments (included those related to 407 East EA) will be provided to the Corridor Management Section, who will prepare a comprehensive response to the Municipality / Regional representative. All Ministry commenting offices will be copied on the final response.

All subsequent correspondence, meetings or discussions will be handled through the Corridor Management Section.

3. Applications within MTO Permit Control Area Only

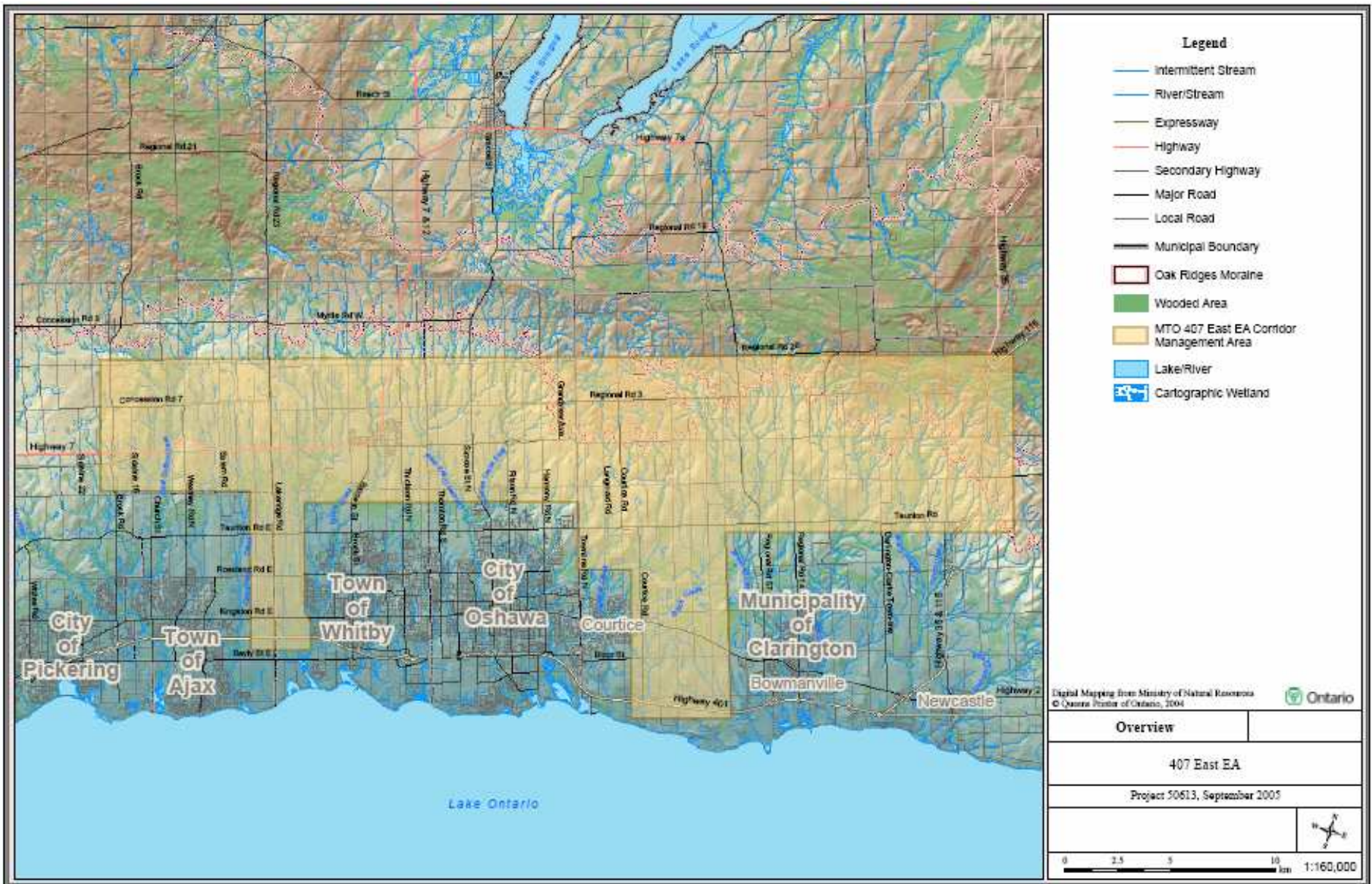
Normal application submission procedures will apply. The Ministry's Corridor Management Section will co-ordinate the Ministry's response. Distribution and/or final

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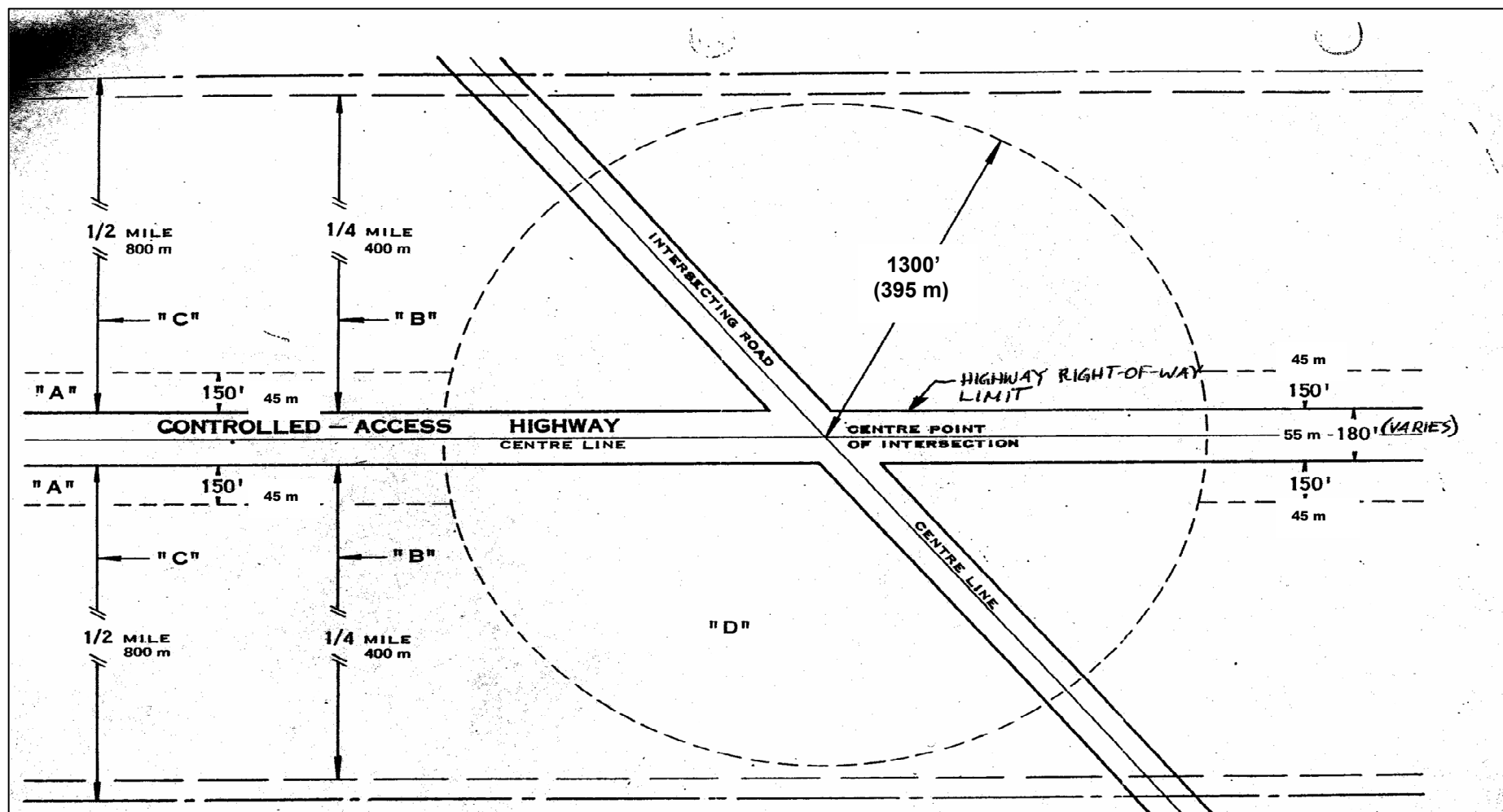
<sup>1</sup> Please refer to attached diagrams for MTO Permit Controlled Areas.

response of the application to the 407 East EA Project Manager will be left to the discretion of the Corridor Management Section.

Study Area



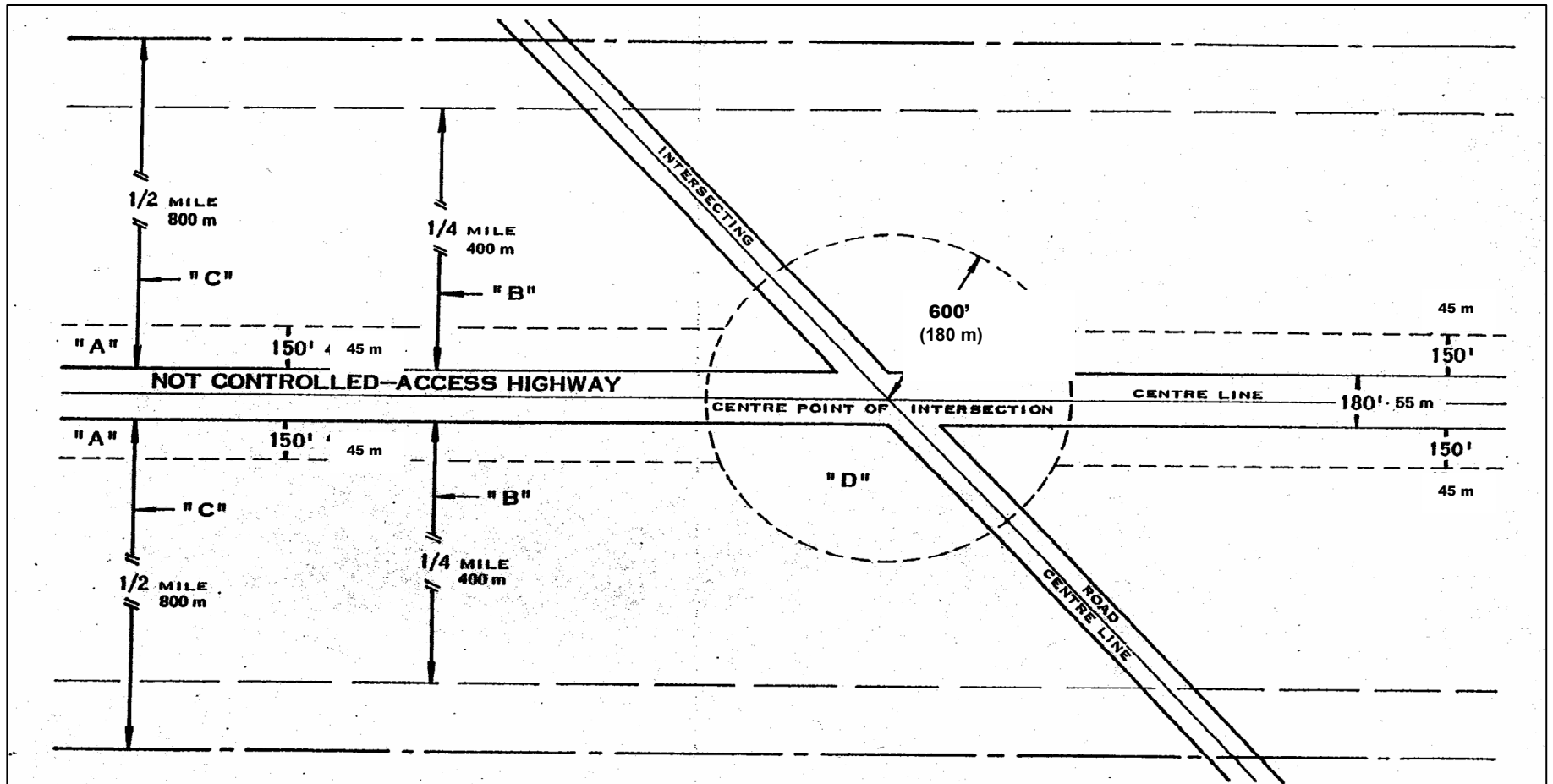
Permit Control – Controlled Access Highway



**CONTROLLED AREA ADJACENT TO A CONTROLLED-ACCESS HIGHWAY INDICATING:**

- “A” limit of 150 feet (45 m) controlled area. Building permit control, signs and entrances.
- “B” limit of ¼ mile (400 m) controlled area. For all signs visible from highway.
- “C” limit of ½ mile (800 m) controlled area. For large traffic generators, i.e. stadiums, large shopping centres, etc.
- “D” area within 1300 feet (395 m) of the centre point of the intersection. Building permit control, signs and entrances.

Permit Control – Not Controlled Access Highway



CONTROLLED AREA ADJACENT TO OTHER THAN A CONTROLLED-ACCESS HIGHWAY INDICATING:

- "A" limit of 150 feet (45 m) controlled area.
- "B" limit of ¼ mile (400 m) controlled area.
- "C" limit of ½ mile (800 m) controlled area.
- "D" area within 600 feet (180 m) of the centre point of the intersection.