

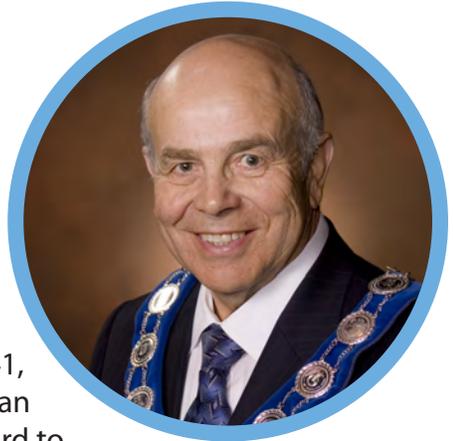
### Opening Message from Chair Kolb

Peel 2041, the Regional Official Plan Review process, which was initiated in early 2013, is well underway. Through a series of public meetings and open houses we have identified nine focus areas for the Review which will drive future planning discussions.

As you may be aware, the Region of Peel is celebrating its 40th anniversary in 2014. I have been a Municipal Councillor since 1974 and have served as the Regional Chair for the past 23 years. Having lived and worked in Peel for decades, it is incredible to see how much has changed and how much growth we have achieved.

Today, 1.3 million residents call Peel their home and we continue to attract over 20,000 newcomers every year; in addition to the 88,000 businesses and 649,000 jobs that are located in Peel. To ensure that the Region continues to enjoy another forty years of prosperity, it is important that we plan for the future because by 2041 our population will grow to approximately two million people and there will be almost one million jobs.

I believe that it is important that our residents and businesses participate in this planning process. Community and stakeholder input are key to the entire review process, and I would like to thank you for your feedback and input to date. If we can rally our neighbours and friends to think about our community's future needs, we will all benefit. Working closely with our partner municipalities we have an opportunity to help shape planning policies to create a better, healthier, and more liveable Region.



I ask that you take the time to participate in the process and I want to thank you for reading the first newsletter for Peel 2041, the Regional Official Plan Review. We look forward to working together to ensure a healthy and vibrant future for Peel now and for the next forty years.

### What is the Regional Official Plan and the Five Year Review?

The Regional Official Plan is a long-term plan used to assist the Region in managing growth and development. The main purpose of the Plan is to:

- Provide Regional Council with a long-term regional strategic policy framework for guiding physical change resulting from growth and development in Peel, while having regard for protecting the environment, managing resources and outlining a regional structure that manages this growth within Peel in the most effective and efficient manner;
- Interpret and apply the intent of Provincial legislation policies and plans within a Regional context using the authority delegated or assigned to the Region from the Province; and
- Provide Regional Council with a strategic framework for planning the delivery of regional infrastructure and services.

Under the Planning Act, official plans must be reviewed every five years to ensure they conform to provincial plans, take into account matters of provincial interest, and are consistent with provincial plans and policy statements issued under the Planning Act.

Nine focus areas have been identified for Peel 2041, Regional Official Plan Review, which are age-friendly planning, agriculture, climate change, greenlands systems planning, growth management, health and the built environment, housing, transportation and water resources.

## Get Involved

We're looking to engage our community to solicit feedback from a broad group of residents and businesses on the Regional Official Plan review. Suggest ideas and leave your feedback. Your comments may influence new policies!

Has your opinion been heard?

**Join the Community at:**  
<http://planpeel.mindmixer.com>

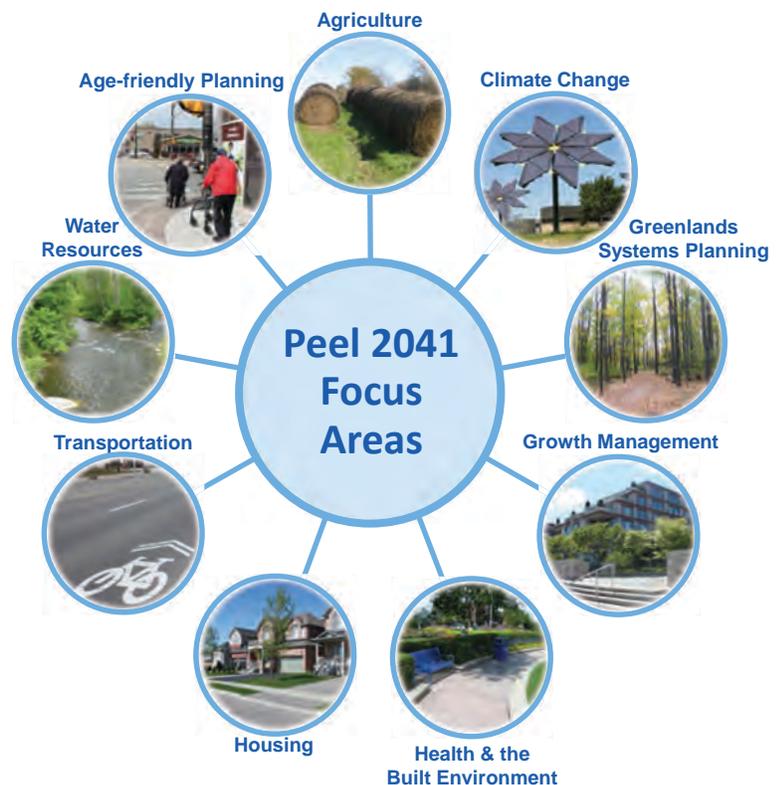
## Growing Where We Invest

The current Regional Official Plan includes population and employment forecasts for future growth in Peel Region to 2031. On June 17, 2013, Amendment 2 to the Growth Plan for the Greater Golden Horseshoe came into effect. Amendment 2 included revised 2031 population and employment forecasts, based on faster than expected growth, and new population and employment forecasts to 2041.

Peel 2041, Regional Official Plan Review will include new policies to plan out to 2041 and update the 2031 forecasts.

This process will occur in partnership with the City of Brampton, Town of Caledon and City of Mississauga to allocate growth to each area municipality and to determine the percentage of growth that will be directed to the built-up area. Beginning in 2015, the Region of Peel must ensure that 40% of new residential units constructed annually are within the built-up area, which will increase to 50% beginning in 2026.

How the Region grows is an important issue facing the Region of Peel, and input from stakeholders is essential. Three growth management workshops have been hosted by the Region, the first on May 30, 2013 to look at how the Region should grow, the second on March 24, 2014 to look at how to implement the findings from the first workshop and the third on September 5, 2014 to obtain input on options the Region is considering for sustainable financing of growth.



**The first workshop had a number of themes, which were:**

- There is a need to direct growth in an orderly way to help facilitate more cost efficient types of development. This could be done through phasing development.
- It will be important to target intensification in the nodes and corridors within Brampton and Mississauga.
- Water quality and quantity needs to be considered when planning for growth.
- Locating multiple services in one area will promote easy access to services, decrease silos in service delivery, be more economically sustainable and be more accessible to residents.
- Due to increasing traffic and single occupant vehicles, congestion in Peel is increasing. Transit and carpooling should continue to be promoted and invested in to reduce congestion.
- The Region needs to pursue innovative alternative servicing methods and technologies, such as grey water re-use, which is re-using water from your bathroom sinks, showers, tubs, and washing machines, low impact development and local servicing.

**The second workshop built on these themes, to come up with these additional ideas:**

- Better integrate financial considerations with decisions regarding future growth options and ensure that future growth is sustainable from a financial perspective.
- Engage and educate the public about regional planning issues to gain support for desirable growth alternatives.
- Develop procedures to allow communities to evolve over time into compact, high density, mixed use areas.
- The Region needs to value the importance of good urban design, including access to green space.
- Develop a firm urban boundary using the proposed GTA West Corridor.

**The third workshop built on previous workshop themes and focused on the following themes related to sustainable financing of growth:**

- The Region must continue to invest in infrastructure and services to support economic growth because of the socio-economic benefits; locally, provincially and nationally
- There is a need to consider various options and approaches in order to develop a Sustainable Growth Financing Strategy for the Region of Peel
- In order to implement a Growth Financing Strategy, Regional planning policy and process tools will need to be implemented
- There is a need to focus on achieving our employment land potential in order to offset the financial pressure placed on residential growth
- Sustainable finance could be achieved through partnerships and collaboration with the development industry and other stakeholders



|                | Current Regional Forecasts |            | Amendment 2: Updated Forecasts |           |            |         |
|----------------|----------------------------|------------|--------------------------------|-----------|------------|---------|
|                | Population                 | Employment | Population                     |           | Employment |         |
|                | 2031                       | 2031       | 2031                           | 2041      | 2031       | 2041    |
| Region of Peel | 1,640,000                  | 870,000    | 1,770,000                      | 1,970,000 | 880,000    | 970,000 |

Building upon these ideas, the Region will plan for Peel’s future growth through additional policies in the Regional Official Plan. A draft amendment with growth policies and the allocation to the area municipalities is expected to come forward in 2015.

## Age-Friendly Planning

Peel Region’s population aged 65 and older totalled 10% of Peel’s population in 2011. By 2031 this will increase to 19% and by 2041 to 21% of Peel’s population.

The Region of Peel is supporting the vision to make Peel more age-friendly where seniors have access to services that enable them to age safely and with dignity, and maximize quality of life.

Regional Council has assessed the impacts of the aging population on health and human services delivered and adopted twenty five recommendations to support the aging population under four overarching roles: set strategic direction and establish policy positions; deliver high quality, sustainable services, identify efficiencies, and ensure outcomes are achieved; be a catalyst for community capacity building; and advocate on behalf of the Peel community. The Peel 2041, Regional Official Plan Review provides an opportunity to support this work.

Background research has been conducted to analyze and identify approaches to age-friendly planning. The “Planning for an Aging Population Discussion Paper” discusses these approaches and can be found on the Region of Peel’s website at:

<http://peelregion.ca/planning/officialplan/focus-age-planning.htm>.

Also policy gaps are identified with policy recommendations to include in the Regional Official Plan. Policy recommendations include encouraging the area municipalities to develop policies in their official plans to support seniors who wish to continue living within their community and encourage the use of universal accessibility design in developments to create safe, barrier-free and more inclusive environment for mobility and independence.

## Agriculture

The Region of Peel recognizes and values the contribution of the agricultural sector to the economy and cultural heritage of the Region. The protection of the Region’s agricultural resources and the viability of the sector, ensure local food production and a healthy rural economy.

As part of Peel 2041, Regional Official Plan Review the Region is reviewing its agriculture policies and mapping to ensure it conforms with the direction provided for the protection of agricultural lands in the 2014 Provincial Policy Statement.



To identify prime agricultural lands the Region, in partnership with the Town of Caledon, are undertaking a 'Land Evaluation and Area Review' (LEAR). Developed by the Ontario Ministry of Agriculture and Food (OMAF), a LEAR is the Provincial standard for the identification of Prime Agricultural Areas by municipalities.

Factors are selected, weighted, scored and applied to agricultural lands within the Town of Caledon. This produces a technical 'recommended' identification of Prime Agricultural Areas for land use planning purposes. Once the LEAR is finalized, the recommended changes to the Prime Agricultural Area will be included in an official plan amendment as part of Peel 2041, Regional Official Plan Review. The Region of Peel's Agricultural Advisory Working Group (PAAWG), OMAF, Credit Valley Conservation and Toronto and Region Conservation, formed as the LEAR Review Committee to help direct the study. A Public Information Open House was held on April 3, 2014.

**To find out more about the study visit:**

**[peelregion.ca/planning/paawg/lear-mds.htm](http://peelregion.ca/planning/paawg/lear-mds.htm)**



## Health and the Built Environment

There is a strong link between health and the built environment. Traditional suburban land use design has been automobile dependent and less conducive to walking or cycling as a means of active transportation.

Peel Public Health created the evidence-based Healthy Development Index (HDI) in 2009 and the Health Background Study Framework (HBSF) in 2011 to assess the health impacts of land use policy and development proposals.

**A healthy community is pedestrian-friendly, transit-supportive and enables and encourages physical activity through active transportation.**

**Active transportation can be defined as any form of self-propelled transportation, such as walking and bicycling.**

**The HBS Framework considers six core elements when assessing a community's walkability.**

**These elements are:**

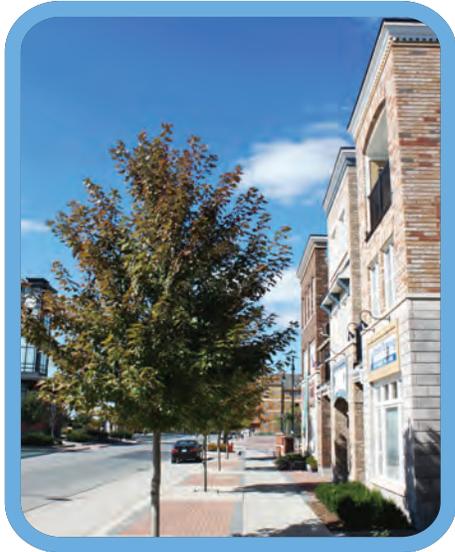
- **Density**
- **Service Proximity**
- **Land Use Mix**
- **Street Connectivity**
- **Streetscape Characteristics**
- **Parking**

In 2013, Peel Public Health created draft Regional Official Plan policies based on the health promoting principles found in the HBSF to better increase the presence of healthy community design

through active transportation. On Thursday, November 7, 2013, Peel Public Health hosted a workshop with the Region of Peel's Integrated Planning Division to obtain feedback on the draft proposed policies.

Suggestions from the workshop were incorporated into the draft policies, which are ready for Council adoption.

The draft health policies propose to require a Health Assessment, which would evaluate the health promoting potential of new developments, public buildings, open spaces, and planning policies at the local and Regional levels.



## Growth Management Committee

The Growth Management Committee was formed at the June 13, 2013 Regional Council meeting, after Council heard a summary of the first Growth Management Workshop and highlights of the Water and Wastewater Master Plan to 2031.

The purpose of the Growth Management Committee is to remain abreast of and engaged in the discussions on the potential impact of growth on the Region's infrastructure and sustainability.

Councillor Tovey was elected chair of the committee, and Councillor Foley was elected vice-chair. This committee provides Council with an opportunity to discuss and explore the complex issues facing the Region of Peel as it plans to 2041.

Since its first meeting on October 3, 2013, the Growth Management Committee has met five additional times, and a few key issues have emerged. To date, direction from the committee has been received by staff on a number of areas relating to preparing a sustainable financing of growth program to outline what the Region can afford in terms of growth to 2041; look at the costs of services to 2041; and investigate sustainable financing of growth options.



Other areas that have also been raised by the committee include economic development, such as goods movement, and the location of the future GTA West corridor; engaging stakeholders in the planning process; and preserving the environment during growth, by incorporating low impact development techniques into all new developments, and making watershed management a priority.

The Growth Management Committee will continue to engage in discussions on future growth in Peel.

**Visit the Peel 2041 Webpages to learn more, or get on our mailing list by contacting:**

**[planpeel@peelregion.ca](mailto:planpeel@peelregion.ca),  
[peelregion.ca/planning](http://peelregion.ca/planning) or  
905-791-7800 x4037**

