

## **Appendix I**

Peel 2051 Regional Official Plan Review – Draft Regional Official Plan Amendment Proposing Changes Related to Agriculture & Rural Systems, Climate Change & Wildland Fires, Greenlands System, Provincial Greenbelt Plans, Water Resources, Growth Management, Housing, Major Transit Station Areas, Settlement Area Boundary Expansion, Transportation, and Other Including Cultural Heritage & Indigenous Engagement, and Waste Management

### **REGION OF PEEL**

### **REGIONAL OFFICIAL PLAN**

### **PEEL 2051 REGIONAL OFFICIAL PLAN AMENDMENT (ROPA) \_\_\_**

**AN AMENDMENT TO AGRICULTURE & RURAL SYSTEMS, CLIMATE CHANGE & WILDLAND FIRES, GREENLANDS SYSTEM, PROVINCIAL GREENBELT PLANS, WATER RESOURCES, GROWTH MANAGEMENT, HOUSING, MAJOR TRANSIT STATION AREAS, SETTLEMENT AREA BOUNDARY EXPANSION, TRANSPORTATION, AND OTHER, INCLUDING CULTURAL HERITAGE & INDIGENOUS ENGAGEMENT, WASTE MANAGEMENT AND RURAL BOUNDARY REFINEMENT**

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### THE CONSTITUTIONAL STATEMENT

Part A, THE PREAMBLE, including modifications to the Figures, does not constitute part of this Amendment.

Part B, THE AMENDMENT, consisting of amendments to the Text and Schedules of the Region of Peel Official Plan, constitutes Amendment Number \_ to the Region of Peel Official Plan.

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### **PART A – THE PREAMBLE**

#### **1. Purpose of the Amendment**

To revise, remove and add policies in the Regional Official Plan (ROP) for the purposes of conformity to Provincial plans, policies and legislation, and progress on planning issues affecting the Region related to Agriculture & Rural Systems, Climate Change & Wildland Fires, Greenlands System, Provincial Greenbelt Plans, Water Resources, Growth Management, Housing, Major Transit Station Areas, Settlement Area Boundary Expansion, Transportation, and Other Including Cultural Heritage & Indigenous Engagement, Waste Management and Rural Boundary Refinements.

#### **2. Location**

This Amendment applies throughout the Regional Municipality of Peel, as shown in PART B – THE AMENDMENT.

#### **3. Basis**

##### **a) Regional Official Plan**

The ROP was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The ROP was subsequently reviewed through the Regional Official Plan Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review. This review included three major amendments related to regional forecasts and structure: ROPA 8 – population and employment forecasts reflecting the 2001 Census, ROPA 15 – North West Brampton urban boundary expansion, and ROPA 17 – establishing the 2021 Mayfield West Rural Service Centre Boundary.

The next major updates were introduced to the ROP through the Peel Regional Official Plan Review (PROPR) that consisted of six amendments: ROPA 21A, 21B, 22, 23, 24, 25, and 26. The PROPR process brought the ROP into conformity with relevant legislation, plans and policies including the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2006).

##### **b) Municipal Comprehensive Review (MCR) Process**

The Peel 2051 Regional Official Plan Review (Peel 2051) began on May 23, 2013 with the required statutory open houses and public meetings in accordance with the *Planning Act*. This review will bring the ROP into conformity with the following provincial plans, legislation and policies, including but not limited to:

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- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and Amendment 1 to the Growth Plan (Growth Plan, 2019)
- Provincial Policy Statement (PPS, 2020)
- Greenbelt Plan (2017)
- Oak Ridges Moraine Conservation Plan (2017)
- Niagara Escarpment Plan (2017)
- Planning Act (1990)
- Bill 108, More Homes, More Choice Act (2019)
- Clean Water Act (2006)
- Environmental Protection Act (1990)
- Environmental Assessment Act (1990)
- Waste-Free Ontario Act (2016)
- Metrolinx Regional Transportation Plan (2018)
- Strategy for a Waste-Free Ontario (2017)
- Food & Organic Waste Policy Statement (2016)

Amendments also support various aspects of the Region's Strategic Plan and other regional priorities.

The Peel 2051 work plan includes the following focus areas:

- Health & the Built Environment
- Age-friendly Planning
- Agriculture & Rural Systems
- Climate Change & Wildland Fires
- Water Resources
- Provincial Greenbelt Plans
- Greenlands System
- Growth Management
- Major Transit Station Areas (MTSAs)
- Housing
- Transportation
- Settlement Area Boundary Expansion (SABE)
- Other supporting policy and mapping updates: Waste Management, Cultural Heritage & Indigenous Engagement, and Rural Settlement Area Boundary Refinement
- Aggregate Resources & Excess Soil

ROPA 27 was the first amendment as part of this ROP review. It introduced new and updated policies on Health and the Built Environment, Age-friendly Planning, and technical and administrative updates. This was adopted by Council on February 23, 2017 and approved by the Minister of Municipal Affairs & Housing on September 8, 2017.

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ROPA 33, a proposed amendment to expand the urban boundary to include the Ninth Line lands in the City of Mississauga was adopted by Council on March 12, 2020 and approved by the Minister of Municipal Affairs & Housing on October 20, 2020. ROPA 34, an amendment to expand the Mayfield West Rural Service Centre boundary to include the Mayfield West Phase 2 Stage 2 lands, was adopted by Council on September 10, 2022 and approved by the Minister of Municipal Affairs & Housing on January 21, 2021. Both amendments were components of the Region's MCR.

The remaining focus areas comprise of this amendment, with the exception of Aggregate Resources & Excess Soil, which will proceed as a separate amendment at a later date. It is not a technical requirement under MCRs.

The definition of a Municipal Comprehensive Review (MCR) is updated as a result of the Growth Plan (2019) and the PPS (2020). A MCR is a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the provincial plans. Revisions to MCR policies must be made in accordance with the Growth Plan (2019) including the allocation of population and employment forecasts, accommodating growth to a new planning horizon of 2051, a review of the Regional Structure, identification of strategic growth areas and employment areas, employment conversions, Settlement Area Boundary Expansions (SABE) and the identification of agricultural, rural and natural heritage systems.

### **c) Focus Area Policy Amendments Comprising Peel 2051**

#### **Climate Change & Wildland Fire**

Hotter drier summers, wetter winters and more extreme weather events are predicted to occur more frequently in Peel. These changes are expected to impact ecosystems, infrastructure, built environment, human health, agriculture, and the local economy. As Peel's population grows, more people will be exposed to risks and vulnerabilities caused by our changing climate. In 2012, the Peel Climate Change Partnership released the Peel Climate Change Strategy and identified a commitment to reduce emissions 80% below 1990 levels by 2050.

Proposed climate change policies introduce new climate goals and a framework for collaborative climate change planning to reduce greenhouse gas emissions, reduce vulnerability, and increase resilience to adapt to a changing climate. There is also direction to the local municipalities to develop and implement green development standards and prepare a climate change adaptation plan as part of preparing new secondary plans in the new growth areas. Proposed policies addressing climate change have been integrated

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throughout the Regional Official Plan in other key theme areas including Growth Management, Transportation, Housing, Energy and Waste, Water Resources, Natural Hazards, Greenlands System, Agriculture and Sustainable Development. Finally, new wildland fire policies will require that new developments be appropriately located or designed to mitigate the risk of wildland fires and, introduce policies and mapping to ensure wildland fire mitigation measures are in place.

This work is supported by various background studies in the Climate Change Master Plan (2019), Peel’s Community Greenhouse Gas Inventory Update (2020) alongside various technical studies on Climate Trends (2016), Natural Systems and Water Infrastructure Systems Vulnerabilities (2017), and the Climate Change Effects on Agricultural Production in Peel (2016). Draft policies also align with Regional Council’s strategic plan and policies in the PPS (2020), Growth Plan (2019), Community Emissions Reduction Planning: A Guide for Municipalities (2018) and the various Provincial Greenbelt Plans.

These policies are embedded throughout the ROP in key areas including in Chapter 1 as the overarching theme, and Chapters 2, 3, 5, 6 and 7.

### **Water Resources**

Peel's water resources help sustain social, economic and environmental wellbeing. ROP policies will implement best practice guidance and provincial policies for protecting water resources. Peel 2051 proposed policies identify and protect a water resource system and provide a policy framework to protect, improve or restore vulnerable and sensitive surface and ground water features and functions; protect sources of drinking water by managing surrounding land uses; require stormwater master plans and management plans; more formally require and integrate watershed planning information in planning decisions; and encourage the use of stormwater management best practices.

Proposed Water Resources policies align with the Lake Simcoe Protection Plan (2012), Great Lakes Protection Act and Strategy (2015), Source Water Protection Plans (2015) approved under the Clean Water Act (2006), and the Growth Plan (2019) and PPS (2020). Source Water Protection Plans and Assessment Reports prepared for the CTC, South Georgian Bay Lake Simcoe and Halton Hamilton Source Protection Regions provided the basis for drinking water source protection policies that are proposed to be added to the ROP through Peel 2051.

Draft policies are updated throughout Chapter 2. Various new schedules and figures are proposed including Schedules X1 to X7 that address Water Resources System Features and Areas, Source Protection Plan Areas, Wellhead Protection Areas in Caledon, Intake Protection Zones, Highly Vulnerable Aquifers, Significant Groundwater Recharge Areas and the Lake Simcoe Protection Act Watershed Boundary.

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### **Provincial Greenbelt Plans**

Many of Canada's most significant natural environments and scenic landscapes – including the Oak Ridges Moraine and the Niagara Escarpment – are in the Greater Golden Horseshoe. These environments and landscapes provide drinking water, habitat for animals and plants, recreational opportunities, and fertile soil for farming. The Province updated its three Greenbelt Plans in 2017. In keeping with these updates, proposed policies provide direction to facilitate the continued protection of the ecologically and hydrologically significant natural environments and scenic landscapes in Peel in accordance with the Provincial Greenbelt Plans (Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and Greenbelt Plan). Draft policies have been included in the ROPA to conform to the requirements and policies of the Provincial Greenbelt Plans having regard to the Regional and local context.

Draft policies are contained in Chapter 2 and various schedules have been updated including Schedules X8 to X11 related to the latest Niagara Escarpment Plan Land Use Designations (new Schedule) and Oak Ridges Moraine Conservation Plan Area Land Use Designations (formerly Schedule D1), Aquifer Vulnerability Area in Peel for the Oak Ridges Moraine Conservation Plan Area (formerly Schedule D2), and Greenbelt Plan Area Land Use Designations (formerly Schedule D3). Figures X1 to X4 are also being updated to provide information on Selected Areas of Provincial Interest, the Provincial Plan Area boundaries in Peel, and delineation of Oak Ridges Moraine policy mapping.

### **Agriculture & Rural Systems**

Agriculture plays a significant role in supporting Peel's economy, maintaining Peel's distinctive rural character, and protecting Peel's water resources and ecosystems. In 2017, Provincial planning policy strengthened support for agriculture and incorporated an Agricultural System approach. In 2018 the Province released agricultural land base mapping for the Greater Golden Horseshoe, implementing the Agricultural System approach and identifying prime agricultural areas for protection. Draft policies incorporate an agricultural system approach, identify Prime Agricultural Areas, provide enhanced permissions for agriculture-related and on-farm diversified uses in Prime Agricultural Areas, and protect agricultural uses in the Prime Agricultural Area from incompatible activities and land uses that would limit agricultural productivity or efficiency. Draft policies are updated in Chapter 3.

Rural Peel is important to Peel's economy, environmental health, sustainability and quality of life. Draft Peel 2051 policies maintain the integrity and distinctive character of rural Peel. Proposed policies conserve rural Peel's natural environment and resources; promote healthy and complete communities; provide opportunities for compatible economic development; support the Agricultural System; direct growth to settlement areas and the

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Palgrave estate residential community; address water and sewage services, including private communal services; provide policy direction respecting rural servicing, lot creation and cemeteries; identify a Rural System and designate Rural Settlement Areas, Rural Lands and identify Bolton, Caledon East and Mayfield West as part of the Urban System; and ensure that lot creation is consistent with Provincial and Regional policy and with good planning.

A new Schedule X12 is proposed showing the Rural System and its components, including Prime Agricultural Areas. It replaces Schedule B, which identified Prime Agricultural Areas.

### **Greenlands**

The Greenlands System, also referred to as the natural heritage system, in Peel comprises features (such as rivers and forests) and the surrounding areas that link together and support them. This connected natural system provides natural services such as clean water and air, habitat for plants and animals, as well as cultural, recreational and health benefits. The Greenlands System includes Core Areas (e.g., Significant wetlands; regionally significant core woodlands and valley and stream corridors), Natural Areas and Corridors (e.g. locally significant wetlands; locally significant woodlands, valleylands and stream corridors; fish habitat), and Potential Natural Areas and Corridors (e.g., unevaluated wetlands, linkage areas and potential enhancement areas).

Draft policies transition from feature-based to system-based natural heritage system planning to ensure that the natural environment is protected, restored and enhanced; integrate recent local municipal and conservation authority natural heritage system policies and studies; and ensure natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities.

Proposed policies are supported by the Regional Natural Heritage System Integration Project (2019) coordinated with the Credit Valley Conservation, among other requirements in the Growth Plan (2019), PPS (2020), and Provincial Greenbelt Plans. Natural heritage studies from the three local municipalities were also used to support the draft policies.

Draft policies are located in Chapter 2. Two schedules are updated: Y1 – Core Areas of the Greenlands System in Peel (formerly Schedule A) and X11 – Greenbelt Plan Area Land Use Designations (formerly Schedule D3). Three new figures are proposed to be introduced: Y1 to Y3 identifying Provincial Plan Natural Heritage Systems; Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors; and the Conservation Authority Natural Heritage System. Existing Figure 5 – Criteria and Thresholds for the Identification of Significant Wildlife Habitat will be deleted.

### **Growth Management**



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The Growth Management policies are guided by an exercise to determine where and how new population and employment growth will be accommodated in an integrative manner that promotes healthy, complete, and livable communities. Draft policies allocate new population and employment growth to the local municipalities to 2051, identify areas in the Region where new growth will be directed, protect for a range and mix of housing options and employment types, determine the amount of additional land required through Settlement Area Boundary Expansion (SABE) to accommodate new growth and support planning for services and infrastructure (i.e. housing, water and wastewater etc.) for the future population and employment. Other focus areas detail the delineation of Major Transit Station Area (MTSA) boundaries and specific policies for SABE (New Community Areas identified as Designated Greenfield Areas) as required but are detailed under those policy areas.

In August, 2020, the Ministry of Municipal Affairs & Housing released Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019) and a Land Needs Assessment Methodology, which included population and employment forecasts to 2051. These changes are intended to provide municipalities with more flexibility to respond to demographic, employment, market demand, and housing affordability trends in the Greater Golden Horseshoe (GGH). Peel 2051 proposes to bring the ROP into conformity with the Growth Plan (2019) by updating the population, household and employment forecasts for Peel contained in Table 3 of the ROP.

The allocation of growth forecasts within Peel addresses a fundamental growth management policy of the Growth Plan (2019) which requires the co-ordination of infrastructure planning, land use planning and infrastructure investment. This requirement is reflected in many Regional growth management initiatives that started in 2013 and have resulted in new co-ordinated approach to managing growth.

The updated Regional forecasts and the distribution to the local municipalities were undertaken in close co-operation with Brampton, Caledon and Mississauga and the development industry, and followed directions from the Planning & Growth Management Committee and Regional Council. The process involved forecasting, servicing, transportation and employment consultants. A number of different scenarios of population and employment distribution were developed and tested for planning, servicing and financial implications. The details of the distribution and compliance with Regional and Provincial policy are documented in a Land Needs Assessment report.

Key draft revisions related to the allocation of growth, are changes to Table 3 in chapter 4 of the Plan. The 2031 planning horizon and forecasts are removed and replaced with the 2051 forecasts to bring the Regional figures into conformity with the Growth Plan (2019). Draft policies also introduce the 2051 forecasts reflecting 2,280,000 residents and 1,070,000 jobs.

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The Regional, residential minimum intensification target for the period ending in 2051 will be 55% in the Delineated Built-Up Area (which exceeds the minimum in the Growth Plan of 50%). This target is based on the Draft Intensification Analysis and Draft Strategic Market Demand Analysis report completed in 2020, and in an addendum to this report and the Peel 2051 Land Needs Assessment.

The Peel 2051 Land Needs Assessment report demonstrates that 3,000 hectares of community area land and 1,400 hectares of employment area land are required to accommodate forecasted growth to 2051 through SABE. The analysis is based on the Region providing a balanced approach to accommodating future growth by ensuring there is a range and mix of housing choices and employment types, while responding to provincial, regional, and local policy objectives. This has resulted in a minimum designated greenfield area (DGA) density of 65 people and jobs per hectare for new DGA lands and an overall minimum density of 70 people and jobs per hectare for new and existing DGA lands, (which exceeds the minimum in the Growth Plan of 50 people and jobs per hectare). Various technical studies under the SABE study have also determined how much land is needed to accommodate forecasted growth to the Planning horizon based on two components: Community Areas (for population, housing, population-related jobs and office jobs), and Employment Areas (for employment land jobs such as industrial, manufacturing and warehousing and some office and population related jobs). Specific policies and mapping are found under that policy area.

New Strategic Growth Areas are also proposed to align with the Growth Plan (2019) identified as key mixed-use community areas where significant growth is expected in Peel. This work includes identifying existing and new nodes and corridors within the Region to support higher densities and transit supportive growth, a hierarchy of Urban Growth Centres and MTSAs as primary areas to accommodate intensification, and new Nodes and Corridors that recognizes that new transit supportive nodes and corridors may emerge in Designated Greenfield Areas.

To fulfil the requirement of the Growth Plan (2019), Employment Areas and strategic employment areas within Peel will be identified in policies and Schedule Y6. Several policies propose to identify and protect the Future Strategic Employment Areas and Provincially Significant Employment Zones, direct major office development to areas supported by a mix of uses and transit, introduce flexibility for the consideration of mixed-use development on employment lands with MTSAs, and provide broader consideration for retail and commercial uses within employment areas where appropriate. This work is supported by background technical work including the Employment Strategy Discussion Paper (2017), 2051 Employment Strategy Addendum (2021) and the Vacant and Underutilized Employment Land Inventory (2021) Various employment conversions have been requested from employment to non-employment uses such as retail or residential, as permitted under

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the updated requirements of an MCR. Proposed conversions are reflected in the Preliminary Employment Conversion Analysis report, and in draft schedules/figures.

Most of the Growth Management policy revisions are contained in Chapter 4 and 5, although some policies are also found throughout the ROP. Draft schedules propose to update Schedules Z1 – Regional Structure (formerly Schedule D) and Schedule Z3 – Growth Plan Policy Areas (formerly schedule D4). The Regional Structure includes the Urban System, Rural System, and Urban Growth Centres. Two new schedules are also proposed relating to Z2 – Strategic Growth Areas and Y6 – Employment Areas. Various Figures are proposed to be updated or introduced as follows: Z1 - Population and Employment Growth in Peel Region (formerly Figure 4), Z2 - Population Age Structure in Peel (formerly Figure 7), Z3 - Home Languages (formerly Figure 8) and Z4 - Provincially Significant Employment Zones (new proposed figure).

### **Major Transit Station Areas (MTSA)**

MTSAs are lands within an approximate 500-800 metre radius of a transit station or stop, primarily along existing or planned transit corridors. MTSAs are intended to be developed as high density, mixed-use, transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities. The Growth Plan (2019) introduced new direction for upper-tier municipalities to work collaboratively with lower-tier municipalities to align transit investment and land use planning by directing transit-supportive densities to MTSAs along priority transit corridors.

These areas are a critical element in the Regions growth management strategy, with the potential to achieve higher densities and compact mixed-use development oriented to higher order transit. More jobs, housing, and amenities at these locations will increase transit ridership and enhance commuter travel to these locations to create vibrant destinations. These areas will also contribute to enhancing the Regions attractiveness for new employment opportunities. Each station will be unique and be influenced by its local condition and growth potential and limitations. Not all stations or sites will achieve the same mix of land uses or intensity of development. Some stations may not be able to achieve the requirements of transit supportive development in the short term but will protect for future transit supportive development.

91 MTSAs have been profiled on transit lines including Bus Rapid Transit, Light Rail Transit, GO Rail and other transit hubs in Peel, and are identified on schedule Y7. Densities in vary by station type and can be up to 150 people and jobs per hectare. Three different station typologies are proposed as a framework for representing the 91 MTSAs in the ROP. This includes: Primary Stations with designated minimum density targets matching the Growth Plan (2019) requirements for transit-supportive built forms; Secondary Stations delineated in the with lower minimum densities due to development constraints (these stations may

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serve more of a commuter function); and Planned Stations which are not yet delineated but will be when infrastructure planning, investment, and or land use changes unlock potential for transit-oriented development in the future. As primary and secondary stations will be delineated, local municipalities will be required to implement these MTSA in local municipal official plans. Protected MTSA policies under the *Planning Act* will apply to primary and secondary MTSA.

Proposed policies rely on policies in the Growth Plan (2019) provides direction for upper-tier municipalities to work collaboratively with local municipalities to align transit investment and land use planning by directing transit-supportive densities to MTSA. Additional guidance was also provided in 2020 through Amendment 1 to the Growth Plan (2019) to include policies to guide planning for MTSA in Provincially Significant Employment Zones. An MTSA study was conducted to assess the current conditions and assess growth capacity and recommendations for the MTSA policy framework (Phase 1A Preliminary MTSA Review (2020) and Phase 1B MTSA Report (2020)).

Draft policies are found in Chapter 5 which identify and delineate MTSA boundaries, establish minimum density targets, guide implementation planning by the local municipalities to support context appropriate development and protect MTSA for planned transit-oriented development. Draft Schedule Y7 is a new proposed map identifying the various MTSA, and in the ROP, Table 5 is proposed to identify the minimum densities of MTSA.

### **Housing**

The draft housing policies in Peel 2051 introduce new and updated policies with the key objective of increasing affordable housing supply. These policies will respond to Peel's Housing Strategy (2018), reflect the research in the Affordable Housing Background Paper (2017), and align with Provincial drivers including the Growth Plan (2019), the PPS (2020) and the *Planning Act*. This is also supported by directions in the Peel Housing and Homelessness Plan (2018). Draft policies include revised affordable housing targets, increased supply of affordable housing, and support for an appropriate range and mix of housing form, size, tenure and affordability. Draft policies also reflect how Peel is increasingly growing through intensification and higher density development. By encouraging a range and mix of unit sizes in multi-unit residential developments, policies support the need for larger family-sized units. By supporting increased heights and densities in Strategic Growth Areas, policies reflect the need for complete communities in areas with access to transit and amenities.

There are limited rental housing options in Peel which creates affordability challenges. As a result, draft policies support the creation and maintenance of rental housing by broadening additional residential unit (second unit) policies to align with the *Planning Act* and

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protecting existing rental housing through stronger rental demolition and conversion policies. New tools and mechanisms are proposed that encourage and support the creation of affordable housing such as incentives, inclusionary zoning, and exploring opportunities to use public land or buildings. These policies are supported by the Region’s Draft Feasibility Analysis of Inclusionary Zoning Policy (2021) and the Draft Regional Housing Strategy Data Update (2021).

Draft policies are found mainly in Chapter 6, with some supporting policies in Chapter 6. Table 4 is also proposed to be updated to reflect updated annual minimum new housing unit targets, embedded in the ROP.

### **Transportation**

The Region of Peel’s transportation network is one of the most travelled in the Greater Toronto and Hamilton Area and therefore plays a vital role for moving people and goods both within and beyond Peel. To accommodate forecasted growth identified in the Growth Plan (2019), the Region of Peel is focusing on providing a network that balances the needs of moving goods and all road users through road improvements, sustainable transportation infrastructure, and major provincial infrastructure. Moving forward, the Region of Peel has adopted the 50 percent sustainable mode share target that offers viable travel options to pedestrians, cyclists, transit-users, and motorists.

Draft policies take into account recently adopted studies and strategic plans, including the Long Range Transportation Plan (2019), Sustainable Transportation Strategy (2018), Vision Zero Road Safety Strategic Plan (2018-2022), Goods Movement Strategic Plan (2017-2021) and Regional Road Characterization Study (2013).

Draft Transportation policies guide the development and strengthening of a regional network to accommodate the current and projected travel demands of the people who live, work or travel within or through Peel. In light of a rapidly changing planning landscape, the policies draw from both Provincial and Regional Plans and studies such as, Growth Plan (2019), PPS (2020), and other Regional plans to foster increased resilience of the transportation system in Peel. Draft policies establish a framework that manages anticipated growth through a balanced approach that shifts 50 per cent of travel to sustainable modes, while optimizing the use of existing transportation infrastructure.

Draft policies also update appealed policies on the GTA West Transportation and Transmission Corridor to reflect Provincial requirements and the most recent direction from Regional Council.

Previous Schedules related to transportation are proposed to be updated in Schedule Y2-5. These include changes to the Major Road Network (formerly Schedule E), Regional Road

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Mid-Block Right-of-Way Requirements (formerly Schedule F), Rapid Transit Corridors (formerly Schedule G) and Toronto Pearson International Airport Operating Area (formerly Schedule H). Updated or new Figures are also proposed from Y4-9 relating to Aircraft Noise Exposure and Operating Area, Strategic Goods Movement Network, and Cycling and Pedestrian networks.

### **Settlement Area Boundary Expansion (SABE)**

The Peel 2051 process identified locations for SABE to accommodate employment and community (residential) growth. The current ROP includes policies and mapping that guide growth in Peel to the year 2031. After accounting for intensification opportunities across Peel, there will be a need for new settlement boundary expansion lands to accommodate population and employment growth in Caledon as outlined in the Land Needs Assessment. This work determines the appropriate location(s) for the additional community and employment lands in Caledon, based on the results of a number of technical studies and is consistent with the policy requirements of the Growth Plan (2019), Provincial Greenbelt Plan, other applicable Provincial Plans, the ROP, and strategic priorities related to managing growth.

The supporting policy work was developed through 4 phases with public consultation opportunities included in each phase: Phase A – Background, Phase B - Technical studies, Phase C - Draft Policies and Mapping and Phase 4 - Final Official Plan Amendment Adoption. The policies implement the findings of the SABE many technical studies required as part of an MCR. These include studies on transportation, water and wastewater, health assessment, public facilities, cultural heritage, archaeological assessment, scoped subwatershed study, agricultural impact assessment, climate change, fiscal impact assessment, mineral aggregate resource impacts, and employment and commercial opportunities.

Draft policies ensure the protection of water resources, natural heritage, cultural heritage and archaeological resources, support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form, and coordinate the location of retail and employment areas to multiple modes of transportation. Draft policies also ensure that a robust natural heritage and water resource management system is implemented in accordance with the results of the Regional and local level environmental studies for future development. New policies establish strong direction on the staging and sequencing of growth in coordination with the efficient use of infrastructure and financial sustainability and consider front-end financing or other servicing delivery arrangements.

Other proposed policies ensure the urban form of future community areas reduces the resource consumption, energy use, and carbon footprint of the built environment while also ensuring that lands designated as prime agriculture area within the Rural System and outside the Greenbelt Area are given sufficient protection to ensure their long-term

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viability. New policies will also require that Caledon undertake preparation of secondary and neighbourhood plans to manage the scale and timing of development and ensure smaller segments of the community are coordinated within the larger secondary plan, to ensure a more detailed assessment of delivery of services. Finally, draft policies require that a structure and approach for provision of transit be provided to support the future development to 2051 to support the sustainability framework of the ROP.

Draft policies are proposed in Chapter 5 as part of Designated Greenfield Area policies and are referred to as 2051 New Community Areas. Draft policies are also found in Chapter 2 as they relate to the Provincial Greenbelt Plan permissions for expansions. Draft mapping of the proposed SABE will be reflected in Schedule Z1 (formerly Schedule D) identifying the Regional Structure, including the proposed 2051 New Community Area, and will be reflected in other relevant schedules and figures illustrating the regional structure.

### **Other: Waste Management**

Following a review of Regional strategies and the Provincial planning and waste management policy framework updates to the Official Plan's Waste Management section and mapping were required. Draft Waste Management policies aim to facilitate programs that provide cost-effective, environmentally responsible waste management services to Peel's residents, eligible small businesses and municipal and institutional facilities. Proposed policies reflect the Region's long-term waste management strategy, provincial waste legislation and policies including the *Waste Free Ontario Act* and *Resource Recovery and Circular Economy Act*, *Environmental Protection Act*, 1990, Food and Organic Waste Policy Statement (2018), PPS (2020), the Made-in-Ontario Environment Plan (2018), and Growth Plan (2019).

Draft policies seek to locate and protect designated sites proposed for the recovery and management of waste materials; highlight the importance of circular economy practices; improve the development review process to ensure new residential developments facilitate waste material diversion; introduce food and organic waste policies to promote added recovery; and recognize thermal treatment and alternative resource recovery options for the management of residual waste materials.

Draft policies are located in Chapter 6. An existing figure is proposed to be revised as Figure Y7 (formerly Figure 10) which updates existing and introduces new waste management infrastructure.

### **Other: Cultural Heritage & Indigenous Engagement**

Cultural heritage resources and archaeological resources are non-renewable. They provide an important link to Peel's history and culture. Indigenous Peoples have a unique relationship with the land and its resources. Draft policies propose to better recognize

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Indigenous heritage, treaty rights and unique relationship to Peel’s land and resources. Draft policies also respond to updated Provincial policy direction identified through the Growth Plan (2019) and PPS (2020). As a result, proposed policies update and add various definitions related to cultural heritage policies, such as built heritage resources and areas of archaeological potential. Draft policies also aim to conserve and promote cultural heritage and archaeological resources to support the wellbeing of all communities, including Indigenous communities. improve connections in policy between Indigenous communities, cultural heritage and archaeological resources, and strengthening engagement and coordination policies. Other proposed updates help support a sense of place, community character, and Peel’s environmental sustainability goals, in addition to advancing Regional objectives surrounding social equity, inclusion and systemic racism, with policies related to public engagement and the planning process. Draft policy changes are found throughout the ROP, but mainly in Chapter 1, 3 and 7.

### Other

Other minor changes in the ROP include draft policies that identify opportunities for including broadband and pipeline infrastructure, and updated boundaries of rural settlement areas to ensure that their existing established boundaries are depicted accurately with greater precision in in the ROP. Technical supporting documents including a Rural Settlement Area Boundary Review were prepared as a basis to support policy revisions.

### d) ROPA Policy Framework

This ROPA is based on the various planning studies conducted with respect to meeting the requirements of an MCR. It amends the ROP to include draft policies throughout the Plan on policy matters that relate to Agriculture & Rural Systems, Climate Change & Wildland Fires, Water Resources, Provincial Greenbelt Plans, Greenlands System, Growth Management, Major Transit Station Areas, Housing, Transportation, Settlement Area Boundary Expansion, Other supporting policy and mapping updates: Waste Management, Cultural Heritage & Indigenous Engagement, and Rural Settlement Area Boundary Refinement.

The ROPA provides a policy framework for the ROP that is consistent with and conforms to the various Provincial plans and legislation, including planning to the new horizon of 2051 and implementing new Regional policy initiatives and plans.

The ROPA includes proposed amendments to existing and the addition of new Schedules to address new or updated policies. These include:

Schedules X, Y, Z

Status

Proposed Changes



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Schedule X1 - Water resources system features and areas	New schedule is being proposed.	New schedule to identify water resources system features and areas (wetlands, watercourses and waterbodies). This schedule will be updated to reflect new information if additional provincially significant wetlands are identified prior to the schedule being adopted by Regional Council.
Schedule X2 - Source water protection plan areas	New schedule is being proposed.	New schedule to identify where relevant Source Protection Plans are applicable in Peel Region.
Schedule X3 - Wellhead protection areas	New schedule is being proposed.	New schedule to show the current Wellhead Protection Areas around a municipal well where protection measures are implemented. This schedule will be updated to reflect new information if available from the Source Protection Committee prior to the schedule being adopted by Regional Council.
Schedule X4 - Intake protection zones	New schedule is being proposed.	New schedule to illustrate the location of the vulnerable water and lands nearest to Peel's drinking water intake pipes.
Schedule X5 - Highly vulnerable aquifers	New schedule is being proposed.	New schedule to identify the location of areas under the ground that contains water and is susceptible to contamination.
Schedule X6 - Significant groundwater recharge areas	New schedule is being proposed.	New schedule to identify areas where ground water is replenished through infiltration.
Schedule X7 - Lake Simcoe Protection Act watershed boundary	New schedule is being proposed.	New schedule to identify the location of the Lake Simcoe Watershed where the Lake Simcoe Protection Plan policies are applicable.
Schedule X8 - Niagara Escarpment plan area land use designations	New schedule is being proposed.	New schedule to Identify the Niagara Escarpment Plan land use designations.
Schedule X9 - Oak Ridges Moraine	Previously Schedule D1	Minor housekeeping revisions to map format.

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conservation plan area land use designations		
Schedule X10 - Aquifer vulnerability for the Oak Ridges Moraine conservation plan area	Previously Schedule D2	Minor housekeeping revisions to map format.
Schedule X11 - Greenbelt Plan area land use designations	Previously Schedule D3	<ul style="list-style-type: none"> <li>Existing “River Valley Connections Outside the Greenbelt” designation is deleted and replaced with a new “Urban River Valley” designation as shown to reflect updated Provincial Greenbelt Plan policy direction and mapping.</li> <li>Added Natural Heritage System for the Growth Plan.</li> </ul>
Schedule X12 - Rural System	Previously Schedule B	<ul style="list-style-type: none"> <li>Schedule B to be deleted and replaced with a new Schedule X12 identifying the Rural System and its components, including Prime Agricultural Areas</li> <li>Rural Lands are identified as a component of the Rural System</li> <li>Existing Prime Agricultural Area mapping has been updated. Portions of the existing Prime Agricultural Area have been removed and new Areas have been added</li> </ul>
Schedule Y1 - Core areas of the greenlands system in Peel	Previously Schedule A	<p>Schedule A to be deleted and replaced with a new Schedule Y1 – Core Areas of the Greenlands System. Mapping changes on Schedule Y1 include:</p> <ul style="list-style-type: none"> <li>Updated mapping of provincially significant wetlands which are an element of the Core Areas of the Greenlands System to reflect provincial mapping information</li> <li>Updated mapping of Escarpment Natural Areas to reflect the updated criteria and mapping of Escarpment Natural Areas in the 2017 Niagara Escarpment Plan.</li> </ul>
Schedule Y2 - Major road network	Previously Schedule E	<ul style="list-style-type: none"> <li>Conversion from “Future Major Roadways” to “Major Road” where projects are completed.</li> </ul>

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		<ul style="list-style-type: none"> <li>• Conversion from “Freeway Extension” to “Freeway” where projects are completed.</li> <li>• Includes proposed “Future Major Road”</li> <li>• Conceptual GTA West Transportation Corridor and Northwest GTA Transmission Corridor added.</li> <li>• Updated Regional Urban Boundary.</li> </ul>
Schedule Y3 - Regional road mid-block right-of-way requirements	Previously Schedule F	<ul style="list-style-type: none"> <li>• Updated Regional Right-of-Ways to reflect 2019 Long Range Transportation Plan network recommendations.</li> <li>• Updated Regional Urban Boundary.</li> </ul>
Schedule Y4 - Rapid transit corridors (long term concept)	Previously Schedule G	<ul style="list-style-type: none"> <li>• Updated to reflect long-term rapid transit corridors as identified by both transit providers and the 2041Metrolinx Regional Transportation Plan.</li> <li>• Update includes both proposed and conceptual Freeway transitways.</li> <li>• Conceptual GTA West Transportation Corridor and Northwest GTA Transmission Corridor added.</li> <li>• Updated Regional Urban Boundary.</li> </ul>
Schedule Y5 - Toronto Pearson International Airport Operating Area	Previously Schedule H	<ul style="list-style-type: none"> <li>• Updated base mapping.</li> <li>• Updated Regional Urban Boundary.</li> </ul>
Schedule Y6 - Employment Areas	New figure being proposed.	New Schedule to identify Employment Areas in Peel.
Schedule Y7 - Major Transit Station Areas	New schedule being proposed.	New Schedule to identify Major Transit Station Areas in Peel.
Schedule Z1 - Regional Structure	Previously Schedule D	<ul style="list-style-type: none"> <li>• Expanded Regional Urban Boundary and Urban System.</li> <li>• Former “Rural Service Centres” are now part of the Urban System.</li> <li>• Conceptual 2051 New Community Area identified.</li> <li>• Future Airport Transit Hub location identified.</li> </ul>
Schedule Z2 - Strategic Growth Areas	New schedule being proposed	New schedule to identify the Growth Plan Strategic Growth Areas in Peel.

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Schedule Z2 - Settlement Area Boundary Expansion	To be consolidated with Z2 – Strategic Growth Areas	Component of Schedule Z2 showing only the Settlement Area Boundary Expansion Area (2051 New Community Area), Designated Greenfield Lands.
Schedule Z3 - The Growth Plan Policy Areas in Peel	Previously Schedule D4	<ul style="list-style-type: none"><li>• Expanded Designated Greenfield Area.</li><li>• Expanded Regional Urban Boundary.</li></ul>

### e) **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The *Places to Grow Act, 2005* enables the development of regional growth plans that guide government investments and land use planning policies. The Growth Plan (2019) took effect May 16, 2019 and Amendment 1 (2020) took effect August 28, 2020.

The Growth Plan provides a plan for managing growth in the GGH by establishing a long-term framework for where and how the region will grow.

The inclusion of the draft ROPA implements the latest Growth Plan requirements.

### f) **Provincial Policy Statement (2020)**

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The 2020 version came into effect May 1, 2020 and replaced the PPS issued April 30, 2014.

The PPS guidance for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. It supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The draft ROPA identifies the required provincial interests and sets out appropriate land use designations as required by the PPS.

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PART A – THE PREAMBLE. Section 1.3 of the Peel Official Plan notes Figures may be changed by Regional Council, without requiring an amendment. The following Figures will be approved by Regional Council and take effect when the ROPA is in effect.

Figures X, Y, Z	Status	Proposed Changes
Figure X1 - Selected areas of Provincial interest	Previously Figure 2	<ul style="list-style-type: none"> <li>Existing “River Valley Connection (Outside Greenbelt)” designation is deleted and replaced with a new “Urban River Valley” designation as shown to reflect updated Provincial Greenbelt Plan policy direction and mapping.</li> <li>Conceptual GTA West Transportation Corridor and Northwest GTA Transmission Corridor added.</li> </ul>
Figure X2 - Landform conservation areas in the Oak Ridges Moraine conservation plan area	Previously Figure 12	Minor housekeeping revisions to map format.
Figure X3 - Wellhead protection areas in the Oak Ridges Moraine conservation plan area	Previously Figure 13	Existing Wellhead Protection Areas are deleted and replaced with new Wellhead Protection Areas to identify areas around a municipal well where protection measures are implemented. This schedule will be updated to reflect new information if available from the Source Protection Committee prior to the figure being adopted by Regional Council.
Figure X4 - Oak Ridges Moraine conservation plan area partial service areas	Previously Figure 14	Minor housekeeping revisions to map format.
Figure X5 - Potential locations of hazardous forest types for wildland fires	New figure is being proposed.	New figure to identify hazardous forest types for wildland fire in Peel.
Figure Y1 - Regional greenlands system – provincial plan natural heritage systems	New figure being proposed.	New figure to conceptually identify Provincial Plan Natural Heritage Systems land use designations.
Figure Y2 -	New figure	New figure to conceptually identify the Greenlands System

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Regional greenlands system – core areas, natural areas and corridors and potential natural areas and corridors	being proposed.	Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors.
Figure Y3 - Conservation authority natural heritage system	New figure being proposed.	New Figure to conceptually show the Conservation Authority Natural Heritage System.
Figure Y4 - Aircraft noise exposure composite contours	Previously Figure 6	Updated base mapping.
Figure Y5 - Toronto Pearson international airport operating area	Previously Figure 11	This Figure is now proposed to be deleted as Schedule Y5 shows the same information – June 2021.
Figure Y6 - Strategic goods movement network	New figure is being proposed.	New Figure to depict the Strategic Goods Movement Network in Peel.
Figure Y7 - Waste management sites	Previously Figure 10	<ul style="list-style-type: none"> <li>• Added Heart Lake Community Recycling Centre</li> <li>• Updated status of Caledon Landfill site</li> <li>• Removed Caledon Composting Facility</li> <li>• Updated legend from “Other Landfill sites” to “Private Landfill Sites”</li> <li>• Provided waste site boundaries</li> </ul>
Figure Y8 - Existing and long-term cycling network	New figure is being proposed.	Updated to reflect the latest dataset depicting both the existing and long-term cycling network throughout the Region of Peel. The data is cross-referenced between the Region of Peel and the Local Municipalities.
Figure Y9 - Existing and long-term pedestrian network	New figure is being proposed.	Updated to reflect the latest dataset depicting the existing and long-term pedestrian network throughout the Region of Peel. The data is cross-referenced between the Region of Peel and the Local Municipalities.

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Figure Z1 - Population and Employment Growth in Peel Region	Previously Figure 4	Revised 2021 and 2031 forecasts based on Amendment 1 to the Growth Plan, 2019. New 2041 and 2051 Forecasts.
Figure Z2 - Population Age Structure in Peel Region	Previously Figure 7	Charts revised to include 2016 Census year and 2041-2051 forecasts.
Figure Z3 - Home Languages: Peel Region and Ontario	Previously Figure 8	Minor housekeeping.
Figure Z4 - Provincially Significant Employment Zones	New figure is being proposed	New Figure to identify Provincially Significant Employment Zones.

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### **PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number \_\_ to the Region of Peel Official Plan.

#### **Amendments to Text and Schedules**

A Draft Office consolidation of the Regional Official Plan showing the effect of changes to policies identified in the Draft Regional Official Plan Amendment is available using the Peel 2051 Regional Official Plan Review project webpage here: <https://www.peelregion.ca/officialplan/review/draft-policies/> with proposed Schedules and Figures. All proposed policy changes are identified in red text. Red strikethrough text represents deleted policies, red underline text represents new policies and red text with no underline represents existing policy language that is newly defined. Text in blue, constitute additional minor administrative changes that do not alter the purpose, effect or intent of the Plan. The technical amendment will be available no later than 20 days prior the public meeting, as required by the *Planning Act*.