

Summer 2021

Ask the Planner Drop-in Sessions

Peel2051

Regional Official Plan Review and
Municipal Comprehensive Review



What is a Regional Official Plan?

A Regional Official Plan is a long-term plan that provides a policy framework for making land use planning decisions (setting a structure for managing growth, protecting the environment, and managing resources).

What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (MCR) is a process required by the Province.

An MCR results in a new official plan or official plan amendments requiring Provincial approval based on various policies (see diagram).



Focus Areas



Agriculture
& Rural Areas



Climate Change



Wildland
Fire Hazards



Provincial
Greenbelt Plans



Water
Resources



Other:
Waste Management,
Cultural Heritage &
Indigenous Engagement



Growth
Management



Major Transit
Station Areas



Housing



Transportation



Greenlands
System



Settlement Area
Boundary Expansion



Aggregate
Resources

Technical Studies



Key Policy Themes

- action against climate change
- fiscally sustainable growth
- healthy, complete development of communities
- increase affordable housing
- changing economy and encourage job growth
- encourage active transportation



Key Policy Themes

Take action against climate change

- Reduce greenhouse gas emissions and improve the Region's ability to respond to a changing climate by requiring that new developments support the development of sustainable, low-carbon, compact, mixed-use, walkable, and transit supportive communities to protect natural systems and promote renewable energy and conservation

2.4.7 In collaboration with local municipalities and conservation authorities, support and undertake climate change mitigation and adaptation planning and implementation through coordinated strategies, plans and actions in accordance with accepted frameworks and provincial guidance.

Key Policy Themes

Protection and enhancement of our natural heritage system, agricultural lands and rural landscapes

- **Greenlands System** provides for the protection, restoration and enhancement of natural heritage features and areas, and the linkages among them, a key component to a complete community
- **Agricultural System** consists of the agricultural land base and the supporting network of infrastructure, services and businesses
- Protection of Prime Agricultural Areas and an agricultural system approach will maintain and enhance the viability of the agricultural sector



Key Policy Themes

Manage growth in a fiscally sustainable manner

- Development will occur in a way that ‘Growth pays for growth’ to minimize financial impacts to existing residents and businesses while protecting environmental and agricultural resources

5.6.20.11 Where an approved Secondary Plan is not already in place, require local municipalities to develop staging and sequencing plans, utilizing for new Secondary Plans that make best and most efficient use of Regional Infrastructure and minimize fiscal impacts.

Key Policy Themes

Ensure the healthy, complete development of our communities

- Work closely with local municipalities to plan for development in areas that are already built up to minimize the need for new communities to accommodate growth
- Plan residential and employment areas close to existing or future transit routes to minimize the need for private automobiles
- Encourage more development at higher densities at transit stops to be more walkable
- Recognize the importance of addressing equity and inclusion in planning

5.6.14.13

Ensure that community block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a range and mix of housing options, including *affordable housing*, walkable communities, transit supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, and respecting natural and cultural heritage...

Key Policy Themes

Increase affordable housing

- Increase the supply of affordable housing through implementing an inclusionary zoning framework, setting bold targets that meet housing needs, greater involvement in the development review process, and exploring new housing opportunities

Table 4 – Peel Annual Minimum New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are affordable housing. Encourage 50% of all affordable housing to be affordable to low income residents.
Tenure	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

[5.9.33](#) Utilize the inventory of Regionally owned land and buildings to identify opportunities for the development of affordable housing.

[5.9.36](#) Explore opportunities to develop a Regional land banking system to secure lands that are suitable for affordable housing.

Key Policy Themes

Respond to a changing economy and encourage job growth

- Protect employment areas and implement a long-term employment strategy to provide opportunities to live and work within the Region in key areas such as MTSAs, Urban Growth Centres, Provincially Significant Employment Zones, and other Strategic Growth Areas

5.8.6 To concentrate higher density employment uses such as Major Office in Strategic Growth Areas appropriate locations such as Urban Growth Centres, Major Transit Station Areas, the Regional Intensification Corridor, mobility hubs, nodes and corridors and in other areas served by frequent and higher order transit.

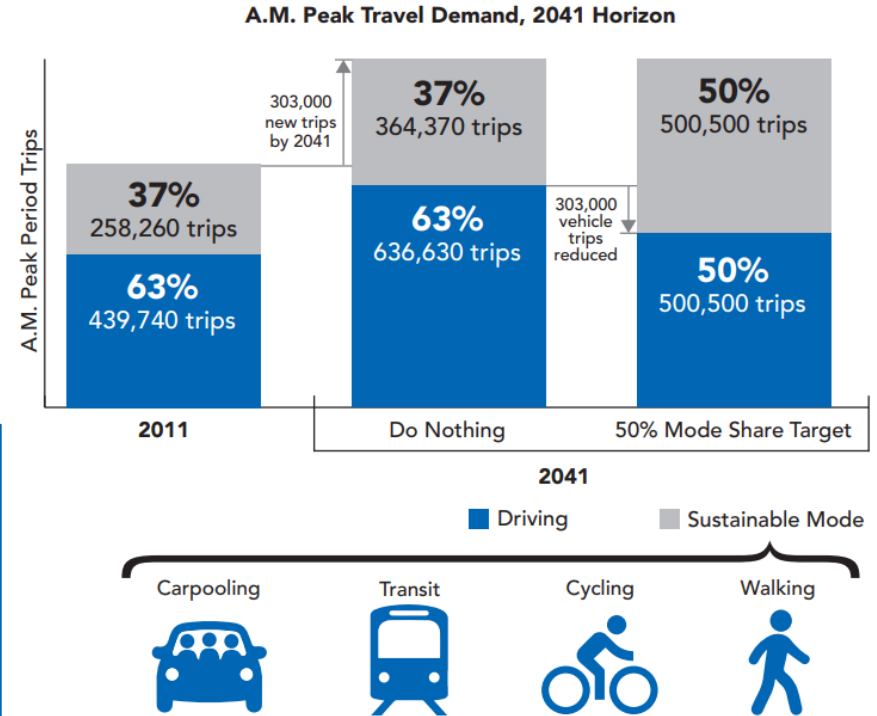


Key Policy Themes

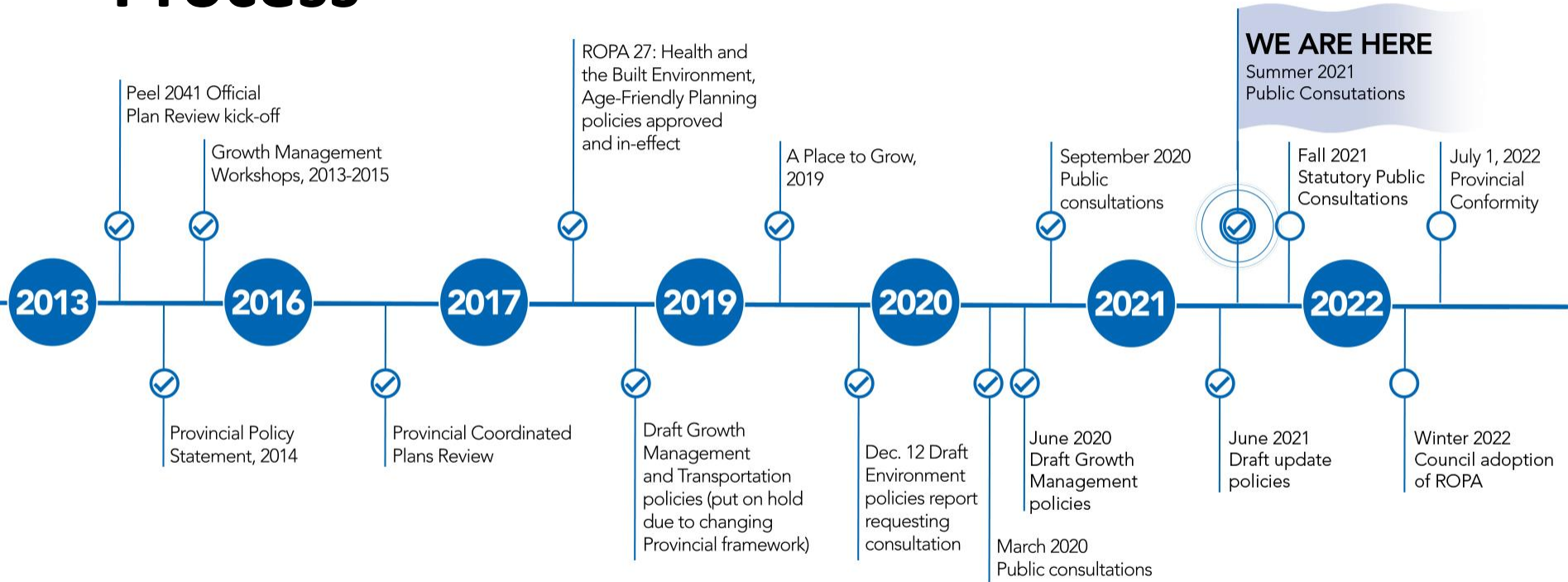
Encourage active transportation

- Implement programming and transportation infrastructure investment that make sustainable and active travel options, such as transit routes, carpooling, walking, and cycling, more viable

[5.10.32.29](#) Work with the local municipalities and all relevant agencies to achieve a balanced approach that reduces reliance upon the automobile and increases use of transit and active transportation through a complete streets approach in the design, refurbishment, or reconstruction of the planned or existing network.



Process



Planning

Official Plan

[Download the Plan](#)[Amendments](#)

Peel 2051 Official Plan review

[Focus areas](#)[Draft policies and mapping](#)[Approved amendments](#)[Upcoming consultations](#)[Reading Room](#)

Peel 2051 Official Plan Review

Region of Peel Official Plan and Municipal Comprehensive Review

The Region of Peel has responded to the updated 2051 planning horizon. The new brand for the Official Plan Review also reflects this change as 'Peel 2051' (previously known as Peel 2041+).

Virtual sessions

Please join us for one of the upcoming virtual “ask the planner” sessions:

- Thursday, July 29 at 7:00 pm. [Add to calendar.](#)
- Wednesday, August 4 at 7:00 pm.

A virtual drop-in session specific to the Settlement Area Boundary Expansion focus area is planned since the latest release of draft policies on:

- Wednesday August 18, 2021 at 7:00 pm.

No registration is required. The link to join will be available here on the day of the session.

Peel 2051 Community Survey

We want to hear from you. [Complete this short survey](#) to share your input on the future of Peel Region.

[Email Regional Planning and Growth Management](#) to join our notification list, stay up to date on the latest updates, upcoming meetings, and submit comments.

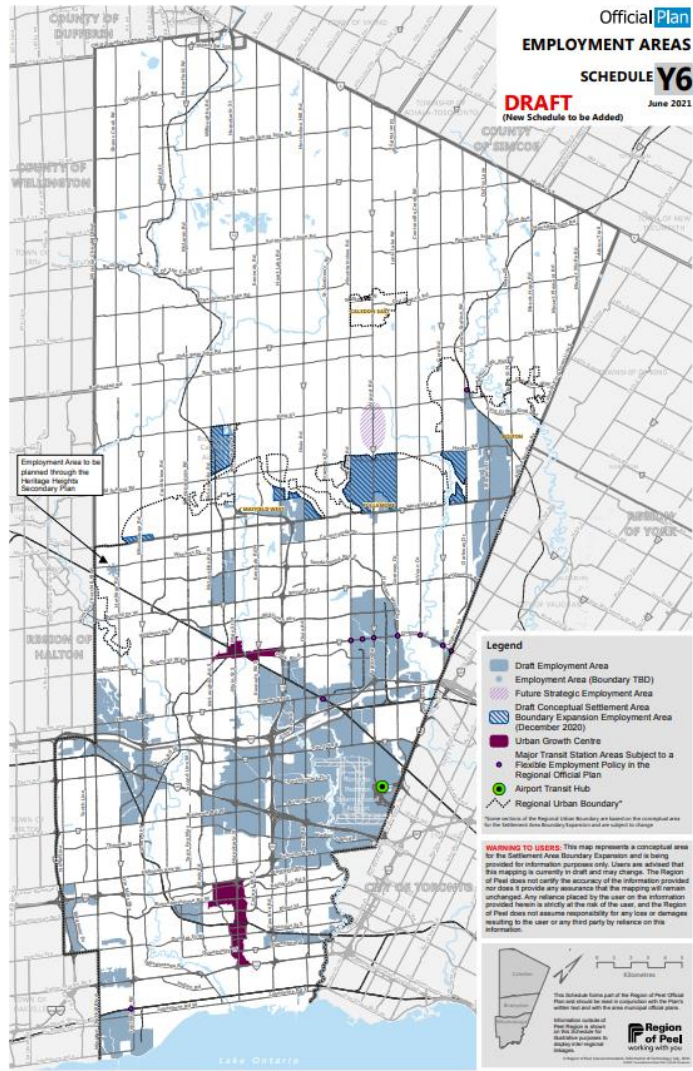
Mapping

The information on the DRAFT maps listed have been prepared as a reference for consultation purposes only. The proposed maps give visualization of proposed policy areas and do not represent adopted, approved or in-effect mapping.

The in-effect Official Plan schedules and figures, adopting by-law itself and any amending by-laws or Local Planning Appeal Tribunal decisions must be consulted for the official data. [See the Official Plan maps](#) for all in-effect maps.

Proposed schedules and figures below are the latest DRAFT versions as of June 2021.

Schedules X, Y, Z	In effect	Proposed Changes
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.
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.



Legend

- Draft Employment Area
- Employment Area (Boundary TBD)
- Future Strategic Employment Area
- Draft Conceptual Settlement Area
- Boundary Expansion Employment Area (December 2020)
- Major Transit Station Areas Subject to a
- Flexible Employment Policy in the Regional Official Plan
- Airport Transit Hub
- Regional Urban Boundary

*The vertices of the Regional Urban Boundary are based on the conceptual area for the Settlement Area Boundary Expansion and are subject to change.

WARNING TO USERS: This map represents a conceptual plan for the Settlement Area Boundary Expansion and is being provided for information purposes only. Users are advised that this mapping is currently in draft and may change. The Region of Peel does not verify the accuracy of the information provided nor does it provide any assurance that the mapping will remain unchanged. Any reliance placed by the user on the information provided herein is strictly at the risk of the user, and the Region of Peel does not assume responsibility for any loss or damage resulting to the user or any third party by reliance on this information.

What we want to Hear from You

- What is most important to you when it comes to the future of Peel Region?
- Do the Official Plan themes cover all the major areas you'd like to see?
- Is there anything missing from our approach?

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