

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: November 29, 2021 11:42 AM
To: ZZG-Planpeel <zzg-planpeel@peelregion.ca>
Cc: joshua.campbell@cvc.ca; Mary-Ann Burns <MaryAnn.Burns@trca.ca>
Subject: Peel ROPA/MCR - CVC Comments

Hi Virpal

CVC staff have had the opportunity to review the proposed Region of Peel Official Plan draft policies associated with Municipal Comprehensive Review (MCR) and have provided our comments (letter and detailed memo) attached.

Feel free to contact me should you have any questions.

Thanks,

I'm working remotely. The best way to reach me is by email, mobile phone or Microsoft Teams.

Dorothy Di Berto, RPP

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**Credit Valley
Conservation**
inspired by nature

VIA EMAIL

November 29, 2021

Region of Peel
10 Peel Centre Drive
Brampton ON L6T 4B9

Attention: Virpal Kataure, Principal Planner - Regional Planning and Growth Management

Re: Regional Official Plan Amendment and Municipal Comprehensive Review

CVC staff have received the Region of Peel Draft Updated Official Plan (OP) Policies in support of the Region's Municipal Comprehensive Review (MCR). CVC staff appreciate the opportunity to review the document and provide comments on the draft OP policies.

We have focused are review on the following main areas:

- Climate System
- Water Resources System
- Drinking Source Water Protection
- Greenlands System
- Natural Hazards
- Regional Structure and Implementation

We have provided detailed policy specific comments in the attached memo for your consideration.

At this time, we would like to commend the Region for once again providing a forward-thinking, on-point and consistent policy document reflective of the current planning climate. Staff are pleased to see the inclusion of the Water Resource System section, updated Drinking Source Water Protection Section and overall improvements to other key sections of interest to CVC including the Greenlands System and Natural Hazards.

Staff have provided some insight into certain policies and additional guidance and/or suggestions for revisions. We are happy to continue discussions with Region of Peel staff on this Official Plan update and look forward to a continued partnership as the MCR evolves.

Should you have any further questions, please do not hesitate to contact the undersigned at 905-670-1615 ex.232 or via email at Dorothy.diberto@cvc.ca.

Sincerely,

Dorothy Di Berto, RPP
Senior Manager, Planning
Planning & Development Services

Attachment – Memo - CVC comments on draft policies
C: Mary-Ann Burns, TRCA



Memo

To: Virpal Kataure - Principal Planner, Region of Peel

From: Dorothy Di Berto, Senior Manager, Planning, CVC

Date: November 29, 2021

Re: Proposed Regional Official Plan Amendment and Municipal Comprehensive Review

1. CVC staff commend the Region of Peel for putting the environment on the forefront in 1.3 Guide to Reading this Plan. The 'environment first' approach sets the stage for how the various policy layers come into play, but it also acknowledges future growth pressures and carves out the importance of natural heritage protection while balancing growth demands. CVC staff are pleased to see the Region continuing this forward-thinking approach to Regional Official Plan policy writing.
2. CVC staff support the clarification on Figures, as often times figures depicting land use can be confusing to the general public, and clarity in terms of updates and potential revisions is key to highlight.
3. General - suggest revising the term 'ecosystem' to 'natural heritage system' (NHS) as this is more current language and all encompassing of ecosystems as whole.
4. Chapter 2 - Natural Environment. Recognizing that the term 'natural environment' is more public facing and easier to understand, there remains the opportunity to begin to introduce the term 'natural heritage system' within this chapter and throughout the Official Plan. The term 'natural heritage system' is current and is common language found in many official plans. It is a planning term that should be more prevalent in the Peel Official Plan. Further, the consistency of using one term to describe the natural environment is recommended. In the introduction of Chapter 2 alone the terms 'natural environment', 'ecosystem', 'natural areas', and 'natural system' are used. Consistency allows for direct clarity. As such staff recommend the usage of the term 'natural heritage system'.
5. Page 11 - Suggest rewording this paragraph "Large environmental systems interact with smaller ecosystems..." It is unclear and if the intent is to introduce climate change then that should be the focal point. Also, the term 'climate system' should be defined.
6. 2.2 Goal - consider using the term 'natural heritage system' over 'natural environment'. Unless the definition of 'natural environment' is different than NHS. If

this goal is intended more broadly to include human health, air quality, noise etc. then it may be appropriate, however it is recommended that the term NHS be used for consistency. Once appropriate terminology is decided upon, it should be then implemented throughout.

7. 2.3.5 This is a good policy however the intent is unclear. This policy appears to be a development driven policy, whereby impacts to NHS are assessed as a result of development, however the intent should be prevention of negative impacts as a result of development and/or appropriate mitigation. The policy as such, is open ended, allowing the Region to participate in or support these studies but with no further direction or prescription.
8. 2.3.6. It is unclear how the Region regulates lands exposed to natural hazards. This is the jurisdiction of the conservation authorities. Suggest revising to include "support local conservation authorities" in regulating said land.
9. 2.4 Climate System - please define the term. Again, consistency in terminology is key and should be reviewed throughout the section.
10. 2.6 Water Resources System. CVC staff support the inclusion of this new section however note that many new terms are introduced here that should be defined in the glossary and italicized accordingly.
11. 2.6.19.4.f) This is an all encompassing policy that is supported by CVC however it includes a lot of information that could be separated out into sub policies for more focus and ease of review. Recommend that this policy be restructured to provide direction and recommendations for the WRS and NHS respectively. Further, this policy provides guiding principles and it should be more at the forefront - suggest moving it up to subset B. Suggest removing the term 'water' in sentence "water and natural heritage system...."as the NHS includes water.
12. 2.7 Source Protection - Consider changing the term "Source Water Protection" to "Drinking Water Source Protection" to be more consistent with the terminology used in Source Protection Plans. Also please include the date of the Clean Water Act (2006).
13. Section 2.7.2: Recommend revising or adding additional wording/policy which states "mitigate existing significant drinking water threats and ensure activities do not become a significant drinking water threat" to be consistent with language in the SPP (currently the policy does not address existing significant drinking water threats, only a drinking water threat).
14. Section 2.7.12: Suggest/recommend that the wording for the listed threats is revised to be consistent with the wording of the prescribed 21 threats under the Clean Water Act, 2006 (listed on p. 28 in the CTC SPP)
15. Section 2.7.13 (Waste Disposal Sites): Recommend including wording "where the storage or generation of waste would be a significant drinking water threat" to be consistent with wording in the CTC SPP (WST-5 policy)
16. Section 2.7.14 (Septic Systems – Vacant Lots of Record): CTC SPP directs municipalities to adopt OP policies that required the enactment or amendment of Site Control By-laws containing provisions for siting and design of septic systems. Consider revising policy to require site plan control for existing vacant lots

of record to ensure siting and design of on-site septic systems is optimized in relation to significant drinking water threats instead of restriction (SWG-3 policy in CTC SPP).

17. 2.8 This section describes Lake Ontario but fails to include that the Lake Ontario shoreline is also characterized by hazards associated with dynamic beaches, wave uprush and erosion. Reference to conservation authorities is missing here and should be included given our role in regulating the Lake Ontario shoreline to protect and manage those hazards.
18. 2.8.2 Suggest revising the last sentence "...and it's shoreline and *associated hazards*".
19. 2.12.9 g) Please define 'small scale structures' or keep consistent terminology such as 'accessory structures'.
20. Page 98 - Greenlands System - the rationale for including Escarpment Natural Areas and Escarpment Protection Areas as natural heritage features and areas is unclear; these are designations within the Plan Area and each designation has applicable objectives in terms of development (and are already included separately in 2.14.5h). However similar to the other Provincial Plans, the NEC also identifies Key NH and Hydrologic Features that are to be protected and where possible enhanced (these features are not limited to a particular designation). Designations do not fit the form of the NHS such as components (i.e. features). It is the NEC key features that should be incorporated / included into this list of Greenland System Natural heritage features and areas, rather than the Designation, if there are attempts at merging. Additionally, if a merge is intended, then this Greenlands System list should ensure that it incorporates the key NH and hydrologic features included in the various provincial plans (as per PG. 97) at minimum.
21. 2.14.12 CVC staff support the proposed exception policies for the Core Areas and note that specifically for subsection biv) the term 'compensation' should be revised to 'offsetting'. Staff also note that mitigation and offsetting are not the same thing and as per the mitigation hierarchy, offsetting is the last option, after mitigation is considered. As such, offsetting is not a mitigation option and we suggest rewording of this policy to further clarify when offsetting can be used (after mitigation option have been exhausted). Notwithstanding, CVC staff are pleased to see the modernization of these policies and the acknowledgement of CA based offsetting tools and guidelines. Notably, CVC has produced Ecosystem Offsetting Guidelines which will be of great assistance in these unique circumstances.
22. 2.14.14f) includes habitat of threatened and endangered species however this criteria has been removed from the Core Areas list in 2.14.8. Please clarify.
23. 2.14.19 Suggest revise to "*Direct municipalities to include policies in their official plans that require the maintenance of pre to post development wetland water balance by reducing impervious areas within the wetland catchment and/or by the implementation of best management practices, where feasible and in consultation with the conservation authority*".
24. 2.14.29 CVC staff support this policy however it provides no further direction. It may be a good opportunity to offer a next step such as "...and opportunities to enhance or restore should be implemented as applicable".

25. 2.14.36 CVC staff support this policy and suggest revising the term 'compensation' to 'offsetting' here and throughout the document for consistency.
26. 2.16 - Introductory paragraph should be revised to imply that natural hazards exist on the landscape regardless if there is development, human influence or only when they will impact life and property. Suggest revising to '... condition and processes result in hazards which may affect people and structures ... '
27. 2.16 Second paragraph discusses the various hazards however it should be noted that floodplains are always susceptible to flooding and therefore the notation about floodplains that are susceptible to flooding is irrelevant. Further it is unclear if there is a clear distinction between riverines and valleys. Suggest using valleys or valleylands for consistency.
28. 2.16.1 Please clarify what is meant by 'human made hazards'. Also, assuming this is different than natural hazards, please separate the two policies.
29. 2.16.2 Suggest revising this policy to including wording related to the protection of life and property through proper hazards management, not just limiting social disruption.
30. 2.16.4 Suggest rewording to be more consistent with O. Reg 686/21 awareness of areas important for management of natural hazards including: wetlands, river / stream valleys,..." etc.
31. 2.16.5 d) It is unclear how the Region will 'regulate' land uses within the various hazard lands as this is the role of the CA. Further, floodplains are considered hazardous lands so the addition of the term is not necessary when including 'hazardous lands' in the policy.
32. 2.16.8 CVC staff support the inclusion of LID promotional policy, however it appears slightly out of place under the Natural Hazards section. Suggest expanding and providing purpose such as "...in effort to mitigate impacts associated with hazardous lands".
33. 2.16.12.2 Please remove reference to CAs in this policy as CAs do not regulate hazardous lands associated with wildfires.
34. 5.4.18.7a) Please amend to be consistent with language in other sections of the OP. Natural Heritage Systems (NHS) are typically all encompassing including natural areas, natural heritage features and associated hazards. Suggest simplifying by using the term NHS or referring to Core Greenlands as generally prohibitive areas. Suggest also using the term hazardous lands over floodplains, as there are other hazards that impact development and greenfield development should be have consideration for.
35. 5.6.18 - Amend introduction to use the term 'natural heritage system' rather than just 'natural heritage' in second paragraph.
36. 5.6.20 - CVC staff support this section on Designated Greenfield Areas
37. 5.6.20.12 - consolidate last piece speaking to open space, valleylands etc. and use the term 'natural heritage system' for consistency.

- 38. 5.10.37.2 This section offers a good opportunity to include reference to ecological offsetting as necessary for major transportation and to reduce environmental impacts.
- 39. 7.6 Sustainability - CVC staff support the modification of this section as a stand-alone and support the expanded language the informs forward-thinking policy application.
- 40. 7.9.5, 7.9.6, 7.9.7 and 7.9.9 CVC staff support the improved section on the Natural Environment.