

### Planning Roles, Responsibilities, and Processes Guide

The Planning Act requires municipal official plans and land use planning decisions to be consistent with all policy statements from the province and conform to all provincial plans (e.g. The Growth Plan and Greenbelt Plan). It requires both regional and local municipalities to have official plans (OP) and update them at least every five years in compliance with provincial policy through a municipal comprehensive review (MCR). In these provincial planning documents, the role of regional and local municipalities is prescribed, which in turn dictates which planning processes and tools are conducted at the regional or local level.

The implications of these planning roles are outlined in the attached three examples for Peel 2051 focus areas. This document can be found on the Peel 2051 webpage, October 21, 2021 Planning and Growth Management Committee Workshop materials: [www.peelregion.ca/officialplan/review/reading-room/](http://www.peelregion.ca/officialplan/review/reading-room/).

#### Land Use Planning Policy Framework

THE PROVINCE	THE REGION	LOCAL MUNICIPALITIES
<p>- <i>Planning Act</i></p> <ul style="list-style-type: none"> <li>• Sets legislated approval authority for planning matters</li> <li>• Province is the approval authority for Regional OPs, MCRs</li> <li>• Requires that planning decisions are consistent with the Provincial Policy Statement</li> <li>• Requires that planning decisions conform to provincial plans, for example:               <ul style="list-style-type: none"> <li>○ Growth Plan for the GGH</li> <li>○ Greenbelt Plan</li> <li>○ Oak Ridges Moraine Conservation Plan</li> <li>○ Niagara Escarpment Plan</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Approval Authority for <u>new</u> Local OP's and MCRs, Local OP Amendments, Plans of Subdivision, Consents.</li> <li>- The Region permits and delegates local council approval of the following matters subject to compliance with Provincial and Regional policy:               <ul style="list-style-type: none"> <li>• Local OP Amendments – By-law (1-2000)</li> <li>• Subdivisions – By-law (9-2001 and 56-2001)</li> <li>• Consents - By-law (5-1989)</li> </ul> </li> <li>- Conducts Regional Official Plan Reviews / MCRs, and Amendments (approved by the Province)</li> <li>- Land Needs Assessment &amp; Settlement Boundary Expansion (identify community and employment areas)</li> <li>- Major Transit Station Area (MTSA) planning</li> <li>- Sets minimum densities as required by the Growth Plan (e.g. employment areas, designated greenfield area, strategic growth areas like MTSA)</li> <li>- Environmental Studies</li> <li>- Resource Studies</li> <li>- Other Regional Planning Studies (e.g. housing)</li> </ul>	<ul style="list-style-type: none"> <li>- Approval Authority for Zoning by-laws, and approval authority delegated to local council for Local OP Amendments, Subdivisions, and Consents</li> <li>- Strategic Plans</li> <li>- Land Use Approvals</li> <li>- Local Municipal Official Plans               <ul style="list-style-type: none"> <li>• Secondary Plans</li> <li>• Block Plans</li> </ul> </li> <li>- Plans of Subdivision</li> <li>- Site Plans</li> <li>- Other Planning Act Tools</li> <li>- Zoning By-laws</li> </ul>



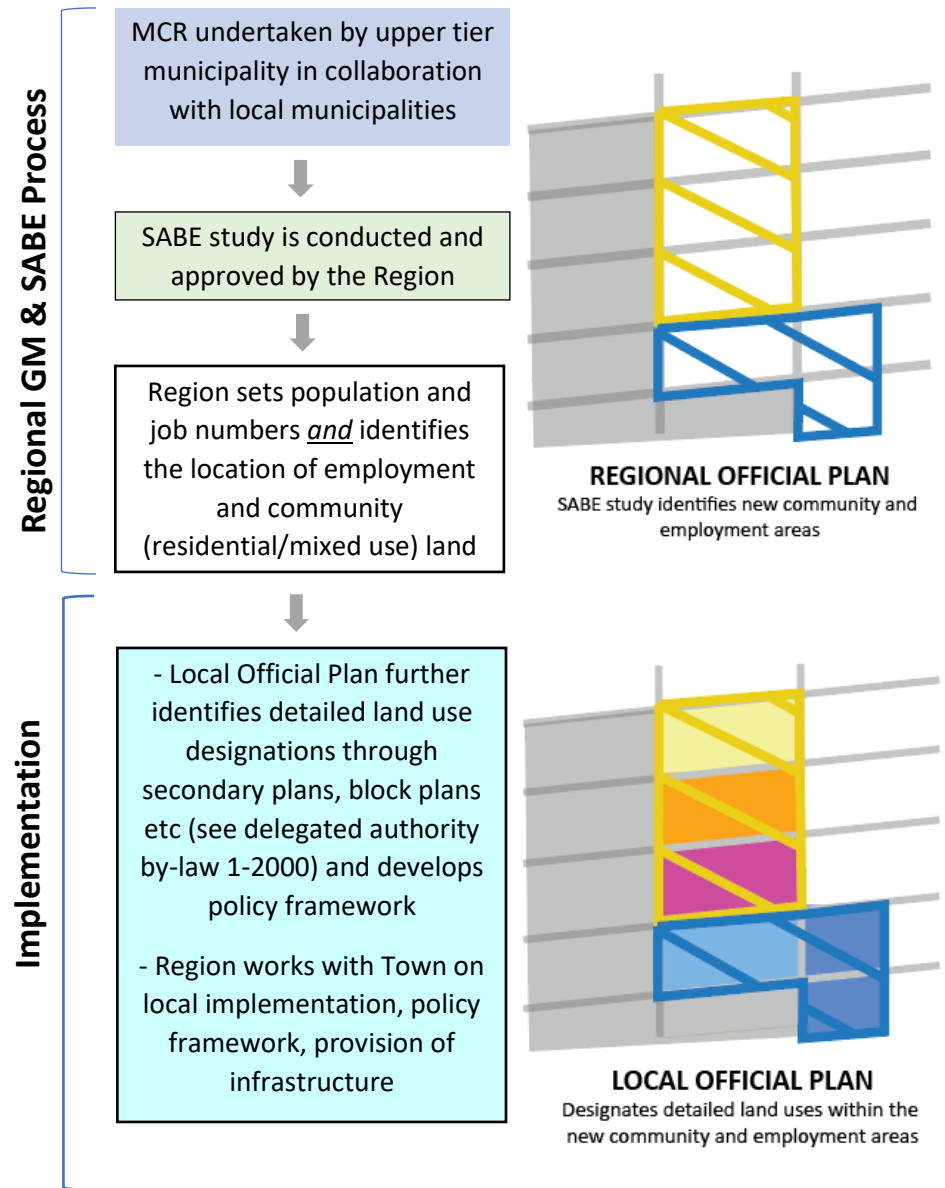
### Example 1: Growth Management & Settlement Expansions

#### Regional Role in the Planning Process

- Allocate population and employment growth to 2051 to local municipalities
- Set targets for growth plan policy areas including minimum densities for the designated greenfield area (DGA), minimum intensification rate for built-up area, minimum densities for urban growth centres, minimum densities for other strategic growth areas
- Complete a Land Needs Assessment (LNA), based on the Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe, to determine the amount of land required to accommodate future population and employment growth to 2051.
- Complete Settlement Area Boundary Expansion Study (SABE)
- Designate and protect for Regional employment areas and identify land needed for community areas, set policy framework for the lands
- Identify Agricultural, Natural Heritage, and Water Resource Systems at Regional Scale
- Work with local municipality on implementation, phasing, providing infrastructure, meeting minimum densities and other ROP policies in further planning applications

#### Local Role in the Planning Process

- Work as key stakeholder in growth allocation, LNA, & SABE study
- Once Regional MCR and SABE is approved by the Province, the local official plan implements the new community and employment designated greenfield areas in conformity with Regional OP
- Creates secondary plans, block plans, zoning by-laws & reviews development applications





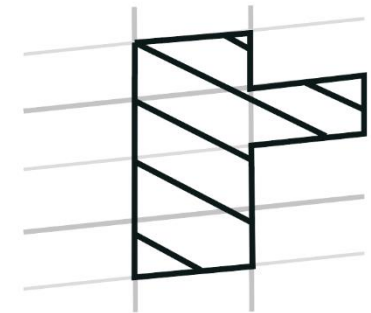
### Example 2: Growth Management & Employment Planning

#### Regional Role in the Planning Process

- Allocate employment growth to the local municipalities to 2051
- Complete a Land Needs Assessment (LNA), based on the Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe, to determine the amount of land required to accommodate employment growth 2051
- Protect provincially significant employment zones (PSEZ) as employment areas (or mixed use areas that contain a significant amount of jobs)
- Designate and protect for Regional employment areas, including new DGA employment lands, set policy framework and minimum densities for the lands
- Review employment conversions against provincial and regional policy framework, and remove the lands from the Regional employment area if justified (can only be done through a Regional MCR)
- Work with local municipality on implementation in local OP, reviewing development applications to protect employment lands

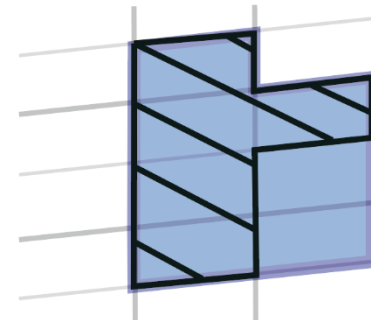
#### Local Role in the Planning Process

- Work with Region as key stakeholder in growth allocation, LNA, & SABE study
- Once Regional MCR and SABE is approved by the Province, the local official plan implements the new community and employment designated greenfield areas in conformity with Regional OP
- Creates secondary plans, block plans, zoning by-laws & reviews development applications in employment lands
- Can identify land uses that support jobs beyond the PSEZ and Regional employment area (i.e. office uses in a community node)



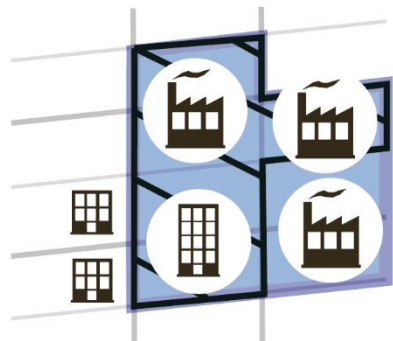
**PSEZ**

Select areas defined by the Province



**REGIONAL EMPLOYMENT AREA**

Protects the PSEZ and other key employment areas



**LOCAL EMPLOYMENT LAND USES**

Primarily focused on PSEZ and Regional Employment Areas



### Example 3: Major Transit Station Areas

#### Regional Role in the Planning Process

- Identify “Growth Plan priority” Major Transit Station Areas (MTSA), and any other desired stations which meet Growth Plan criteria (e.g. a station or stop on higher order transit)
- Delineate MTSA in the Regional Official Plan and set minimum densities for MTSA (informed by completed a MTSA Study).
  - Densities must meet or exceed the minimum Growth Plan requirements, except where a lower alternative density proposed through the Region’s MCR is approved by the Province
- Review local official plan amendment implementing the Regional MTSA policy framework, work with the local municipality on implementation, timing of infrastructure, etc.
- The Region reviews development applications circulated from local municipality, and monitors achievement of the minimum density across the entire lands within an MTSA
- Post-MCR, monitor infrastructure and land use planning changes which may justify delineation of additional MTSA (i.e. stations previously identified as “planned”)

#### Local Role in the Planning Process

- Act as a key stakeholder providing input in the Regional MTSA Study (including providing results from local planning studies, vision documents)
- Implement local official plan policies for each MTSA, set “as-of-right” local land use designations and zoning which enable the Regional minimum density to be met (calculated across the entirety of the MTSA)

