

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 32

AN AMENDMENT TO UPDATE THE NORTH WEST BRAMPTON SHALE
RESOURCES PROTECTION POLICIES

THE CONSTITUTIONAL STATEMENT

Part A, THE PREAMBLE, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendment to the Text and Schedule of the Region of Peel, constitutes Amendment Number 32 to the Region of Peel Official Plan.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose and effect of ROPA 32 is to delete and replace the shale protection policies of the Regional Official Plan that apply within the North West Brampton Policy Area with new policies that will continue to identify and protect shale resources in the Provincial Greenbelt Plan Area and retain permission for shale extraction without the need for an official plan amendment, in the North West Brampton Urban Development Area and the Greenbelt Plan Area.

2. Location

This Amendment applies to lands in the City of Brampton legally described as Part of Lots 7 to 17, Concession 5 and Part of Lots 8 to 14, Concession 6 West of Centre Road (now Hurontario Street) as shown on Schedule A, attached to this amendment.

3. Basis

Establishment of the North West Brampton Urban Development Area

On June 16, 2005, Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) which extended the Regional Urban Boundary to include all of the lands west of Mississauga Road, south of Mayfield Road, North of the Greenbelt Boundary and East of Winston Churchill Boulevard, known as the “North West Brampton Urban Development Area” within the Region’s Urban System. ROPA 15 was appealed to the Ontario Municipal Board (OMB) and an OMB decision that implemented minutes of settlement among the parties was issued in December 2006. Through the Minutes of Settlement, the Region agreed to include shale protection policies in the Regional Official Plan, referred to as the North West Brampton Policy Area (NWBPA), to provide for the continued protection of shale resources in advance of urban development, recognizing that the population and employment forecasts that are the basis of the Regional Official Plan will ultimately require the development of all of North West Brampton to accommodate growth. The Region also agreed to insert official plan policies that prohibited any amendments to the NWBPA for a period of at least ten years following approval of the policy.

The policies for the protection of shale resources in North West Brampton included direction requiring that the policies be reviewed upon expiry of the ten-year moratorium to determine whether shale protection should continue or be removed, in whole or in part, in order to permit urban development to proceed. The relevant policy direction regarding the review of shale policies is provided below:

Policy 5.3.4.2.2 f) v):

No amendment to the areal extent of the NWBPA or to the associated policy framework may be made for at least 10 years from the date of approval of this policy. Following the expiry of this 10-year time period, the Region of Peel, in consultation with the Province and the City of Brampton, shall undertake a review to determine whether it is in the public interest to replace the NWBPA with general urban land use designations. The factors to be considered in the review will be limited to a review of the following:

- Whether any Licence under the Aggregate Resources Act has been issued for the extraction of shale on any lands in the NWBPA or whether any application has been made and is pending for such a Licence; and,
- An assessment of population and employment forecasts in the City of Brampton and the Region of Peel; and,
- Any relevant provincial policies then in effect.

If it is determined as a result of that review that the NWBPA is to be deleted in whole or in part and replaced by general urban land use designations in the Brampton Official Plan, an amendment to Schedule "C" of the Regional Official Plan shall be initiated by the Region to implement the result of the review by deleting any affected portions of HPMARA in North West Brampton, simultaneously with any necessary amendments to the Brampton Official Plan.

The ten-year moratorium on the review of the NWBPA policy expired on December 16, 2016 upon which the Region commenced a study to review the policies.

North West Brampton Shale Resources Policy Review Study Terms of Reference

On June 9, 2016, Regional Council approved terms of reference to undertake a review of the shale protection policies and to provide an analysis of the implications of continued shale protection and an opinion on whether the Regional Official Plan policies for the North West Brampton Policy Area should be retained or deleted in whole or in part. Components of the study included:

- The delineation of shale resources within the study area;
- A technical review to assess the quality, quantity and accessibility of shale resources;
- A summary of the current Provincial, Regional and City of Brampton policy context;
- An economic analysis of the factors that would apply to a decision to continue shale protection in whole or in part; and
- An analysis of the impact to the Region's and City's growth management planning within North West Brampton in relation to the accommodating planned growth to 2031 and 2041.

The study findings, planning opinion and recommendation to remove shale protection have fully addressed the factors to be considered in accordance with policy 5.3.4.2.2 f) v) of the Regional Official Plan.

North West Brampton Shale Resources Policy Review Study Findings

The North West Brampton Policy Area Review Study was completed by Meridian Planning in 2018. The Study considered the provincial policy direction related to shale protection and growth management in the context of North West Brampton. The conclusions provided in the Study confirmed that shale resources in the North West Brampton Urban Development Area are provincially significant, accessible and are subject to the policy direction for mineral aggregate resources in the Provincial Policy Statement, 2014. The Study found that the feasibility of extracting shale from the study area is remote due to land assembly and land cost constraints and that the Regional Official Plan policy protection for shale resources should be removed from the North West Brampton Urban Development Area to permit development.

In accordance with the policy direction for shale protection, the Region implemented a ten-year moratorium on planning approvals that was established when the Regional Urban Boundary was expanded to include North West Brampton in 2006. As noted in the Study, no quarry applications were made within the urban portion of the study area prior to or during the ten-year moratorium and no sites within the North West Brampton Urban Development Area have been acquired for the purposes of making an application for a new licence.

The Study concluded that urbanization of the North West Brampton Urban Development Area serves a greater long-term public interest than protecting the lands for shale extraction. The report concluded that the North West Brampton Urban Development Area lands have been approved to accommodate growth to 2031 and are currently being planned to accommodate additional population and employment growth to 2041 in accordance with policy direction in the Provincial Policy Statement and Growth Plan. It further concluded that servicing cost implications of continued shale protection scenarios varied and are potentially significant based on an economic analysis of impacts. The assessment of growth management and infrastructure implications indicated there would be significant implications to the Region's growth management and infrastructure planning programs if shale resource protection policies continued because the planned population and employment growth within Heritage Heights would need to be accommodated elsewhere in the Region, along with associated servicing costs. Partial shale protection options were considered and were determined to have the highest potential infrastructure cost implications as new infrastructure would be required in other greenfield locations in order to accommodate growth displaced by shale protection and to service the population and employment that would continue to be located in North West Brampton. The Study confirmed that extending urban development in Heritage Heights is logical and aligns with planned community, infrastructure and institutional investments.

The Study's recommendations to remove shale protection would result in the release of all lands inside the Regional Urban Boundary in the North West Brampton Urban Development Area for urban development. The removal of shale protection would not

result in financial implications to the Region's infrastructure programs as development would proceed in accordance with planned improvements.

Draft Regional Official Plan Amendment Policy Framework

The Regional Official Plan Amendment will delete the existing policies for shale resources in the North West Brampton Policy Area and replace them with new policies that clarify where shale resources will be identified and protected and where policies for the permission of shale extraction will continue. The amendment will release the lands in the North West Urban Development Area for urban development and allow secondary planning to proceed with requirements to address land use compatibility and the protection of aggregate resource areas and licenced sites.

The implementation of the recommendations to release lands for urban development requires a corresponding amendment to Schedule C in the Regional Official Plan to remove the identification of High Potential Mineral Aggregate Resource Area on all lands within the North West Urban Development Area excluding lands outside the Regional Urban Boundary within the Greenbelt Plan Area. High Potential Mineral Aggregate Resource Area mapping within the Greenbelt Plan Area is recommended to be amended in accordance with updated shale resource mapping provided by the Province.

The amendment retains the policies that permit shale extraction without an amendment to the City of Brampton Official Plan on all lands west of Mississauga Road in the North West Brampton Urban Development Area and in the Greenbelt Plan Area. The policy continues to be relevant to the implementation of provincial policy direction for shale resources. Policies permitting shale extraction to proceed without an amendment to the Brampton Official Plan would continue to be subject to policies included in the Brampton Official Plan governing the rezoning of the lands for mineral extraction in the City's zoning by-law, and subject to the approval requirements and the issuance of a licence under the Aggregate Resources Act.

Consistency and Conformity with Provincial Plans and Policies

A detailed review of all applicable Provincial, regional and local policies related to the North West Brampton Shale Resources Policy Review was completed through the Regional Official Plan Amendment process, particularly through the completion of the background studies, consultation and development of the recommended Amendment for adoption. On the basis of this review it was determined that the development of urban uses in the North West Brampton Urban Development Area is in the greater long-term public interest than protecting these same lands for shale extraction. The recommended amendment that would delete shale protection policies and replace them with policies that allow for urban uses within the North West Brampton Urban Development Area is consistent with matters of provincial interest as identified in the Planning Act, Provincial Policy Statement, Growth Plan and Greenbelt Plan.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number 32 to the Region of Peel Official Plan.

Amendments to Text and Schedules

1. Chapter 5, Regional Structure, is amended by deleting Policy 5.3.4.1.6 in its entirety and replacing it with the following:

“5.3.4.1.6 To provide for the availability and use of shale resources within the North West Brampton Urban Development Area and provide for the continued protection and use of Shale resources in the Greenbelt Plan Area adjacent to North West Brampton Urban Development Area.”

2. Chapter 5, Regional Structure, is amended by deleting policies 5.3.4.2.2 f) and g) in their entirety and replacing them with the following:

“ 5.3.4.2.2 f) That shale extraction be permitted and that the protection of provincially significant shale resources identified as High Potential Mineral Aggregate Resource Area (HPMARA) on Schedule C of this Plan be continued in accordance with the following:

i) The population, household and employment forecasts that are the basis of the Regional Official Plan require the utilization of all of the North West Brampton Urban Development area to accommodate growth;

ii) Shale resources shall be protected, in accordance with the policies of Section 3.3 within the area identified as HPMARA on Schedule C and located in the Provincial Greenbelt Plan Area;

iii) The extraction of shale shall be permitted to occur on all lands in the North West Brampton Urban Development Area and in the Provincial Greenbelt Plan Area without an amendment to the City of Brampton Official Plan, subject to policies to be included in the City of Brampton Official Plan governing the rezoning of the lands for mineral extraction in the City’s zoning bylaw, and subject to the issuance of a licence under the Aggregate Resources Act;

iv) Notwithstanding the permissions for shale resource extraction, the City of Brampton is permitted to undertake secondary planning for land-uses in the North West Brampton Urban Development Area, subject to studies to determine appropriate separation, buffering and mitigation of land uses adjacent to lands identified as HPMARA in the Provincial Greenbelt Plan Area or adjacent to sites within the North West Brampton Urban Development Area that are subject to an application for a licence, or are licensed, for extraction under the Aggregate Resources Act.

v) The City shall ensure that any shale extraction operation will not unduly restrict alternatives for the planning of a potential North-South Higher Order Transportation Corridor

or alternatives for other infrastructure and transportation uses within the Northwest GTA Corridor Identification Study Area as identified by the Ministry of Transportation;

vi) The establishment of land uses within the North West Brampton Urban Development Area adjacent to HPMARA which could preclude or hinder future shale extraction shall only be permitted in accordance with the policies of Section 3.3 of this Official Plan and the applicable provincial policies.

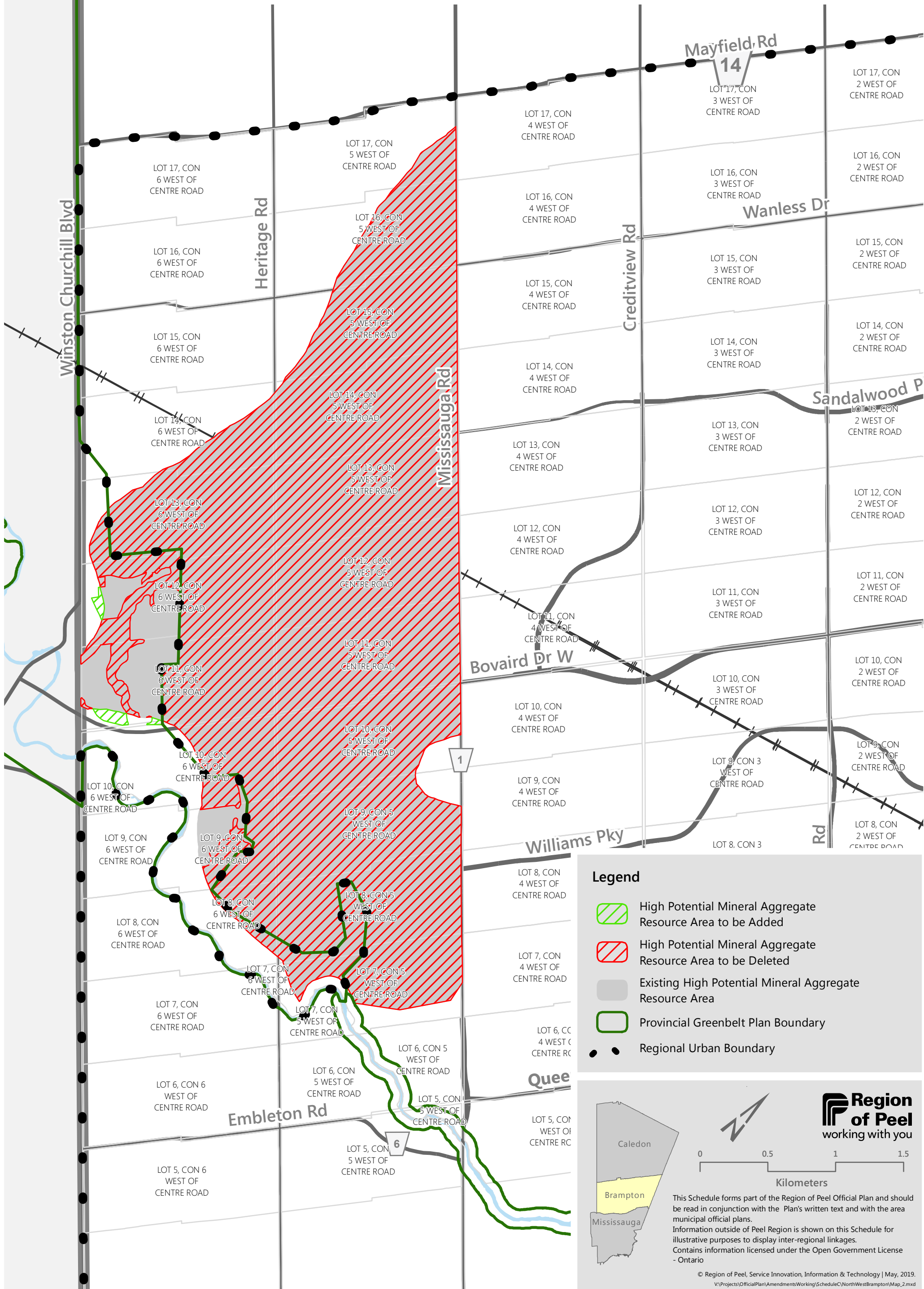
vii) With the exception of policies 3.3.2.2 and 3.3.2.5, the policies of Section 3.3 of the Region of Peel Official Plan shall continue to apply for the purpose of permitting shale extraction without an amendment to the City of Brampton Official Plan;

viii) The City shall reflect and designate the HPMARA as shown on Schedule C, as amended.”

3. Schedule C, High Potential Mineral Aggregate Resource Areas (HPMARA) is amended by deleting the High Potential Mineral Aggregate Resource Areas shown in red hatching on Schedule A, attached hereto, adding in the High Potential Mineral Aggregate Resource Areas shown in green and by making such other housekeeping amendments to Schedule C of the Regional Official Plan to update the format and appearance of the Schedule.

Schedule A to the Regional Official Plan Amendment 32 - Proposed Changes to the High Potential Mineral Aggregate Resources Area Shown on Schedule C to the Region of Peel Official Plan

May, 2019



Legend

- High Potential Mineral Aggregate Resource Area to be Added
- High Potential Mineral Aggregate Resource Area to be Deleted
- Existing High Potential Mineral Aggregate Resource Area
- Provincial Greenbelt Plan Boundary
- Regional Urban Boundary

Region of Peel
 working with you

0 0.5 1 1.5
 Kilometers

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans. Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages. Contains information licensed under the Open Government License - Ontario

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APPENDIX II

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT –
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

Listing of Reports and Studies Considered by Regional Council

Reports and Technical Study	Outcome	Availability
Technical Studies		
<p>North West Brampton Policy Area (NWBPA) Review Study Report. Prepared by Meridian Planning. June 2018.</p>	<p>The study concluded that the development of urban uses in the North West Brampton Urban Development Area is in the greater long-term public interest than protecting these same lands for shale extraction. The study conclusions were used to inform the Regional Official Plan Amendment.</p>	<p>This report can be found on the project website: http://www.peelregion.ca/planning/bramptonshale/</p>
<p>Fiscal Impact Assessment North West Brampton Shale Policy Review. Prepared by Watson and Associates Economists Ltd. June 2018.</p>	<p>The study concluded that full removal or full protection of the shale protection policies would not have an adverse financial impact on the Region's infrastructure planning. A partial protection scenario would have an adverse financial impact on the planning for infrastructure. The study conclusions were used to inform the Regional Official Plan Amendment.</p>	<p>This report can be found on the project website: http://www.peelregion.ca/planning/bramptonshale/</p>
Reports to Regional Council		
<p>North West Brampton Shale Resources Policy Review Request to Proceed to a Public Meeting. Prepared by Regional Staff. February 14, 2019</p> <ul style="list-style-type: none"> • Appendix I – Draft Regional Official Plan Amendment to the 	<p>Regional Council Resolution 2019-144. Council gave staff permission to schedule a public meeting for March 28, 2019 and forward the draft amendment to the appropriate agencies.</p>	<p>This report can be found on the project website: http://www.peelregion.ca/planning/bramptonshale/</p>

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NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT –
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

Reports and Technical Study	Outcome	Availability
<p>Removal of Shale Resources Policies in the North West Brampton Urban Development Area</p> <ul style="list-style-type: none"> • Appendix II – Recommended Mapping Refinements to the High Potential Mineral Aggregate Resource Areas in North West Brampton 		
<p>North West Brampton Shale Resources Policy Review Study Conclusions. Prepared by Regional Staff. June 28, 2018.</p> <ul style="list-style-type: none"> • Appendix I – Map of the North West Brampton Policy Area • Appendix II – Map of the Heritage Heights Planning Area • Appendix III – Areas of Interest Impacted by GTA West Corridor Environmental Assessment Study and Northwest GTA Corridor Identification Study • Appendix IV – Shale Protection Scenarios • Appendix V – Applications for Official Plan Amendments to Remove Shale Protection Policies <p>The following technical information was also available:</p> <ul style="list-style-type: none"> • Excerpts of the Regional Official Plan Policy 5.3.4.2.2 f) v) • Provincial Policy Statement, 2014 	<p>Regional Council Resolution 2018-605 directed staff to prepare a draft amendment to the Regional Official Plan while continuing stakeholder consultation.</p>	<p>This report can be found on the project website:</p> <p>http://www.peelregion.ca/planning/bramptonshale/</p>

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Reports and Technical Study	Outcome	Availability
<p>- Applicable Mineral Aggregate Resources Policies</p> <ul style="list-style-type: none"> • North West Brampton Policy Area (NWBPA) Review Study Report (Draft Report), May 2018 • Fiscal Impact Assessment: North West Brampton Shale Policy Review, May 2018 • Summary of Stakeholder Consultations • Minutes of Settlement Between Brampton Brick Ltd. and City of Brampton • Summary of Shale Protection Scenario Implications 		
<p>Proposed Review of the North West Brampton Shale Resources Policies in the Regional Official Plan. Prepared by Regional Staff. June 9, 2016.</p> <ul style="list-style-type: none"> • Appendix I – North West Brampton Policy Area • Appendix II – North West Brampton Urban Development Area • Appendix III – City of Brampton Secondary Plan Areas • Appendix IV – Terms of Reference 	<p>Regional Council Resolution 2016-500 approved the proposed terms of reference to undertake a review of the North West Brampton Policy Area shale protection policies and initiate the policy review in consultation with stakeholders.</p>	<p>This report can be found on the project website:</p> <p>http://www.peelregion.ca/planning/bramptonshale/</p>



PUBLIC MEETING

THE REGIONAL MUNICIPALITY OF PEEL

REPORT FROM THE CLERK

March 28, 2019

1. OPENING OF PUBLIC MEETING

Regional Chair Iannicca called the public meeting to order at 9:02 a.m. in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton. He stated that the public meeting was open and was being held pursuant to Section 17, subsection (15) of the *Planning Act*, R.S.O. 1990, as amended (the *Planning Act*) to inform the public and to obtain their input with respect to proposed North West Brampton Area Shale Resources Policies Regional Official Plan Amendment.

2. CONFIRMATION OF NOTIFICATION

Kathryn Lockyer, Regional Clerk, stated that, in accordance with the requirements of the *Planning Act*, if a person or public body does not make an oral submission at the March 28, 2019 public meeting or make a written submission to the Region of Peel before this proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Region of Peel to the Local Planning Appeal Tribunal.

Further, if a person or public body does not make an oral submission at the March 28, 2019 public meeting or make a written submission to the Region of Peel before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Kathryn Lockyer stated that Notice of the Public Meeting was given in accordance with Section 17, subsection (15) of the *Planning Act*, by publication in the following news media having general circulation in the Region of Peel:

Brampton Guardian	February 21, 2019
Mississauga News	February 21, 2019
Caledon Enterprise	February 21, 2019
Caledon Citizen	February 21, 2019

The notice was posted on the Region of Peel website as of February 21, 2019 and the Draft Official Plan Amendment was available to the public online as of February 14, 2019.

* See text for arrivals

◆ See text for departures

Further, Notice of the Public Meeting was given to the prescribed persons and public bodies as required by Sections 17 (15) and (17) of the *Planning Act*, and in accordance with Ontario Regulation 543/06.

3. FURTHER NOTICE REQUEST

Kathryn Lockyer, Regional Clerk, stated that if any person would like further notice of the future passage of this proposed Official Plan Amendment, they are requested to give their full name, address, postal code and telephone number at the Clerk's Reception Counter prior to leaving the meeting.

4. STAFF PRESENTATIONS

4.1. **Gail Anderson, Principal Planner and Mark Head, Manager, Research Analysis, Regional Planning and Growth Management** Regarding the North West Brampton: Shale Resources Policy Review and Draft Regional Official Plan Amendment

Received

Gail Anderson, Principal Planner, Regional Planning and Growth Management, provided background information regarding the proposed amendments to the North West Brampton Area Shale Resources Policies Regional Official Plan Amendment, including an overview of the findings from the North West Brampton Policy Area Review Study Report (the Study).

Gail Anderson advised that a purpose of the policy review was to determine if it is in the public interest to delete the shale protection policies in whole or in part in North West Brampton. The presentation provided a summary of the key Study findings related to growth management, information on the significance of shale resources in North West Brampton, the status of shale resource extraction and the continued availability of shale resources in the study area. The Study concluded that full urbanization of the North West Brampton Urban Development Area serves a greater long term public interest than protecting the lands for shale extraction. The Study recommended full removal of shale protection within the North West Brampton Urban Development Area. The presentation outlined the proposed changes to the North West Brampton Policy Area shale policies and proposed changes to the mapping of shale resource areas in the Regional Official Plan.

Gail Anderson provided clarification that the purpose of a protection policy is to ensure that lands are made available for shale resource extraction by prohibiting adjacent uses that would preclude or hinder shale extraction. The permission policy in the draft Amendment would make shale extraction an allowable land use without the requirement for an amendment to the City of Brampton Official Plan, but would not prohibit other land uses from being approved in the area.

The proposed policy amendments will include direction to allow secondary planning for Heritage Heights to be completed and ensure that shale extraction will not restrict planning for the North-South Transportation Corridor. The proposed amendment will also update mapping in the

Regional Official Plan to remove the High Potential Mineral Aggregate Resource Area designation on Schedule C from all lands in the North West Brampton Urban Development Area and to update mapping of the High Potential Mineral Aggregate Resource Area in the Greenbelt Plan Area.

5.1. ORAL SUBMISSIONS

- 5.1.1. Janet Kuzniar, Resident, City of Brampton,** Providing Comments on the Proposed North West Brampton Shale Resources Policy Review Draft Regional Official Plan Amendment and Requesting Changes to the High Potential Mineral Aggregate Resource Area Mapping within the Greenbelt

Received

5.2. WRITTEN SUBMISSIONS

- 5.2.1. Stephen Naylor, Director of Planning and Development, Township of King,** Email dated March 11, 2019, Advising that the Township of King has No Comments Regarding the Proposed North West Brampton Policy Area, Shale Resources Policies Draft Regional Official Plan Amendment

Received

- 5.2.2. Susanne Glenn-Rigny, Senior Officer of Community Planning and Development, Canadian National Railway,** Email dated March 11, 2019, Advising that the Canadian National Railway has No Comments Regarding the Proposed North West Brampton Policy Area, Shale Resources Policies Draft Regional Official Plan Amendment

Received

- 5.2.3. Scott Snider, Turkstra Mazza Associates, on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc.,** Email dated March 22, 2019, Providing Comments on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc. Regarding the North West Brampton Shale Resources Policy Review Draft Regional Official Plan Amendment; and a Copy of the Letter from Glen Schnarr & Associates Inc., on behalf of the Northwest Brampton Landowners Group Inc., dated March 22, 2019, Indicating Support for the Removal of the Shale Resource Protection Policies from the Regional Official Plan as Proposed in the Draft Regional Official Plan Amendment and a Request for a Minor Modification to Policy 5.4.3.2.2 f) ii)

Received

- 5.2.4. Bruce Reed and Shirley Reed, Residents, City of Brampton,** Email dated March 26, 2019, Expressing Support on the Submission of Turkstra Mazza Associates, on

behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc., Regarding the North West Brampton Shale Resources Policy Review Draft Regional Official Plan Amendment

Received

- 5.2.5. **Eddie Lee, Vice President, Land Development and Construction, Forest Hill Homes, on behalf of Bramwest Development Corporation**, Letter dated March 27, 2019, Expressing Support on the Submission of Turkstra Mazza Associates, on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc., Regarding the North West Brampton Shale Resources Policy Review Draft Regional Official Plan Amendment

Received

6. CONCLUSION AND CLOSING OF PUBLIC MEETING

Regional Chair Iannicca advised that the oral and written submissions expressed at this meeting have been noted and will be included in a final report to be considered by Regional Council.

Additional comments must be filed with the Region of Peel by April 12, 2019 in order to be included in the final report to Council, which is targeted for June 2019.

Regional Chair Iannicca officially closed the meeting at 9:25 a.m.

RESPECTFULLY SUBMITTED:



Regional Clerk

RECORD OF PUBLIC CONSULTATIONS, COMMENTS RECEIVED AND REGIONAL RESPONSES

The following provides a record of the public consultation undertaken by the Region, the comments received and the regional staff responses.

Comments Received from Agencies and the Public

Throughout the process, staff consulted with Provincial staff, local and adjacent municipalities and members of the public who had an interest in the North West Brampton Shale Resources Policy Review. Consultation included residents, representatives from the Shale Brick Industry, members of the development community, particularly the North West Brampton Landowners Group, the Ministry of Natural Resources and Forestry, Ministry of Northern Development and Mines, Ministry of Municipal Affairs, the City of Brampton, City of Mississauga and Town of Caledon. Staff held meetings and telephone discussions to give presentations, exchange information and provide project updates related to the background study and recommended Amendment.

A public meeting was held on March 28, 2019, 9:00 am, at the Regional Administrative Headquarters. Notice of the public meeting was provided in accordance with Section 17(17) of the *Planning Act*. On February 21, 2019 notice was posted in the four local newspapers that have circulation in Peel Region. These papers include the Mississauga News, Brampton Guardian, Caledon Enterprise, and Caledon Citizen. Additionally, notice was posted on the Region of Peel's website and provided by mail to the stakeholders prescribed under section 17(15)(b) of the *Planning Act*. Notice of the public meeting was also provided by mail to landowners in North West Brampton who earlier in the process identified themselves as wanting to remain informed throughout the Regional Official Plan review following staff's presentation to the North West Brampton Landowners Group Inc. meeting in 2017.

Regional staff gave a presentation at the public meeting outlining the project objective, background studies and proposed amendment. One member of the public also gave a presentation to provide council with recommendations for proposed mapping amendments. The minutes from the public meeting are attached as Appendix III.

The Region received twelve written submissions through the public consultation process. A detailed summary of the public consultation undertaken by the Region, comments received and regional staff responses is provided in Appendix IV. Appendix V is a copy of all the submissions received. None of the public submissions expressed opposition to the proposed removal of shale protection within the North West Brampton Urban Development Area.

Provincial Comments

**NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Provincial staff from the Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry and the Ministry of Energy, Northern Development and Mines have been engaged throughout the review process. The Province was involved in scoping the background study terms of reference and provided initial input that was considered in the background study findings. Provincial staff has indicated an interest in retaining some form of shale resources protection. Provincial comments are provided through the one-window review process, however, no formal response or comment on the Amendment has been provided at the time of writing this report.

Municipal Comments and Agency Comments

The proposed amendment was circulated to the Cities of Mississauga and Brampton, the Town of Caledon, neighbouring municipalities, First Nations Communities and other agencies.

The City of Brampton has indicated that it is supportive of the Regional Official Plan Amendment as drafted.

Comments from neighbouring municipalities and First Nations Communities indicated no objections to the proposed amendment.

Public Comments

The comments from the public supported the removal of the shale resources protection policies and did not state objections to the proposed amendment. Public comments included:

1. A concern that the policies would continue to permit shale resources extraction without the need for a local Official Plan Amendment.
2. A comment on the policy requiring that land use compatibility be addressed if development is proposed adjacent to the High Potential Mineral Aggregate Resources Area (HPMARA) in the Greenbelt not be interpreted to impose land use restrictions on privately owned lands adjacent to the HPMARA designation that would preclude or hinder the highest and best use of those adjacent lands.
3. A minor wording amendment for clarification and readability purposes.
4. A recommendation to not identify High Potential Mineral Aggregate Resource Areas on existing residential and institutional properties.
5. A request that the mapping of High Potential Mineral Aggregate Resource Areas on Schedule C in the Greenbelt not exclude any natural features.

In response to the stakeholder comments received, Regional staff amended the recommended mapping that identifies High Potential Mineral Aggregate Resource Areas and inserted a minor wording change to clarify policy 5.3.4.2.2 f) ii).

**NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Table of Comments Received to Date and Responses

Comment Received By	#	Summary of Comments	Region's Response/Action
City of Brampton (Letter dated June 18, 2019, from Yuri Mantsvetov, Policy Planner)	1	City of Brampton staff comments supporting the recommended Regional Official Plan Amendment, as drafted, were brought to the City of Brampton Planning and Development Committee for endorsement.	Comments are noted. No revisions are required.
Halton Region (Email dated April 16, 2019 from Elizabeth Cunningham, Planner)	2	Halton Staff communicated the importance of the continued incorporation of corridor protection policies as per the Halton Peel Boundary Area Transportation Study (HPBATS) MOU dated April 4, 2012 as well as the importance of continued consideration for the Northwest GTA Corridor Identification Study and any other study conducted by the Province for this area.	Comments are noted. No revisions are required. While the Region of Peel's North West Brampton Policy Area Shale Resources ROPA proposes to remove shale protection policies within the North West Brampton Urban Development Area, this action does not impact the Regional Official Plan policies intended to protect for the North-South Corridor Study Area and GTA West Corridor. Therefore, the intent of the HPBATS MOU is maintained.
Town of Halton Hills (Letter dated April 16, 2019, from Ruth Conard, Planner Development Review)	3	Town staff acknowledge the proposed policy amendment.	Comments are noted. No revisions are required.
Township of King (Email dated March 11, 2019, from Stephen Naylor, Director of Planning and Development)	4	Planning staff have no objections to the proposed Shale Resources Policies Regional Official Plan Amendment.	Comments are noted. No revisions are required.
Mohawks of the Bay of Quinte (Letter dated April 16, 2019 from Chief R. Donald Maracle)	5	The Mohawks of the Bay of Quinte have requested that the amendment will be carried out in an environmentally sensitive manner.	Comments are noted. No revisions are required.
CN Rail (Email dated	6	CN Rail staff did not have any comments on the	Comments are noted. No revisions are required.

**NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

March 11, 2019, from Susanne Glenn-Rigny, Senior Officer)		proposed amendment.	
Brampton Brick Ltd. (Letter dated April 12, 2019 from Brad Cobbledick, Vice President of Technical Services)	7	Brampton Brick is in agreement with the High Potential Mineral Aggregate Resource Area (HPMARA) changes as outlined in Appendix I to the February 2019 report to Regional Council. Brampton Brick recommends the HPMARA mapping within the Greenbelt not exclude natural features.	Regional staff have considered the recommendation to revise the mapping of the High Potential Mineral Aggregate Resources Area to include natural features. The identification of HPMARA mapping in the Regional Official Plan is recommended with refinements to exclude areas, including natural heritage features, where aggregate resource extraction is prohibited in the Regional Official Plan. Section 3.3 of the Regional Official Plan clarified that the HPMARA shown in the Regional Official Plan includes the primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained by noted factors. The recommended mapping of HPMARA is consistent with provincial policy direction. Therefore, staff will continue to identify resource areas with the constraint factors removed.
Turkstra Mazza Associates, Scott Snider, (Letter via email on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc., dated March 22, 2019)	8	The Heritage Heights Landowners Group/Northwest Brampton Landowners Group supports the removal of the shale resources protection policies as proposed in the draft amendment. The Landowners Group raised concern, but is not opposed, with proposed policy 5.3.4.2.2(f)(vi). The Landowners group recognized that the policy reflects provisions in the Provincial Policy Statement 2014 but is concerned with how the policy will be interpreted to impose land use restrictions on landowners who are adjacent to the HPMARA.	Comments are noted. No revisions are required.
Glen Schnarr and	9	The Northwest Brampton Landowners Group	Regional staff have considered the

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

<p>Associates (Letter on behalf of the Northwest Brampton Landowners Group Inc., dated March 22, 2019 submitted with letter from Turkstra Mazza)</p>		<p>supports the removal of the shale resource protection policies from the Regional Official Plan as proposed in the Draft Amendment. The Landowners expressed concern with respect to the continued preservation of policies that permit shale resources extraction without the need for a local Official Plan Amendment. A minor modification to policy 5.4.3.2.2 f) ii) for clarification purposes was also proposed. It is recommended that the policy be amended to add the words “and located” in order to read as follows: “Shale resources shall be protected, in accordance with the policies of Section 3.3 within the area identified as HPMARA on Schedule C <u>and located</u> in the Provincial Greenbelt Plan Area”</p>	<p>recommendation and will amend the proposed policy 5.4.3.2.2 f) ii) to read: <i>ii) Shale resources shall be protected, in accordance with the policies of Section 3.3 within the area identified as HPMARA on Schedule C <u>and located</u> in the Provincial Greenbelt Plan Area;</i></p>
<p>Forest Hill Development (Eddie Lee, Vice President, Land Development and Construction, Forest Hill Homes, on behalf of Bramwest Development Corporation, Letter dated March 27, 2019)</p>	10	<p>Forest Hill Development expressed support for the submission from Turkstra Mazza Associates, on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc., regarding the North West Brampton Shale Resources Policy Review Draft Amendment.</p>	<p>Comments are noted. No revisions are required.</p>
<p>Bruce and Shirley Reed, (Email dated March 26, 2019).</p>	11	<p>Mr. and Ms. Reed expressed support for the submission from Turkstra Mazza Associates, on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc., regarding the North West Brampton Shale Resources Policy Review Draft Amendment.</p>	<p>Comments are noted. No revisions are required.</p>
<p>Janet Kuzniar (Oral Submission and Presentation given at the public meeting on March 28, 2019)</p>	12	<p>Ms. Kuzniar recommended that the Core Areas of the Greenland System, and existing residential and institutional properties should not have High Potential Mineral Aggregate Resources Area identification.</p>	<p>Regional staff have considered the request to not identify HPMARA on Core Areas of the Greenland System, and existing residential and institutional properties. Staff will follow the criteria set out in the Regional Official Plan and</p>

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

			further detailed in the Methodology for Identifying High Potential Mineral Aggregate Resources Areas in North West Brampton which is appended to the staff report recommending adoption of the Amendment.

Public Submissions Received



To: Gail Anderson, Principal Planner
From: Yuri Mantsvetov, Policy Planner
Date: June 18, 2019
Subject: ***Revised Policy Planning Comments***
An Amendment to update the Shale Resources Protection Policies.
REGION OF PEEL OFFICIAL PLAN AMENDMENT
Northwest Brampton Urban Development Area
Ward: 6

Policy Planning staff have reviewed the above noted proposed Region of Peel Official Plan Amendment, dated February 4 2019, and the associated appendices, and provide the following comments:

City staff understand that the Region of Peel is intending to remove all of the shale protection policies within the North West Brampton Urban Development area west of Mississauga Road, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area. Simultaneously, the Region would continue to recognize existing shale extraction designations within North West Brampton, subject to any required lower-tier municipal planning and Provincial license permissions. City staff prefer that shale extraction is not permitted within Heritage Heights.

However, through subsequent discussions with the Region of Peel, City staff recognize that the proposed ROPA is structured so as to maintain consistency with the 2014 Provincial Policy Statement. Preparing a ROPA that would prohibit shale extraction could result in disagreement and potential litigation with the province, resulting in undesirable additional delays.

Staff also reviewed financial analysis prepared by both Meridian Planning Consultants and the Region of Peel, which demonstrates that the land value would likely render potential shale extraction in Heritage Heights cost-prohibitive. In combination with the fact that there have not been any shale extraction proposals during the 10-year moratorium, staff recognize that a hypothetical scenario of a quarry within Heritage Heights is unlikely.

As such, City staff are in support of the proposed Regional Official Plan Amendment.

Thank you

A handwritten signature in black ink, appearing to read 'Yuri Mantsvetov'.

Yuri Mantsvetov, RPP, MCIP
Policy Planner

cc.

Bob Bjerke, City of Brampton
Mark Head, Region of Peel

From: [Cunningham, Elizabeth](#)
To: [Anderson, Gail](#)
Cc: [Tovey, Dan](#); [Poad, Karyn](#)
Subject: NWBPA Shale Resource Policy Review and Draft ROPA
Date: April 16, 2019 2:37:21 PM

Hi Gail,

Thank you for the opportunity to comment on the NWBPA Shale Resources ROPA. The Region has reviewed the Draft ROPA and has the following comments:

HPBATS, Corridor Protection, and the Northwest GTA Corridor Study

The Region understands that the review of the shale resource protection policies was conducted to provide greater certainty for the planning of growth in the North West Brampton Policy Area (NWBPA). Through the ongoing study of the area Halton Staff would like to reiterate the importance of the continued incorporation of corridor protection policies as per the HPBATS MOU dated April 4, 2012 as well as the importance of continued consideration for the Northwest GTA Corridor Identification Study and any other study conducted by the Province for this area.

Halton Region has an ongoing interest in this study and requests that we continue to be circulated throughout the process. We'd also like to reserve the opportunity to provide additional comments and feedback once MNRF and MMAH have provided comments.

Thank you,
Elizabeth

Elizabeth Cunningham

Planner

Planning Services

Legislative & Planning Services

Halton Region

905-825-6000, ext. 7686 | 1-866-442-5866



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TOWN OF
HALTON HILLS
Working Together Working for You!

PLANNING & SUSTAINABILITY DEPARTMENT

April 16, 2019

Gail Anderson
Principal Planner
Regional Planning and Growth Management
10 Peel Centre Drive, Suite A
6th Floor, Brampton, ON L6T 4G4

Dear Ms. Anderson:

Re: Shale Resources Policy Review and Draft Regional Official Plan Amendment

Thank you for the opportunity to provide comments regarding the North West Brampton Shale Resources Policy Review Regional Official Plan Amendment. The Town of Halton Hills has had an ongoing interest in the mineral aggregate resource policies contained within the Region of Peel Official Plan.

The policy context for the protection of shale deposits was one of the major issues associated with the North West Brampton Urban Expansion in the mid-2000s. The initial draft of ROPA No. 15 and the corresponding North West Brampton OPA proposed to delete the shale resources from the Schedules to the Official Plans. Concurrent with this approach, Brampton and Peel took an active interest in the protection of shale deposits in Halton Hills located to the south and south west of Georgetown.

Through the approval of ROPA No. 15 by the Ontario Municipal Board, a 10-year moratorium was placed on development in North West Brampton in order to protect known shale resources located west of Mississauga Road and north of the Credit River. Upon the 10-year anniversary of the moratorium in 2016, the Region engaged Meridian Planning to complete the North West Brampton Policy Area (NWBPA) Review Study Report. *The purpose of the report is to make a recommendation to the Region of Peel on whether it is in the public interest to replace the NWBPA with urban designations or if the current shale protections should remain in place.*

Generally, the report concludes that the feasibility of extracting shale is unlikely due to the cost of land and the need to assemble multiple lots into a one parcel. In addition, no

aggregate applications have been made within the urban portion of the study area during the 10-year moratorium and no lands have been acquired for a license. Lastly, urban uses in the study area are in the greater long-term public interest than protecting these same lands for shale extraction.

Town staff understands that comments have not been received from the Ministry of Natural Resources and Forestry (MNRF) or the Ministry of Municipal Affairs and Housing (MMAH) regarding the amendment. Upon receipt of provincial comments regarding compliance with the Growth Plan and consistency with the Provincial Policy Statement, Town staff will provide additional feedback.

Should you have any questions please do not hesitate to contact me.

Regards,



Ruth Conard, MCIP, RPP
Planner – Development Review
905.873.2601 ext. 2214

c: Darryl Lyons, Ministry of Municipal Affairs and Housing
Karyn Poad, Halton Region

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

From: [ZZG-RegionalClerk](#)
To: [Jurrius, Stephanie](#)
Subject: FW: Region of Peel Public Notice - North West Brampton Shale Resources Policies ROPA
Date: Tuesday, March 12, 2019 8:31:22 AM
Attachments: [image001.png](#)

From: Stephen Naylor <snaylor@king.ca>
Sent: Monday, March 11, 2019 4:04 PM
To: ZZG-RegionalClerk <zzg-regionalclerk@peelregion.ca>
Subject: Region of Peel Public Notice - North West Brampton Shale Resources Policies ROPA

Thank you for the Notice of Public Meeting regarding the above noted file. We do not have any comments on the Application.

Regards,

Stephen Naylor, MCIP, RPP
Director of Planning and Development
Township of King
905-833-4060



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From: Bonnie Catania
Sent: February-26-19 10:19 AM
To: Stephen Naylor
Subject: Region of Peel Public Notice

Good Morning,

Please find attached correspondence for your review and file.

Thank you

Bonnie Catania
Administrative Clerk
Clerks Department
Township of King

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____



MOHAWKS OF THE BAY OF QUINTE

KENHTEKE KANYEN'KEHÀ:KA

COMMUNITY INFRASTRUCTURE / TECHNICAL SERVICES / ENVIRONMENT

24 Meadow Drive., Tyendinaga Mohawk Territory, ON K0K 1X0

Phone 613-396-3424 Fax 613-396-3627

April 16th, 2019

Gail Anderson

Principal Planner: Regional Planning and Growth Management

10 Peel Centre Drive, Suite A, 6th Floor,

Brampton, ON L6T 4B9

RE: Proposed North West Brampton Policy Area, Shale Resources Policies Regional Official Plan Amendment (ROPA)

Dear Ms. Anderson,

We acknowledge your invitation to participate in the environmental assessment process as it relates to North West Brampton Policy Area Shale Resources Policies Regional Official Plan Amendment (ROPA) in the Region of Peel.

The Mohawks of the Bay of Quinte expect the project to be carried out in an environmentally sensible manner that is consistent with the laws and regulations governing the said project. We appreciate your efforts in our endeavors to determine proper use of lands of interest to the community, the prevention or mitigation of anticipated and non-anticipated effects of the proposed project, and efforts to ensure maximum benefit to our community and generations to come.

Due to the geographical proximity of the project, the Mohawks of the Bay of Quinte recommend that the Region of Peel contact and consult with our sister community, the Six Nations of the Grand River, as they may wish to be more involved in this project than we can be at this time.

The above shall not be construed so as to derogate from or abrogate any inherent, Aboriginal, treaty, constitutional, or legal rights of the Mohawks of the Bay of Quinte.

Sincerely,

R. Donald Maracle, Chief
Mohawks of the Bay of Quinte

Cc: File

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)

From: [ZZG-RegionalClerk](#)
To: Susanne.Glenn-Rigny@cn.ca
Cc: proximity@cn.ca; [Anderson, Gail](#)
Subject: RE: Region of Peel, Brampton, Shale Resource Policy
Date: Monday, March 11, 2019 11:40:04 AM

This is to acknowledge receipt and your request has been forwarded to staff for appropriate action.

Thanks,

STEPHANIE JURRIUS

Legislative Specialist

Clerk's Division

Region of Peel

10 Peel Centre Drive, Suite A, 5th Floor

Brampton, ON L6T 4B9

905-791-7800 ext. 4502



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From: Susanne Glenn-Rigny <Susanne.Glenn-Rigny@cn.ca>
Sent: Monday, March 11, 2019 10:41 AM
To: ZZG-RegionalClerk <zzg-regionalclerk@peelregion.ca>
Cc: Proximity <proximity@cn.ca>
Subject: Region of Peel, Brampton, Shale Resource Policy

Good morning Kathryn,

Thank you for circulating CN Rail on the notice regarding the Proposed North West Brampton Policy Area, Shale Resources Policies.

CN does not have any direct comments on the policy, but does wish to be kept informed as our Halton Track runs through the identified area.

Future notices can be sent to proximity@cn.ca

Regards

Susanne

Susanne Glenn-Rigny, MCIP, RPP, OUQ

Agente principale/Senior Officer

Planification et développement communautaires/

Community Planning and Development



Affaires juridiques/Law Department

935, rue de La Gauchetière Ouest

15e étage

Montréal (Québec) H3B 2M9

Téléphone: (514) 399-7844

Télécopieur: (514) 399-4296

Cell (514) 919-7844

Email: susanne.glenn-rigny@cn.ca

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April 12, 2019

Gail Anderson, Principal Planner
Region of Peel
Integrated Planning Department
10 Peel Centre Dr., Brampton, ON L6T 4B9

Dear Ms. Anderson,

RE: COMMENTARY ON AN AMENDMENT TO UPDATE THE SHALE
RESOURCES PROTECTION POLICIES IN THE NORTHWEST BRAMPTON
URBAN DEVELOPMENT AREA

Brampton Brick has reviewed the proposed amendments and are in agreement with the High Potential Mineral Resource Area (HPMARA) changes outlined in Appendix 1 of the November 2018 "*Amendment to Update the Shale Resources Protection Policies in the Northwest Brampton Urban Development Area*". The map from that document is included on the next page to clarify the representation of the area.

It is our position that the HPMARA area should be identified, as in previous amendments, without reference to other features, such as watercourses and significant woodlands. The rationale for this position includes:

1. Several municipal, regional, provincial and federal policies and practical considerations will govern where shale can and cannot be extracted within the HPMARA. These will be addressed in the re-zoning and licensing process.
2. Features may change over time. If areas are excluded or included in the HPMARA at the time of the amendment approval taking into account of the existing features, and these features change at the time of a re-zoning application, then their representation on the HPMARA will not be accurate

Respectfully submitted,

BRAMPTON BRICK LIMITED

A handwritten signature in black ink, appearing to read "B. Cobble Dick", written in a cursive style.

Brad Cobble Dick
Vice President of Technical Services



Hamilton London Toronto

Scott Snider
Professional Corporation
15 Bold Street
Hamilton Ontario Canada L8P 1T3
Receptionist 905 529 3476 (905 LAW-FIRM)
Facsimile 905 529 3663
ssnider@tmalaw.ca

March 22, 2019

Via Email to gail.anderson@peelregion.ca

Region of Peel
Integrated Planning Division, Policy Department
10 Peel Centre Drive, Suite A, 6th floor
Brampton, ON L6T 4B9

Attention: Ms. Gail Anderson
Mr. Steve Jacques

**Re: North West Brampton Shale Resources Policy Review
Heritage Heights Landowners Group/Northwest Brampton
Landowners Group Inc.
Our File No. 13154**

We are counsel to the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc. (“HHLOG”) in this matter. We are writing to provide the HHLOG’s comments on the proposed draft Regional Official Plan Amendment related to the removal of shale resources protection policies in the North West Brampton Urban Development Area.

As with all other planning issues related to North West Brampton, our client has been actively involved in the process leading to the proposed ROPA. In general terms, HHLOG strongly supports the removal of the shale resource protection policies as proposed in the draft Amendment. We are attaching comments from HHLOG’s planning consultants, Glen Schnarr & Associates Inc.

We are also writing to raise a particular concern that has both legal and planning implications. Proposed policy 5.3.4.2.2(f)(vi) provides as follows:

“The establishment of land uses within the North West Brampton Urban Development Area adjacent to HPMARA which could preclude or hinder future shale extraction shall only be permitted in accordance with the policies of Section 3.3 of this Official Plan and the applicable provincial policies.”

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Region of Peel
March 22, 2019

Section 3.3 of the current Official Plan permits development in or adjacent to the HPMARA that would “preclude or hinder the potential establishment of new or expanded mineral aggregate extraction sites or access to the resource” only if certain conditions are met.

Our client does not oppose proposed Policy 5.3.4.2.2(f)(vi) and recognizes that it incorporates existing Regional Official Plan policy. Our client also recognizes that this policy generally reflects provisions in the *Provincial Policy Statement 2014*. However, HHLOG is concerned with how this policy will be interpreted and applied in the context of the secondary planning for Heritage Heights. In particular, it is HHLOG’s firm position that this policy should not be interpreted to impose land use restrictions on privately owned lands adjacent to the HPMARA that would preclude or hinder the highest and best use of those adjacent lands. In other words, it would clearly be inappropriate and bad planning to interpret this policy as requiring the appropriation, without compensation, of land use rights of private landowners who happen to own land adjacent to the HPMARA. Our client has no objection to appropriate land use planning being undertaken recognizing this policy direction but this planning should not extend to, in effect, imposing an offsite “buffer” for future, potential aggregate operations without compensation to the private landowner of those adjacent lands.

We are not proposing any modifications to those policies at this time. However, our client will be vigilant through the secondary plan process to ensure these policies are not applied in an unfair and inappropriate fashion.

We appreciate your attention to these matters. If you have any questions or concerns, please do not hesitate to contact us.

Yours truly,



Scott Snider

ss:nd
Att'd.
13154/213

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GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

March 22, 2019

Our File: 700-001P

Region of Peel
Integrated Planning Division, Policy Development
10 Peel Centre Drive, Suite A, 6th Floor
Brampton, ON
L6T 4B9

Attention: Ms. Gail Anderson
Mr. Steve Jacques

RE: North West Brampton Shale Resources Policy Review

Please accept this submission in response to the request for input on the proposed draft Regional Official Plan Amendment related to the removal of shale resources protection policies in the North West Brampton Urban Development Area. Our firm, along with Gagnon Walker Domes Ltd., represents the Northwest Brampton Landowners Group whom collectively own approximately 1,500 acres in the North West Brampton Urban Development Area.

As background, on behalf of our clients we have been active participants in the public consultation process that has been conducted to date on this matter. We have previously provided extensive commentary on matters related to the Shale Protection Policies Review as conducted by Regional Staff and external consultants. Additionally, we have been active participants in the numerous consultation meetings held by the Region involving various stakeholder groups. Through this consultation process, we have provided consistent commentary on the need for the complete removal of the Shale Protection Policies from the Regional Official Plan in order to allow for the development of full urban uses within the North West Brampton Urban Development Area.

We have conducted a thorough review of the proposed Regional Official Plan Amendment which proposes to remove all of the shale protection policies within the North West Brampton Urban Development Area. Additionally, we note that the proposed Regional Official Plan Amendment seeks to retain the shale resource protection policies for those lands which are located outside of the Regional Urban Boundary and within the Greenbelt Plan Area, as well as policies which continue to allow for shale resource extraction activities to occur within the North West Brampton Urban Development Area.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
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FAX (905) 568-8894
www.gsai.ca



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Based on our review, we support the removal of the shale resource protection policies from the Regional Official Plan as proposed in the draft Regional Official Plan Amendment. We do note concerns with respect to the continued preservation of policies which permit shale resource extraction within the North West Brampton Urban Development Area, without the requirement for an amendment to the City of Brampton Official Plan, but we recognize that such policies may be required in order to ensure conformity with the requirements of the Provincial Policy Statement 2014.

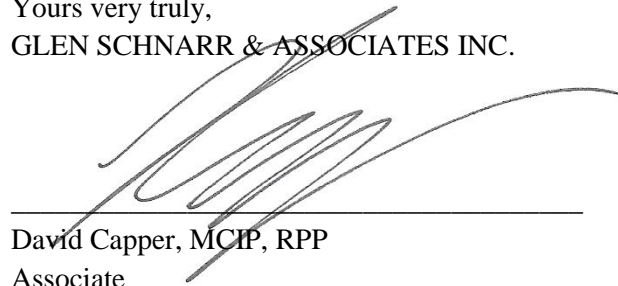
We do note the following specific concern with content of the proposed Regional Official Plan Amendment:

- *Proposed policy Section 5.4.3.2.2.f ii) – this policy direction is somewhat ambiguous in that it does not provide clear direction of those areas where shale protection policies are to be applied. We request consideration for the policy being reworded to reflect the following:
Shale resources shall be protected, in accordance with the policies of Section 3.3 within the area identified as HPMARA on Schedule C and located in the Provincial Greenbelt Plan Area*

We note that the above-mentioned commentary is based on the review of the information that has been provided by the Region of Peel Planning staff and that we wish to reserve our final commentary until following the Statutory Public Meeting to be held on March 28, 2019.

We respectfully request that our comments be considered by Regional Staff in formulating any final recommendations to Regional Council on this matter. Should it be deemed necessary, we would be happy to meet with Staff and discuss the matter further.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



David Capper, MCIP, RPP
Associate

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT
RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)



2700 Dufferin St., Unit 54
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Fax: (416) 783-2678



Web: www.statebuildinggroup.com
www.foresthillhomes.ca

March 27, 2019

VIA EMAIL: gail.anderson@peelregion.ca

Region of Peel
Integrated Planning Division, Policy Department
10 Peel Centre Drive
Suite A, 6th Floor
Brampton ON L6T 4B9

Attention: Gail Anderson
Steve Jacques

Re: Northwest Brampton Policy Area Shale Resources Review
Public Meeting – March 28, 2019

Dear Ms. Anderson and Mr. Jacques,

We are the owners of 10510 Heritage Road in the City of Brampton comprising 224.48 acres. Our landholding is under the corporate name of Bramwest Development Corp. We have been an active participant within the Heritage Heights Landowners Group (“HHLOG”) since 2007. Our lands will be immediately adjacent to the revised HPMARA, and we are concerned with how Policy 5.3.4.2.2(f)(vi) will be interpreted and applied at the secondary planning level.

We strongly support the submissions made on behalf of the HHLOG submitted on March 22, 2019, by Turkstra Mazza and Glenn Schnarr and Associates.

We appreciate the work the Region has conducted, and look forward to working with you in the future.

Yours very truly,

FOREST HILL HOMES on behalf
of **BRAMWEST DEVELOPMENT CORP.**


Eddie Lee, P. Eng.
Vice-President, Land Development and Construction

Bruce & Shirley Reed
10378 Heritage Road
Brampton, Ontario
L7A 0E7
bruce@reedrealty.ca

March 26, 2019

via email to gail.anderson@peelregion.ca

Region of Peel
Integrated Planning Division, Policy Department
10 Peel Centre Drive
Suite A, 6th Floor
Brampton, Ontario
L6T 4B9

Attention: Ms. Gail Anderson
Mr. Steve Jacques

**Re: North West Brampton Shale Resources Review
Public Meeting – March 28, 2019**

Ms. Anderson & Mr. Jacques,

As you know, we live and farm on Heritage Road, Brampton, and have done so for the last 46 years. Our farm will be immediately adjacent to revised HPMARA, and we are concerned with how policy 5.3.4.2.2(f)(vi) will be interpreted and applied at the secondary planning level.

We strongly support the submissions made on behalf of the Heritage Heights Landowners Group/Northwest Brampton Landowners Group Inc. ("HHLOG"), submitted on March 22, 2019 by Turkstra Mazza and Glen Schnarr & Associates. We are long-time members of the landowners group, and have been involved in both the regional, and local planning process since it began back in the early 2000's.

We appreciate the work Regional staff has conducted, and look forward to working with them in the future.

Regards,



Bruce Reed

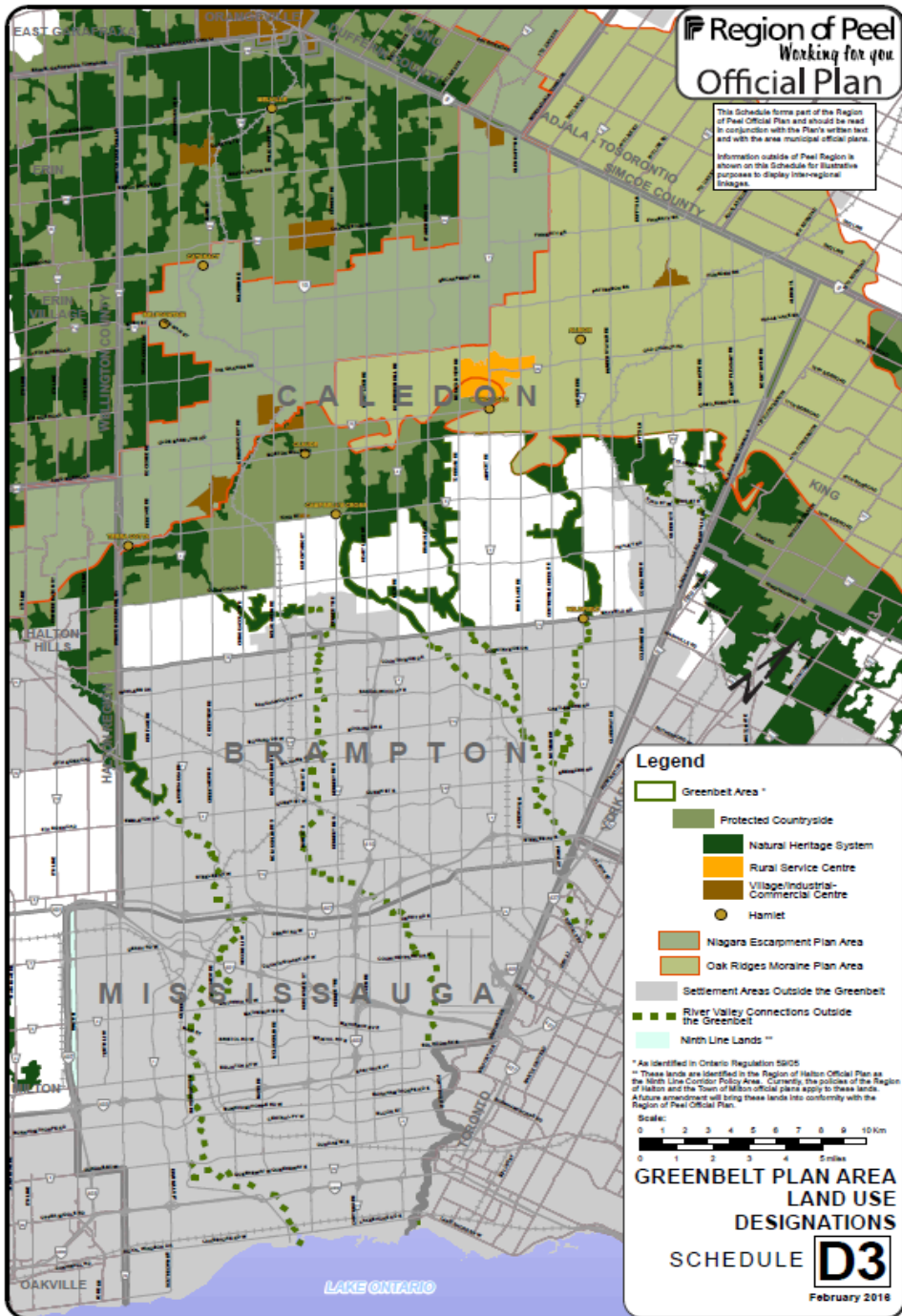


Shirley Reed

North West Brampton Shale Resources Policy Amendment Public Meeting

Presentation by Janet Kuzniar

March 28, 2019

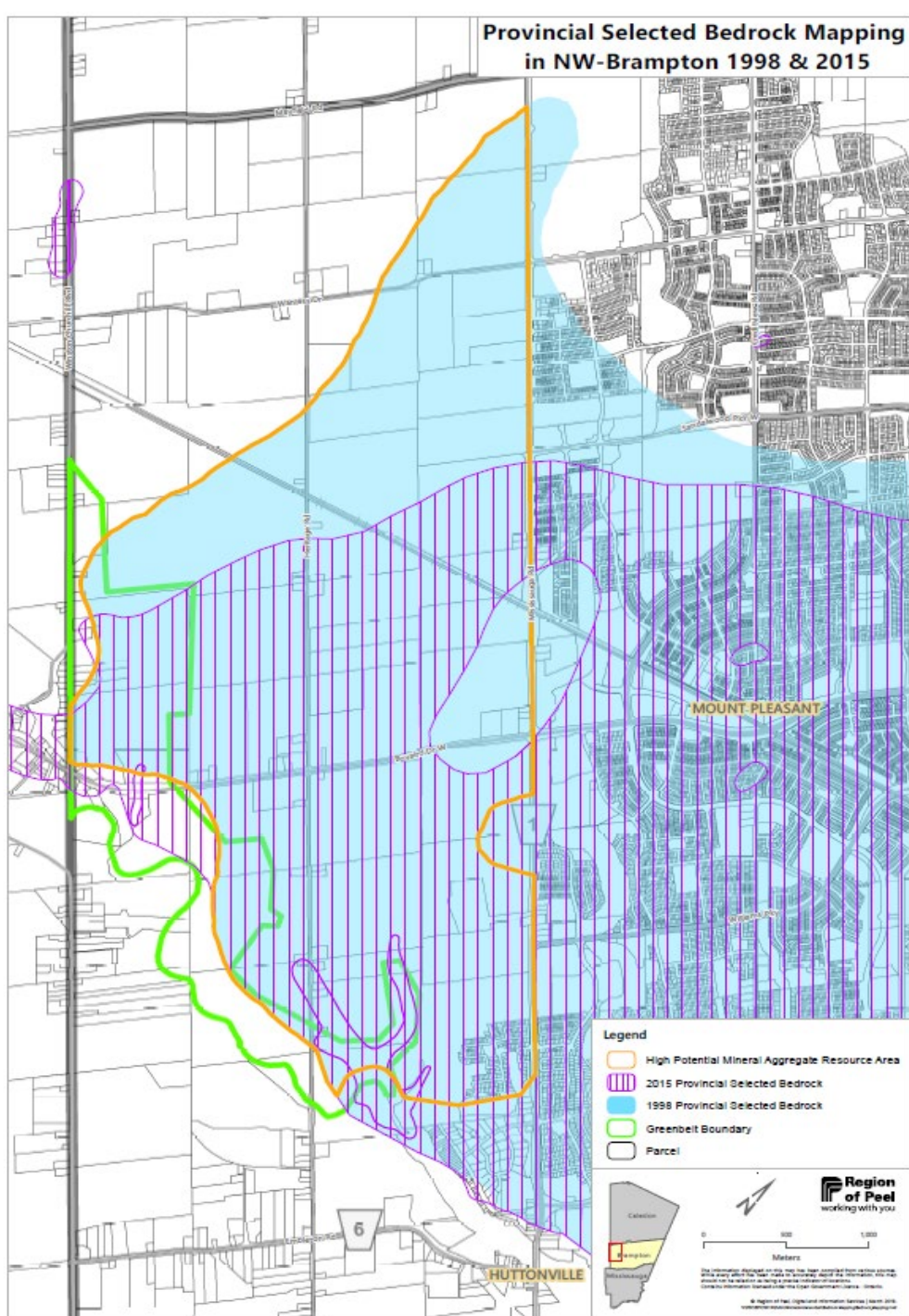


Ontario has 1,800,000 acres of Greenbelt.

In Brampton there are only 577 acres of Greenbelt, all of which are part of the Natural Heritage System of the Greenbelt Plan.

The Natural Heritage System contains Core Features; significant wetlands & woodlands, and fish habitat and important natural corridors for wildlife & humans, important linkage between natural features that must be protected from quarry development, as stated in the Greenbelt Plan 2017.

17.1-50

Provincial Selected Bedrock Mapping
in NW-Brampton 1998 & 2015

Areas to be added to the HPMARA include existing residential and institutional properties.

Areas to be deleted from the shale protection area include portions of Brampton Brick's property.

Both the 1998 and 2015 shale bedrock mapping in the Greenbelt area (between Winston Churchill Blvd, Bouvaire Rd, and the Credit tributary) are modeled on the same 1998 Geology Ontario data; one single observation of rock outcrop along the tributary near Bouvaire- Hwy #7. Depth of soil overburden, the only criteria for Geology Ontario's shale resource mapping, is contradicted by well drill hole records.

MNR recently spent over \$1 million to restore rainbow trout habitat in this tributary of the Credit River, referred to by Brampton Brick as the "**un-named tributary**".

Identifying this area as both high potential shale resource and Natural Heritage System within the Greenbelt makes no sense. Nor is it fair to existing residents.

NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**Methodology for Identifying High Potential Mineral Aggregate Resource Areas (HPMARA) in North West Brampton (Updated May 5, 2019)**Objective

The purpose of this report is to document the methodology that was used to update and refine the identification of High Potential Mineral Aggregate Resources Areas (HPMARA) mapping on Schedule C to the Regional Official Plan. The update to HPMARA mapping implements the recommendations of the North West Brampton Shale Resources Policy Review. The refinement undertaken is consistent with Regional Council direction regarding the North West Brampton Shale Resources Policy Review, Regional Official Plan policies for the identification of mineral aggregate resources and the Provincial Aggregates Resources Constraint Model for mapping of mineral aggregate resource areas described in the Ministry of Natural Resources and Forestry's Non-Renewable Resources Training Manual (1997, Version 1.1.). The proposed mapping refinements have been incorporated into the proposed schedule attached to the draft Regional Official Plan Amendment.

Background

The Regional Official Plan identifies HPMARA on Schedule C, in accordance with policy 2.5.1 of the Provincial Policy Statement, 2014. The Regional HPMARA represents the lands which contain primary and secondary sand and gravel resource areas and selected bedrock resource areas that are not constrained by provincial or municipal policies which prohibit aggregate resources extraction.

The existing HPMARA on Schedule C was created in 2001. At that time, the mapping of HPMARA was refined to exclude resource areas where mineral aggregate extraction was prohibited by the Region of Peel Official Plan. The HPMARA mapping was refined based on constraints criteria listed in policy 3.3.2.3 of the Regional Official Plan (areas where extraction is prohibited).

The criteria that were used to create the HPMARA identification in North West Brampton were updated through Regional Official Plan Amendment 21B in 2014 to reflect provisions in the Greenbelt Plan that prohibit new or expanding mineral aggregate extraction in significant natural heritage features. In 2009, aggregate resources mapping, including mapping of shale bedrock resources in North West Brampton, was updated by the Ontario Geological Survey in the Aggregate Resources Inventory for the Region of Peel (ARIP 165 – Revised). As a result of the updated Official Plan policy and bedrock mapping, it is recommended that the identification of HPMARA on Schedule C in North West Brampton where HPMARA is being retained within the Greenbelt be amended to reflect these changes. The proposed amendment reflects changes to:

1. Provincial mapping of mineral aggregate bedrock resources (base map)
2. Regional mapping of the Core Areas of the Greenland System (constraints)
3. Areas of registered plans of subdivisions and/or settlement (constraints)

The methodology used to produce the amended Schedule C is provided below.

**APPENDIX VI
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Amendment Methodology

Step 1: Identify the Existing North West Brampton HPMARA (2001) Base Data Layers

The base Geographic Information System (GIS) layer that was used to produce the original North West Brampton HPMARA (2001) is composed of a bedrock resources data set as provided by the Ministry of Northern Development and Mines (MNDM). The 2001 North West Brampton HPMARA excludes those areas which fall within the Core Areas of the Greenlands System, Escarpment Protection Areas (Niagara Escarpment Plan), registered plans of subdivision, and/or settlement areas as these were identified in 2001.

Step 2: Identify the Updated Provincial Mapping (base map)

In 2009, the Ontario Geologic Survey (OGS) released new bedrock resources mapping data in an update to the Aggregate Resources Inventory Paper (ARIP) for Peel Region referenced as ARIP 165 – Revised. The bedrock mapping data provided in the Provincial ARIP reports prepared by the OGS are available for download in a GIS data compilation referenced as The Aggregate Resources of Ontario (ARO). The OGS updates and releases Aggregate Resources of Ontario data compilations annually. The ARO – 2018 data was obtained and used as the basis for updating HPMARA mapping in North West Brampton as it provides the most recent aggregate resources mapping data for Peel.

The mapping of the areal extent of bedrock formations contained in the ARIP/ARO data, and that is considered potentially available for extraction, is determined from bedrock geology maps, overburden drift thickness and bedrock topography maps, and from the interpretation of water well records, oil and gas well data and geotechnical test hole data. Areas where bedrock resources may be accessible are delineated based on depth of overburden (drift thickness). Areas where bedrock outcrops or is within 1 m of the ground surface are considered potential resource areas because of their easy access. Resource areas are also considered accessible where drift thickness is up to 8 m. Bedrock areas overlain by 8 to 15 m of overburden may provide resources which have extractive value only in specific circumstances. Outside of these delineated areas (<1m, 1m to 8m and 8m to 15m), the bedrock is assumed to be covered by more than 15 m of overburden, a depth generally considered to be too great to allow economic extraction unless part of the overburden is composed of economically attractive deposits (OGS ARIP 165 REV, 2009).

The North West Brampton Shale Policy Background Study reviewed the OGS ARIP reports and opinions obtained from the shale brick industry and concluded that bedrock areas having an overburden depth less than 8 m was preferred by the industry and have the greatest potential for shale extraction. For the purposes of refining the identification of HPMARA in the Greenbelt portion of Northwest Brampton, areas of bedrock overlain by drift thickness up to 8 m in depth were selected from the GIS data to identify areas with the greatest potential for extraction.

**APPENDIX VI
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Step 3: Identify Policy Constraints for Aggregates Extraction

A constraints analysis was then completed in order to identify areas that are not available for future extraction based on current provincial and municipal policies. The following provincial and Regional Official Plan policies, which are applicable in North West Brampton, identify features or areas where aggregates extraction is not permitted:

- a) Greenbelt Plan s.4.3.2(3)(a)
 - 1. No new *mineral aggregate operation* and no new wayside pits and quarries, or any ancillary or accessory use thereto, shall be permitted in the following *key natural heritage features* and *key hydrologic features*:
 - i. *Significant wetlands*;
 - ii. *Habitat of endangered species and threatened species*; and
 - iii. *Significant woodlands*, unless the woodland is occupied by young plantation or early successional habitat (as defined by the Ministry of Natural Resources and Forestry). In this case, the application must demonstrate that sections 4.3.2.6 (b), (c) and 4.3.2.7 (c) have been addressed and that they will be met by the operation;
- b) Region of Peel Official Plan s.3.3.2.3

Prohibit new or expanded mineral aggregate extraction sites and *wayside pits and quarries* or any ancillary or accessory uses thereto, in the following areas:

- a) the Core Areas of the Greenlands System;
- b) the Escarpment Protection Area of the Niagara Escarpment Plan;
- c) the Natural Core Areas as designated within the Oak Ridges Moraine Conservation Plan Area;
- d) Key natural heritage features and hydrologically sensitive features and the associated minimum vegetation protection zone, as defined by the Oak Ridges Moraine Conservation Plan, within the Oak Ridges Moraine Conservation Plan Area, except as permitted by the Oak Ridges Moraine Conservation Plan; and
- e) *Significant woodlands* within the Greenbelt Natural Heritage System unless the woodland is occupied by *early successional habitat* or *young plantation*. The prohibition within *significant woodlands* within the Greenbelt Natural Heritage System applies only to new mineral aggregate extraction sites and *wayside pits and quarries* and their ancillary or accessory uses.
- f) Approved settlement areas as designated in *area municipal official plans* in the Rural System, and registered plans of subdivision, unless permitted by the area municipality pursuant to Policy 3.3.2.2.

GIS data sets for the above features and areas were obtained based on best available current information. It should be noted that according to Regional Official Plan policy 2.3.2.3 for the purpose of defining the Core Areas of the Greenlands System for mineral aggregate resource extraction uses within the Rural System, the Core Areas only include core woodlands that are a minimum of 30 hectares in size and exclude as core valley and stream corridors all valley and

**APPENDIX VI
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

stream corridors that have a drainage area of less than 125 hectares.

Step 4: Refinement of the HPMARA Mapping

Further refinement of the HPMARA was undertaken to address fragmentation of small parcels which are the result of the constraints analysis and residential clusters. The refinement criteria is based on the “Criteria for Refinement of Fragmented Caledon HPMARA Lands” as documented in the *Caledon Community Resources Study, 1999* (CCR 1999). The CCR 1999 was prepared to develop a model for the management of aggregate resources in the Town of Caledon and was used to delineate and refine the Regional HPMARA aggregate resources mapping in the Town of Caledon Plan.

The criteria for determining fragmented HPMARA lands, which would be subsequently removed, that would be applicable within North West Brampton include:

1. The area is too small in size to be economically viable for licensing as a pit or quarry. These parcels are generally considered 10 hectares or less in size.
2. Irregular or long narrow shape which is impractical to extract properly because of required setbacks, sloping, buffers, etc., of a normal licensed operation.
3. Area is Isolated from other aggregate resources areas or along (or straddling) a roadway.

The CCR 1999 also identified residential clusters as an exclusion based on the principle of minimizing both existing and future land use conflicts and providing a balance between aggregate resources extraction and rural non-farm residential uses. The HPMARA refinement in North West Brampton applied this principle and defined residential clusters to be two or more small developed non-farm residential lots within proximity to each other. Residential clusters meeting this definition were considered unavailable for resource extraction.

As a refinement to the HPMARA mapping, the Bovaird Road road allowance was removed as extraction within the road allowance is unlikely.

Step 5: Update the North West Brampton HPMARA

The proposed amended Schedule C to the Official Plan was produced by:

- Starting with the 2001 North West Brampton HPMARA data layer as a base layer (Step 1).
- Adding areas of newly identified provincially significant bedrock which was updated by MNDM in 2009, which updated provincial mapping from the 2001 data layer (Step 2).
- Removing the areas of bedrock which are no longer identified as provincially significant bedrock by MNDM in 2009 using updated provincial mapping data from the ARO 2018 data set and the recommended 8 m overburden thickness criteria to identify resource areas that have the greatest potential for shale extraction (Step 2).

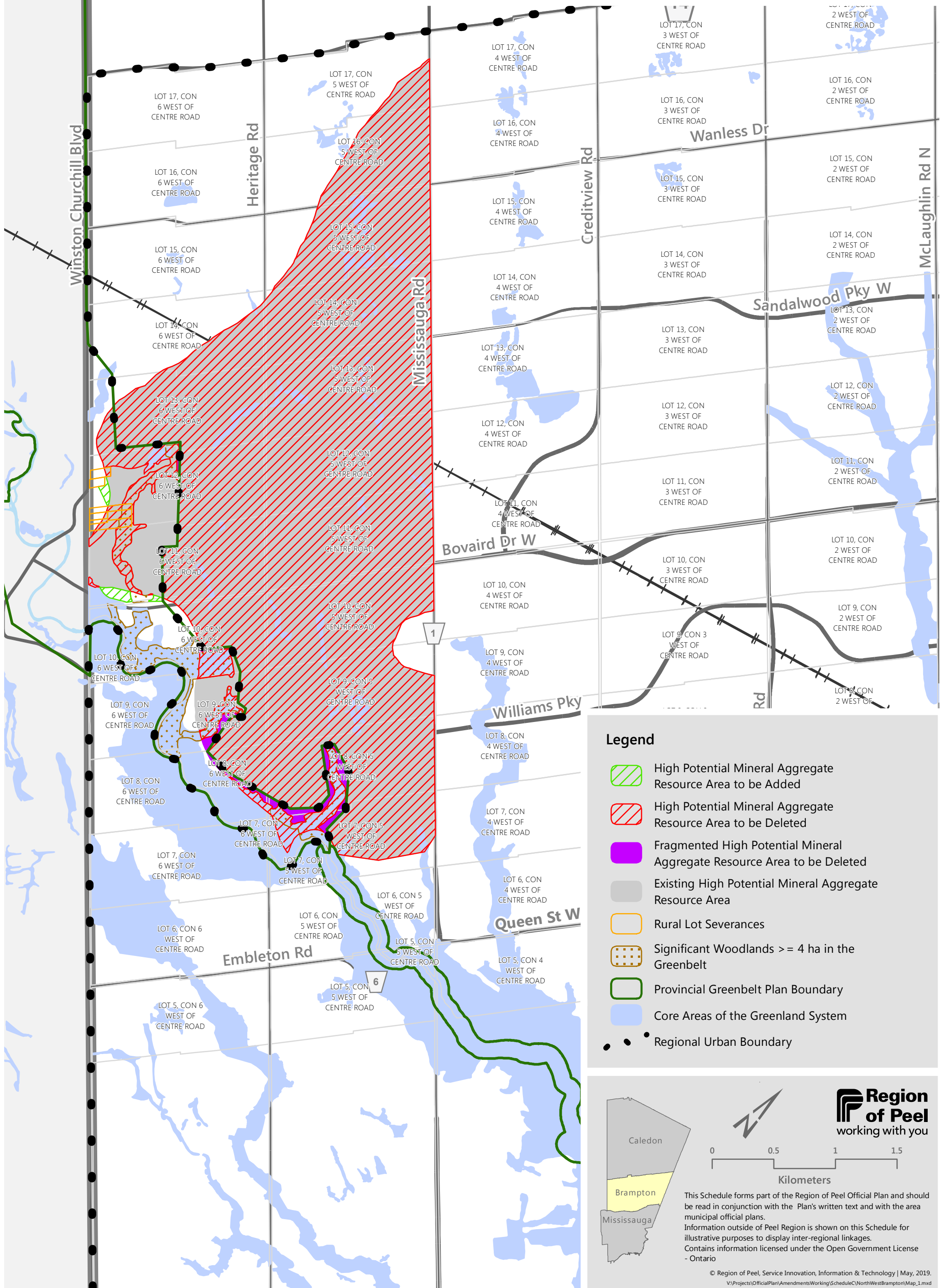
**APPENDIX VI
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

- Removing areas which are identified in the Greenbelt Plan or the Regional Official Plan as not permitting aggregate extraction to occur (Step 3 policy constraints).
- Removing properties developed with rural residential clusters and fragmented small areas of isolated resources which meet the refinement criteria (Step 4 final refinements).

Mapped illustration of the additions and deletions to HPMARA in North West Brampton are attached.

Map of Features and Areas where Aggregate Extraction is not Permitted, including Prohibited Features and Areas (Regional Official Plan Policy 3.3.2.3)

May, 2019



Legend

- High Potential Mineral Aggregate Resource Area to be Added
- High Potential Mineral Aggregate Resource Area to be Deleted
- Fragmented High Potential Mineral Aggregate Resource Area to be Deleted
- Existing High Potential Mineral Aggregate Resource Area
- Rural Lot Severances
- Significant Woodlands >= 4 ha in the Greenbelt
- Provincial Greenbelt Plan Boundary
- Core Areas of the Greenland System
- Regional Urban Boundary

Region of Peel
 working with you

0 0.5 1 1.5
 Kilometers

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans. Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages. Contains information licensed under the Open Government License - Ontario

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**APPENDIX VII
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Analysis of Conformity with Provincial Plans and Policies

The 2014 Provincial Policy Statement, Growth Plan 2017, Greenbelt Plan 2017, Regional Official Plan and the City of Brampton Official Plan policies provide the framework that govern growth management and mineral aggregate resources identification in North West, Brampton.

Planning Act

The Planning Act provides the legislative framework for land use planning in Ontario. Section 2 of the Planning Act, 1990 sets out matters of provincial interest that municipal councils are required to have regard to including the protection of ecological systems, management of natural resources, and the appropriate location of growth and development. Section 3 of the Planning Act gives the Minister of the Ministry of Municipal Affairs and Housing the authority to issue policy statements on matters relating to municipal planning that, in the opinion of the Minister, are of provincial interest.

Provincial Policy Statement

The Provincial Policy Statement 2014 provides direction to municipalities on matters of provincial interest related to land use planning and development. Municipal decisions affecting planning matters are required to be consistent with the Provincial Policy Statement 2014. Relevant policy direction on growth management and the wise use of natural resources is summarized below.

Section 1.1. establishes the policy framework for managing and directing land use to achieve efficient and resilient development and land use patterns. Through this set of policies, the Region of Peel has been directed to sustain healthy, liveable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipality over the long-term (s.1.1.1). The Region is required to achieve this policy objective by making sufficient land available to accommodate an appropriate mix of land uses to meet projected needs for a time horizon of up to 20 years (s.1.1.2). According to the PPS 2014, settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted (s.1.1.3). Section 1.1.6 establishes policies on infrastructure and public service facilities and directs municipalities to provide these services in a coordinated, efficient and cost effective manner that considers the impacts from climate change.

In regard to the wise use and management of natural resources, section 2.5.1 of the PPS 2014 directs that mineral aggregate resources shall be protected for long term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. The policies go on to require that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible (s. 2.5.2).

The Provincial Policy Statement must be read in its entirety and all relevant policies are to be applied to each situation in determining whether planning decisions are consistent with the policy direction. The review of shale policies and recommendation to amend the Regional Official Plan has comprehensively considered the policies of the Provincial Policy

**APPENDIX VII
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

Statement and represents an appropriate implementation and balancing of relevant policy direction.

The recommended Regional Official Plan Amendment, as modified, has regard for matters of provincial interest set out in the *Planning Act* and is consistent with the policy direction as provided in the Provincial Policy Statement, 2014.

Growth Plan 2019

The Growth Plan provides a framework for implementing Ontario's vision for building communities by better managing growth in the Greater Golden Horseshoe Region. The Growth Plan specifies that the majority of forecasted growth is to be directed to settlement areas and managed through integrated planning (s.2.2.1).

In addition to managing growth, the Growth Plan section 4.2.8 provides direction related to managing mineral aggregate resources, including the extraction and utilization of on-site mineral aggregate resources prior to development occurring.

In May 2019 updates to the Growth Plan policies were released. Staff have reviewed the updates in relation to the recommended amendment. The recommended Regional Official Plan Amendment, as modified conforms to the Growth Plan, 2019 policies.

A detailed analysis of the relevant Provincial Policy Statement, 2014 and Growth Plan, 2017 policies, in relation to the protection of aggregate resources and planning for growth, was undertaken by Meridian Planning and is provided in the North West Brampton Policy Area Review Study Report. The report is available on the region's website.

Greenbelt Plan 2017

The Greenbelt Plan, together with the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. While the Greenbelt Plan allows for extraction in the Protected Countryside designation, new mineral aggregate operations are not permitted in the prescribed key natural heritage features and key hydrologic features.

The recommended Regional Official Plan Amendment, as modified conforms to the Greenbelt Plan 2017 policies.

Region of Peel Official Plan

The Region of Peel Official Plan contains policies which apply to the North West Brampton Urban Development Area. The policies in section 5.3.4.2 establish that the 2031 population, household and employment forecasts for the City of Brampton in Table 3 contemplate that the two remaining secondary plan areas in North West Brampton will be planned to be built out by 2031, subject to policy 5.3.4.2.2, in a manner that is in conformity with Policy 5.5.4.2.2 and all other applicable policies of this Plan. In anticipation of the lands being planned for development, the Region of Peel Official Plan section 5.3.4.2.2 f) includes policy direction and criteria to be considered following the expiry of the 10-year moratorium

**APPENDIX VII
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW REGIONAL OFFICIAL
PLAN AMENDMENT – RECOMMENDATION FOR COUNCIL ADOPTION (ROPA - 32)**

on development in North West Brampton, which was established in 2006 and which expired on December 16, 2016.

The study findings, planning opinion and recommendation to remove shale protection have fully addressed the factors to be considered in accordance with policy 5.3.4.2.2 f) v) of the Regional Official Plan. It is recommended that the current Regional Official Plan policies be amended to provide a more appropriate framework for managing growth in North West Brampton.

City of Brampton Official Plan

Section 4.15 of the City of Brampton Official Plan establishes a framework for planning in the North West Brampton Urban Development Area. The Brampton Plan states that the North West Brampton Urban Development Area is planned to be a compact, complete and connected community. The plan sets out six stages of planning approvals that must be realized (s.4.15.2). Stages 2 and 3 respectively include the establishment of general land use designations in the Official Plan once a Natural Heritage System for North West Brampton has been determined through approved subwatershed studies and the adoption of a secondary plan containing environmental protection strategies based on approved subwatershed studies. The secondary planning for this area is currently underway. The policies in section 4.15.4 further implement the Regional Official Plan direction to provide for the protection and potential use of shale resources in advance of urban uses.

Conclusion

A detailed review of all applicable Provincial, regional and local policies related to the North West Brampton Shale Resources Policy Review was completed through the Regional Official Plan Amendment process, particularly through the completion of the background studies, consultation and development of the recommended Amendment for adoption. On the basis of this review it was determined that the development of urban uses in the North West Brampton Urban Development Area is in the greater long-term public interest than protecting these same lands for shale extraction. The recommended amendment that would delete shale protection policies and replace them with policies that allow for urban uses within the North West Brampton Urban Development Area is consistent with matters of provincial interest as identified in the Planning Act, Provincial Policy Statement, Growth Plan and Greenbelt Plan.