

# New Regional Official Plan Review Planning Process

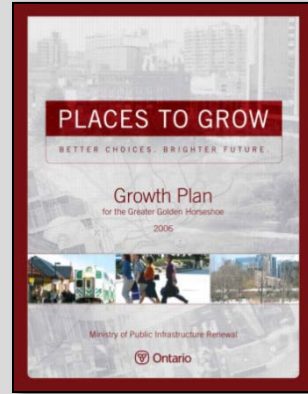
PROVINCIAL PLANNING

REGIONAL PLANNING

## Growth Plan, 2006

### Growth Plan Policy Overview:

- Growth forecasts to 2031
- Local-led Municipal Comprehensive Review:
  - Settlement area boundary expansion
  - Employment lands conversion



**Regional Conformity to the Growth Plan, 2006:**  
Peel Regional Official Plan Review (PROPR)



PROPR included staged implementation through 8 Regional Official Plan Amendments (ROPAs)

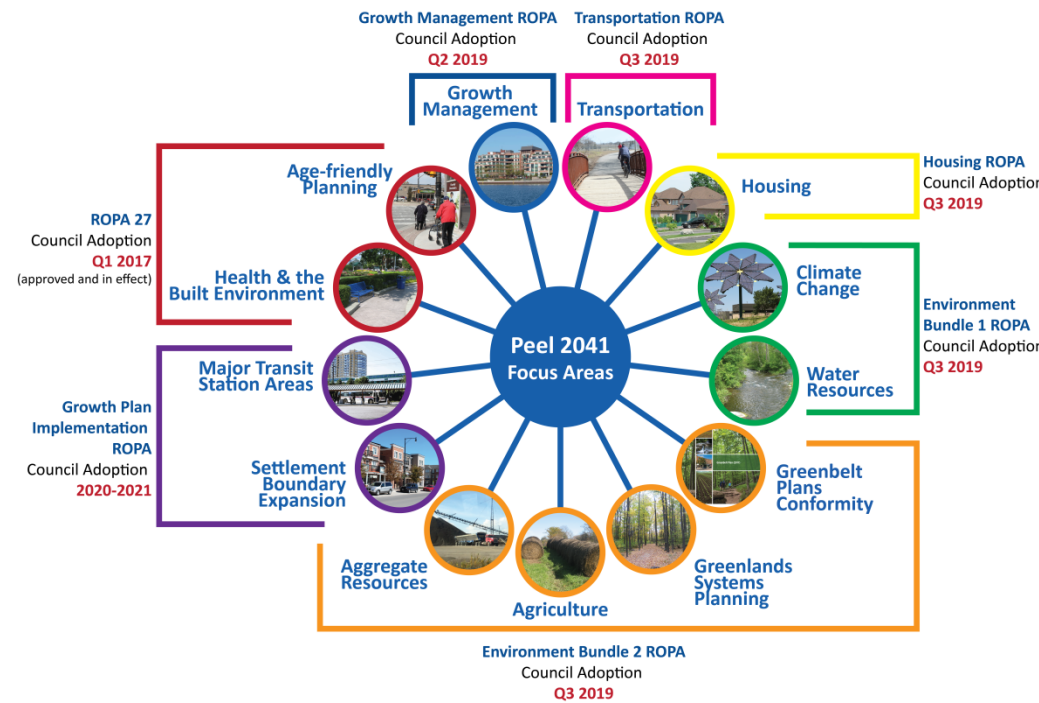
## Growth Plan, 2017

### Growth Plan Policy Overview:

- Growth forecasts to 2041
- Region-led Municipal Comprehensive Review:
  - Growth forecasts (people and jobs) and density and intensification target implementation
  - Settlement area boundary expansions in accordance with 2041 land needs assessment methodology and housing strategy
  - Employment strategy, designation, density targets, and conversion requirements
  - Major transit station area and strategic growth area delineation
  - Natural heritage and agricultural systems mapping refinement



**Regional Conformity to the Growth Plan, 2017:**  
Peel 2041: Regional Official Plan Review (original work plan)



Peel 2041 originally planned for staged implementation through 7+ ROPAs

## Provincial Guidance and Recent Initiatives

### Growth Plan, 2017 Guidance Documents:

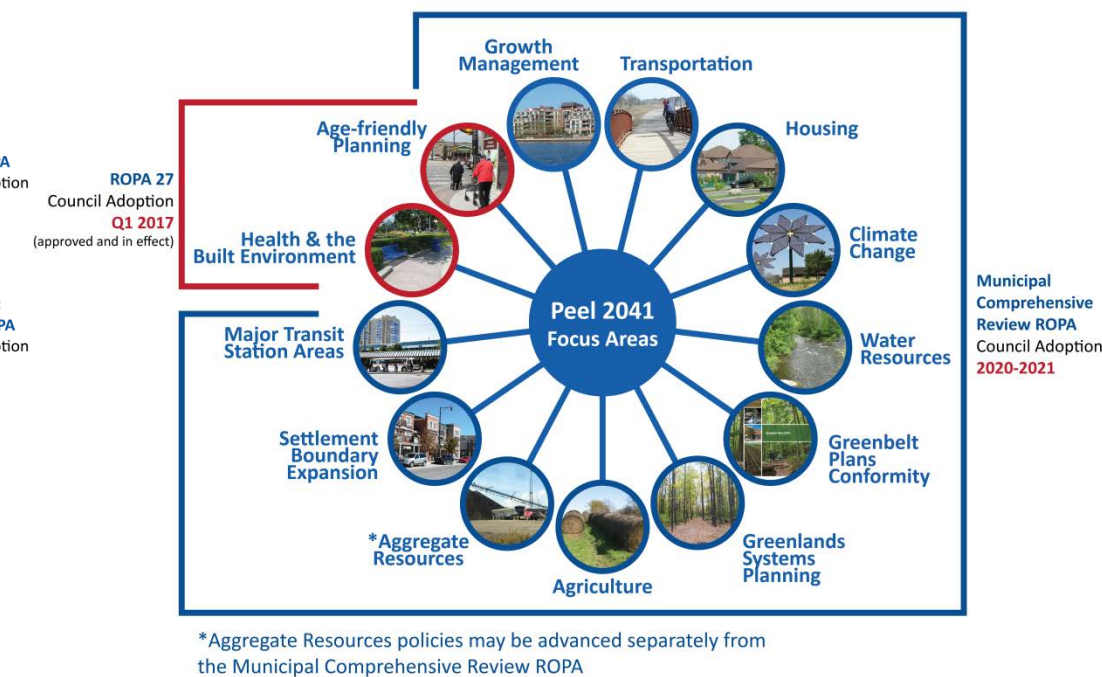
- Land Needs Assessment Methodology
- Municipal Comprehensive Review Process
- Intensification and Density Targets
- Housing Strategy
- Watershed Planning
- Natural Heritage and Agricultural Systems Mapping
- Agricultural Impact Assessment
- Community Greenhouse Gas Emissions Reduction Planning

### Recent Provincial Initiatives:

- GTA West Corridor Highway Cancellation
- New Appeals Process and OMB Replacement – Bill 139



**Regional Response to Provincial Guidance and Recent Initiatives:** Revised Peel 2041 work plan



Single **integrated** Municipal Comprehensive Review ROPA

## 2017 Growth Plan Municipal Comprehensive Review (MCR) Requirements Summary

Policy Area	Policy	Requirements
<b>Where and How to Grow</b>	Managing Growth	Integrated planning to manage growth to 2041 based on required Provincial land needs methodology and housing strategy.
	Delineated Built Up Areas	Minimum intensification targets of 50% from the next MCR to 2031 and 60% between 2031 and 2041.
	Transit Corridors and Station Areas	Delineate and provide minimum densities for major transit station areas on priority transit corridors.
	Employment	Develop an employment strategy, designate employment areas and establish employment density targets.  Employment conversions only permitted through the full MCR.
	Designated Greenfield Areas	Plan for a minimum density of 80 people and jobs per hectare for new areas.  Areas approved and in effect as of July 1, 2017, to be planned at a minimum of 60 people and jobs per hectare.
	Settlement Area Boundary Expansions	Settlement area boundary expansion may only occur through the MCR including a 2041 land needs assessment undertaken in accordance with approved Provincial methodology and subject to numerous specific policy assessments.
<b>Protecting What is Valuable</b>	Natural Heritage Systems	Implement Provincial Natural Heritage System mapping with refinements only permitted through the MCR.
	Agricultural Systems	Implement Provincial Agricultural System mapping with refinements only permitted through the MCR.
<b>Implementation and Interpretation</b>	Coordination	Through the MCR, provide policy direction around intensification and density targets, strategic growth areas, employment areas and densities, and forecast allocation to local municipalities.
	Growth Forecasts	Through the MCR, apply the growth forecasts to 2041 in the Growth Plan.  The forecasts in the Growth Plan can only be applied through an MCR on a region-wide basis, and cannot be applied to specific geographies in the Region for approving or refusing proposals, e.g. Mayfield West Phase 2 Stage 2.
	Targets	Changes to minimum density and intensification targets can only occur through the MCR.  Through the MCR, required to delineate built up areas, urban growth centres, major transit station areas, and other strategic growth areas.

Municipal Comprehensive Review Requirements (MCR) Summary Provincial Growth Plan 2017		
		Peel 2041
Growth Plan, 2017 Policy Summary		Draft Growth Management ROPA
Policy 2.2.1	Managing Growth	
Where and How to Grow	<p>Undertake integrated planning to manage forecasted growth to 2041 including:</p> <ul style="list-style-type: none"> <li>• <b>hierarchy of settlement areas</b>, and of areas within settlement areas,</li> <li>• supported by <b>planning for infrastructure</b> and facilities by considering the full life cycle costs of these assets and developing <b>options to pay for these costs</b> over the long-term;</li> <li>• direction for an <b>urban form</b> that will optimize infrastructure, particularly along <b>transit and transportation corridors</b>, to support the achievement of <b>complete communities</b> through a more compact built form;</li> <li>• support the <b>environmental</b> and <b>agricultural</b> protection and conservation;</li> <li>• implemented through a <b>municipal comprehensive review</b> and, where applicable, include direction to lower-tier municipalities.</li> </ul> <p>The <b>Minister will establish a methodology for assessing land needs to implement this Plan</b>, including relevant assumptions and other direction as required. This methodology will be used by upper- and single-tier municipalities to assess the quantity of land required to accommodate forecasted growth to the horizon of this Plan (2041).</p>	<p>Yes</p> <p>Note the mandatory land needs methodology not yet approved by Minister</p>
Policy 2.2.2.	Delineated Built-up Areas	
Where and How to Grow	<p>By <b>2031</b>, and for each year thereafter, a <b>minimum of 60 per cent intensification target</b> required.</p> <p>By the time the next municipal comprehensive review is approved and in effect, and each year until <b>2031</b>, a <b>minimum of 50 per cent intensification target</b> required.</p> <p>upper- and single-tier <b>municipalities may request an alternative</b> to the intensification targets subject to criteria.</p>	<p>Yes</p>

Policy 2.2.4	Transit Corridors and Station Areas	
<p><b>Where and How to Grow</b></p>	<p>For major transit station areas on priority transit corridors or subway lines, <b>delineate the boundaries of major transit station areas</b></p> <p>Major transit station areas on priority transit corridors or subway lines will be planned for a <b>minimum density target</b> of</p> <ul style="list-style-type: none"> <li>• <b>200 residents and jobs</b> combined per hectare for those that are served by <b>subways</b></li> <li>• <b>160 residents and jobs</b> combined per hectare for those that are served by <b>light rail transit or bus rapid transit</b>; or</li> <li>• <b>150 residents and jobs</b> combined per hectare for those that are served by the <b>GO Transit rail</b> network;</li> </ul> <p>upper- and single-tier <b>municipalities may request an alternative</b> to the intensification targets subject to criteria.</p>	<p><b>Yes</b></p> <p>Location of MTSA’s identified with framework for further work required to set boundaries and densities for each MTSA</p>
Policy 2.2.5	Employment	
<p><b>Where and How to Grow</b></p>	<p>Upper- and single-tier municipalities, <b>develop an employment strategy</b> that establishes:</p> <ul style="list-style-type: none"> <li>• a <b>minimum density target</b> for all employment areas,</li> <li>• <b>type and scale of employment</b> that characterizes the employment areas</li> <li>• <b>opportunities for the intensification</b> of employment areas on sites that support active transportation and are served by existing or planned transit; and</li> <li>• will be implemented through a <b>municipal comprehensive review</b>, including official plan policies and designations and zoning by-laws.</li> </ul> <p>Upper- and single-tier municipalities, will <b>designate</b> all employment areas, including any prime employment areas, <b>in official plans</b> and <b>protect them</b> for appropriate employment uses over the long-term</p> <p><b>Conversion</b> of employment areas or prime employment areas to non-employment uses may be permitted <b>only through a municipal comprehensive review</b> subject to specific criteria for conversion.</p> <p>Any change to an official plan to permit new or expanded opportunities for <b>major retail in an employment area may occur only through a municipal comprehensive review</b>.</p>	<p><b>Yes</b></p> <p>Minimum employment density target policy was not included in draft ROPA but the information is readily available from land budget work and will be included</p>

<p><b>Policy 2.2.7</b></p>	<p><b>Designated Greenfield Areas</b></p>	
<p><b>Where and How to Grow</b></p>	<p>The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum <b>density target that is not less than 80 residents and jobs</b> combined per hectare.</p> <p>The minimum <b>density target will be measured over the entire designated greenfield area</b> of each upper- or single-tier municipality, excluding natural heritage features and areas, natural heritage systems and floodplains, infrastructure rights of way, employment areas and cemeteries.</p> <p>For upper- and single-tier municipalities in the inner ring, new density target does not apply to designated greenfield areas identified in <b>official plans that are approved and in effect as of July 1, 2017</b>, and, through the next <b>municipal comprehensive review</b>, these lands will be planned to achieve within the horizon of this Plan, a minimum density target that will not be less than 60 residents and jobs combined per hectare.</p> <p>Upper- and single-tier <b>municipalities may request an alternative</b> to the intensification targets subject to criteria.</p>	<p><b>Yes</b></p>
<p><b>Policy 2.2.8</b></p>	<p><b>Settlement Area Boundary Expansions</b></p>	
<p><b>Where and How to Grow</b></p>	<p>Settlement area <b>boundaries will be delineated in official plans</b>.</p> <p>A <b>settlement area boundary expansion may only occur through a municipal comprehensive review</b> where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>• <b>based on the minimum intensification and density targets in this Plan</b> and a land needs assessment undertaken in accordance with Provincial methodology, sufficient opportunities to accommodate forecasted growth to 2041 are not available through intensification and in the designated greenfield area;</li> <li>• the proposed expansion will make available sufficient <b>lands not exceeding 2041</b>; and</li> <li>• the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets and other policies of the Growth Plan.</li> </ul> <p>Where the need for a settlement area boundary expansion has been justified in accordance with policy, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the following:</p> <ol style="list-style-type: none"> <li>a) there are existing or planned <b>infrastructure</b> and public service facilities to support the achievement of complete communities;</li> <li>b) the infrastructure and public service facilities needed would be <b>financially viable</b> over the full life cycle of these assets, based on mechanisms such as asset management planning and revenue generation analyses;</li> <li>c) the proposed expansion would align with a <b>water and wastewater master plan</b> completed in accordance with</li> </ol>	<p><b>NO</b></p> <p>Current GM ROPA only addresses partial settlement expansion of Mayfield West Phase 2 Stage 2 not full expansion to 2041</p>

## Where and How to Grow

- the policies;
- d) the proposed expansion would align with a **stormwater master plan** completed in accordance with the policies;
- e) **watershed planning** has demonstrated that the proposed expansion, including the associated servicing, would not negatively impact the water resource system, including the quality and quantity of water;
- f) key hydrologic areas and the **Natural Heritage System** should be avoided where possible;
- g) for settlement areas that receive their water from or discharge their sewage to inland lakes, rivers, or groundwater, a completed environmental assessment;
- h) prime agricultural areas should be avoided where possible. An **agricultural impact assessment** will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the Agricultural System and evaluating and prioritizing alternative locations across the upper- or single-tier municipality in accordance with the following:
- i. expansion into specialty crop areas is prohibited;
  - ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and
  - iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;
- i) the settlement area to be expanded is in compliance with the **minimum distance separation formulae**;
- j) any adverse **impacts on agricultural operations and on the agri-food network** from expanding settlement areas would be avoided or, if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;
- k) the policies of Sections 2 (**Wise Use and Management of Resources**) and 3 (**Protecting Public Health and Safety**) of the PPS are applied;
- l) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and
- m) within the Protected Countryside in the **Greenbelt Area**:
- i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;
  - ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;
  - iii. the proposed expansion would support the achievement of complete communities or the local agricultural economy;
  - iv. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;
  - v. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and
  - vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.

When a *settlement area* boundary has been expanded through a *municipal comprehensive review* in accordance with the policies in subsection 2.2.8, the new *designated greenfield area* will be planned based on the housing strategy developed in accordance with policies 2.2.6.1 and 2.2.6.2.

4.2.2.	<b>Natural Heritage System</b>	
<b>Protecting What is Valuable</b>	<p>The Province will map a <b>Natural Heritage System</b> for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.</p> <p><b>Municipalities will incorporate the Natural Heritage System as an overlay in official plans</b>, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas as set out in the policies.</p> <p>In implementing the <b>Natural Heritage System</b>, upper- and single-tier municipalities may, through a <b>municipal comprehensive review, refine provincial mapping</b> with greater precision in a manner that is consistent with this Plan.</p>	<p><b>No</b></p> <p>Current GM ROPA does not address Provincial NHS mapping released February 2018</p>
4.2.6	<b>Agricultural System</b>	
<b>Protecting What is Valuable</b>	<p>The Province will identify an <b>Agricultural System</b> for the GGH.</p> <p><b>Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province</b> and these areas will be protected for long-term use for agriculture.</p> <p>In implementing the <b>Agricultural System</b>, upper- and single-tier municipalities may, through a municipal comprehensive review, refine or augment provincial mapping in a manner that is consistent with this Plan and any implementation procedures issued by the Province.</p>	<p><b>No</b></p> <p>Current GM ROPA does not address Provincial Ag System mapping released February 2018</p>
5.2.3	<b>Coordination</b>	
<b>Implementation and Interpretation</b>	<p>Upper-tier municipalities, in consultation with lower-tier municipalities, will, through a <b>municipal comprehensive review</b>, provide policy direction to implement this Plan, including:</p> <ul style="list-style-type: none"> <li>• identifying <b>minimum intensification targets for lower-tier municipalities</b> based on the capacity of delineated built-up areas including the applicable minimum density targets for strategic growth areas in this Plan, to achieve the minimum intensification target in this Plan;</li> <li>• identifying <b>minimum density targets for strategic growth areas</b>, including any urban growth centres or major transit station areas, in accordance with this Plan;</li> <li>• identifying <b>minimum density targets for employment areas</b>;</li> <li>• identifying <b>minimum density targets for the designated greenfield areas of the lower-tier municipalities</b>, to achieve the minimum density target for the upper- or single-tier municipality;</li> <li>• <b>allocating forecasted growth to the horizon of this Plan to the lower-tier municipalities</b> in a manner that would</li> </ul>	<p><b>Yes</b></p> <p>One exception is employment area density targets which can be readily added from available information</p>

APPENDIX II  
CURRENT PROVINCIAL LAND USE PLANNING CONTEXT

	<p>support the achievement of minimum intensification and density targets in this Plan; and</p> <ul style="list-style-type: none"> <li>• addressing <b>matters that cross municipal boundaries.</b></li> </ul>	
5.2.4	<b>Growth Forecasts</b>	
<b>Implementation and Interpretation</b>	<p>All upper- and single-tier municipalities will, through a <i>municipal comprehensive review</i>, apply the forecasts in Schedule 3 for planning and managing growth to the horizon of this Plan.</p> <p>The <b>population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will apply to all planning matters</b> in that municipality, including lower-tier planning matters where applicable, <b>until the upper- or single-tier municipality has applied the forecasts in Schedule 3 to 2041 and those forecasts are approved and in effect in the upper- or single-tier official plan.</b></p> <p>All upper- and single-tier municipalities will, <b>through a municipal comprehensive review, apply the forecasts in Schedule 3 for planning and managing growth to the horizon of this Plan (2041).</b></p> <p><b>Outside of a municipal comprehensive review, the forecasts in Schedule 3 (Greater Golden Horseshoe) and Schedule 7 (Barrie, Orillia and Simcoe) cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan.</b></p>	Yes
5.2.5	<b>Targets</b>	
<b>Implementation and Interpretation</b>	<p>The <b>minimum intensification and density targets</b> in this Plan or established pursuant to this Plan will be identified in upper- and single- tier official plans. <b>Any changes to the targets established pursuant to this Plan may only occur through a municipal comprehensive review.</b></p> <p>For the purposes of <b>implementing the minimum intensification and density targets in this Plan</b>, upper- and single-tier municipalities will, <b>through a municipal comprehensive review, delineate the following in their official plans, where applicable:</b></p> <ul style="list-style-type: none"> <li>• delineated built-up areas;</li> <li>• urban growth centres</li> <li>• major transit station areas</li> <li>• other strategic growth areas for which a minimum density target will be established</li> <li>• each portion of the designated greenfield area that is subject to a specific density target; and</li> <li>• excess lands</li> </ul> <p>Any alternative target permitted by the Minister will be revisited through each municipal comprehensive review.</p>	<p>Yes</p> <p>Location of MTSA's identified with framework for further work required to set boundaries and densities for each MTSA</p>