



Implications of Provincial Policy on Major Planning and Growth Management Initiatives in Peel

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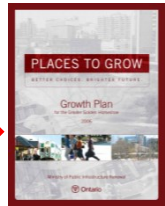
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Current Land Use Planning Context



History of Growth Plan Implementation



Growth Plan, 2006



Growth Plan, 2017

2006

2010

2013

2014-
2016

2017

October
26, 2017

February
2018

Spring
2018

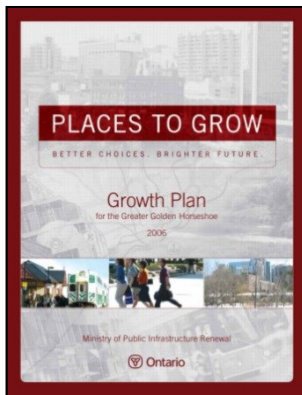
- Adoption of ROPA 24 and including 2031A growth targets
- Completion of Peel Regional Official Plan Review
- Revised 2031 forecasts (2031B)
- Establishment of new approach to growth management at the Region of Peel
- ROPAs 28, 29, 30* implement 2031 growth forecasts
- *ROPA 30 under appeal at the OMB
- Comprehensive Growth Management Strategy Report to Regional Council
- Regional Council authorized staff to proceed to statutory consultation on GM ROPA
- Growth Management Statutory Open Houses/PICs
- GTA West cancellation announcement
- Release of Provincial guidance on Growth Plan implementation
- *Building Better Communities and Conserving Watersheds Act* comes into effect

Municipal Comprehensive Review

Growth Plan, 2006

Policy Overview:

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



Growth Plan, 2017

Policy Overview:

Growth forecasts to 2041

- Region-led Municipal Comprehensive Review:
 - Growth forecasts (people and jobs) and density and intensification target implementation
 - Settlement boundary expansion
 - Employment area strategy, designation, conversion, and density requirements
 - Major transit station area and strategic growth area delineation
 - Natural heritage and agricultural systems mapping refinement



Provincial Guidance Documents

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

Draft Municipal Comprehensive Review Guidance

- All Growth Plan, 2017 Municipal Comprehensive Review policies must be implemented through a single amendment
- Integrated approach to planning for complete communities supports the Region's approach to planning and managing growth
- Concern that requiring single amendment will impede timely implementation of important community building policies and impact affordability, competitiveness, infrastructure planning and financing

Recommendation: Draft guidance be revised to allow for flexibility and permit a staged approach

New Appeals Process

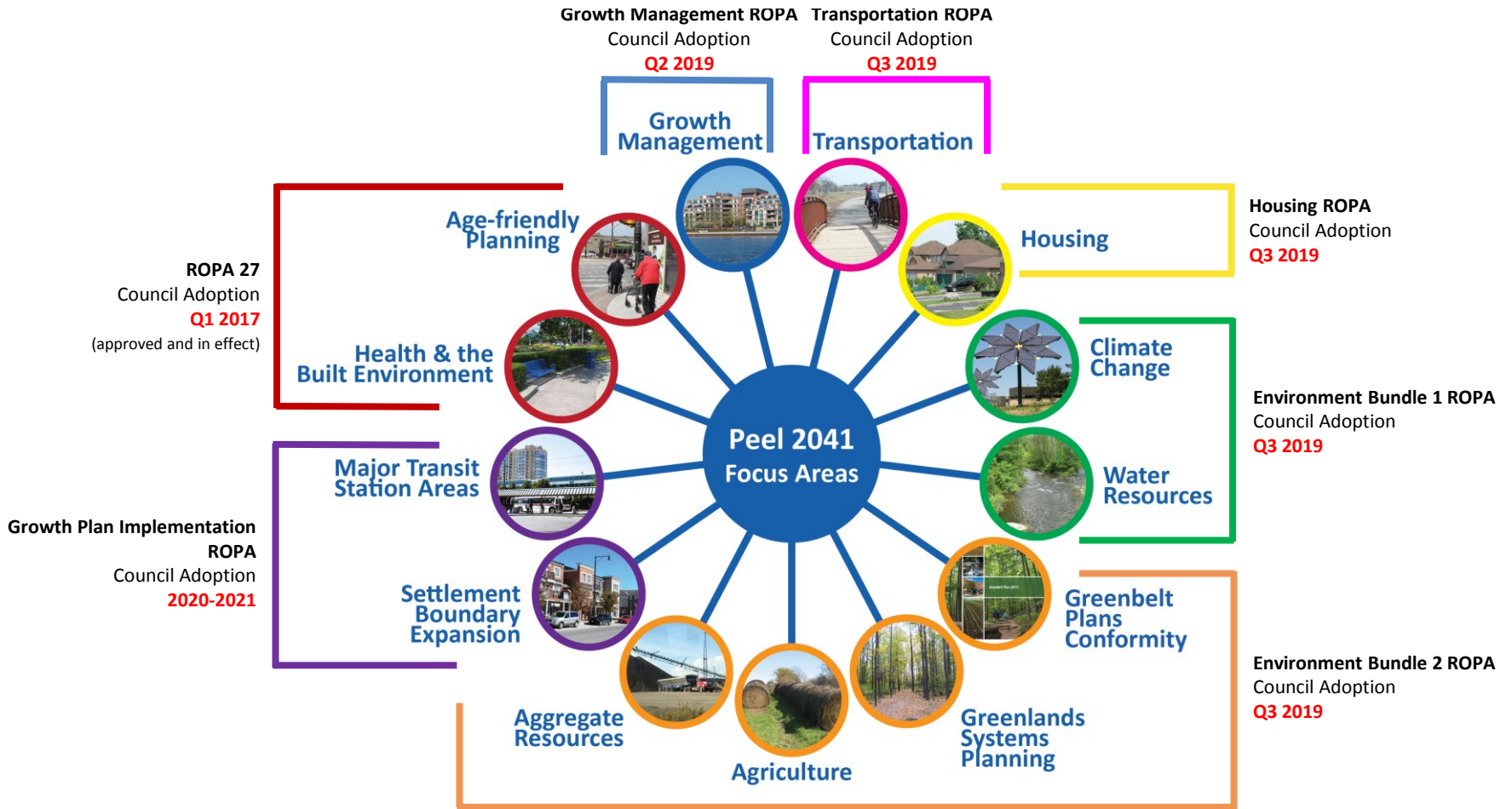
- *Building Better Communities and Conserving Watersheds Act* came into effect April 3, 2018
- The Ontario Municipal Board is replaced by the Local Planning Appeal Tribunal
- Conformity amendments through Peel 2041 no longer subject to appeal unless there is no decision by the Province
- Appeals to be assessed based on consistency and conformity with Provincial and relevant upper-tier plans
- Mandatory case management prior to hearing
- New evidence requirements
- Additional process changes

Impact on Regional Planning Initiatives



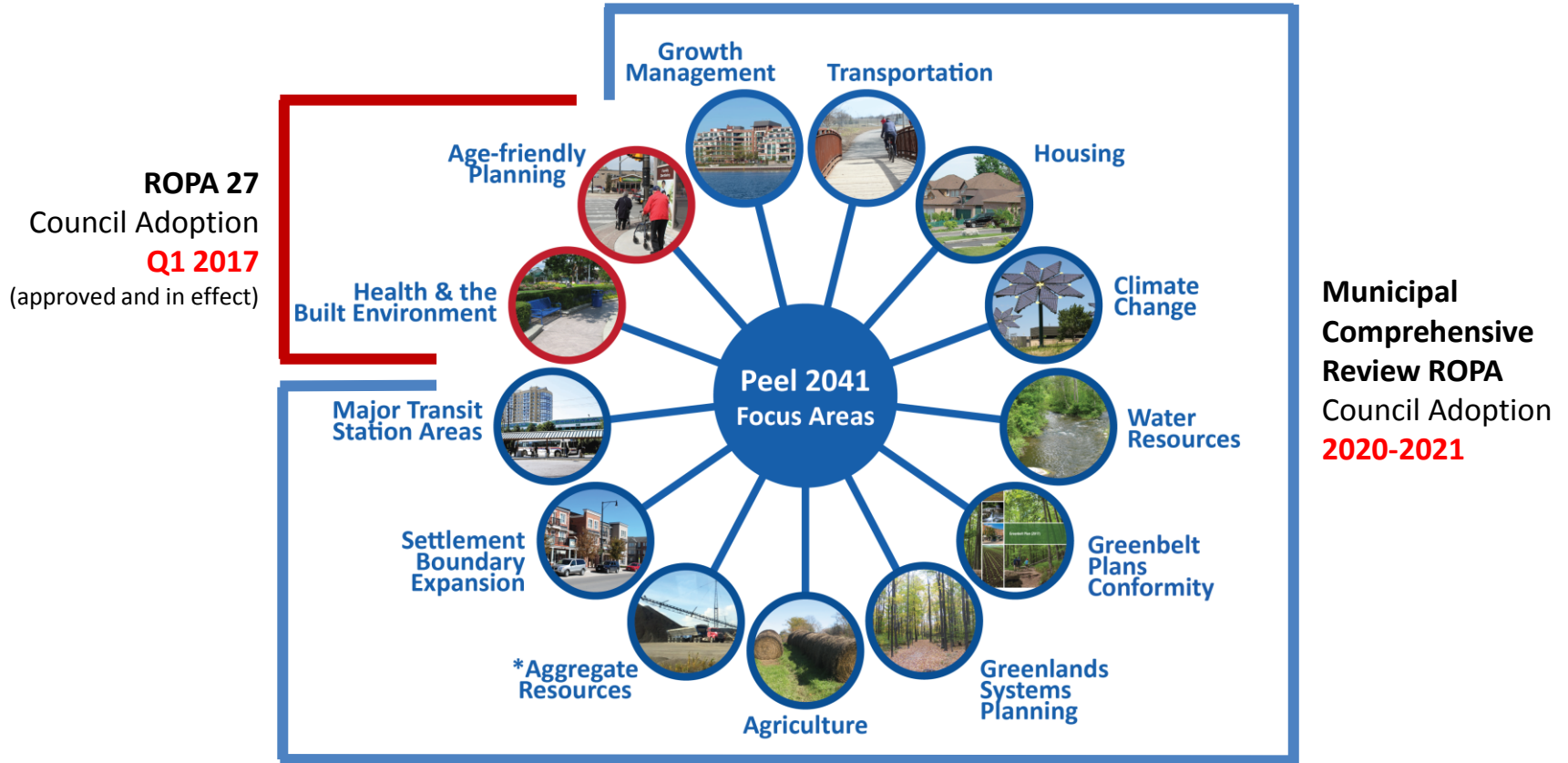
Amendment Adoption Schedule

(original work plan, staged approach)



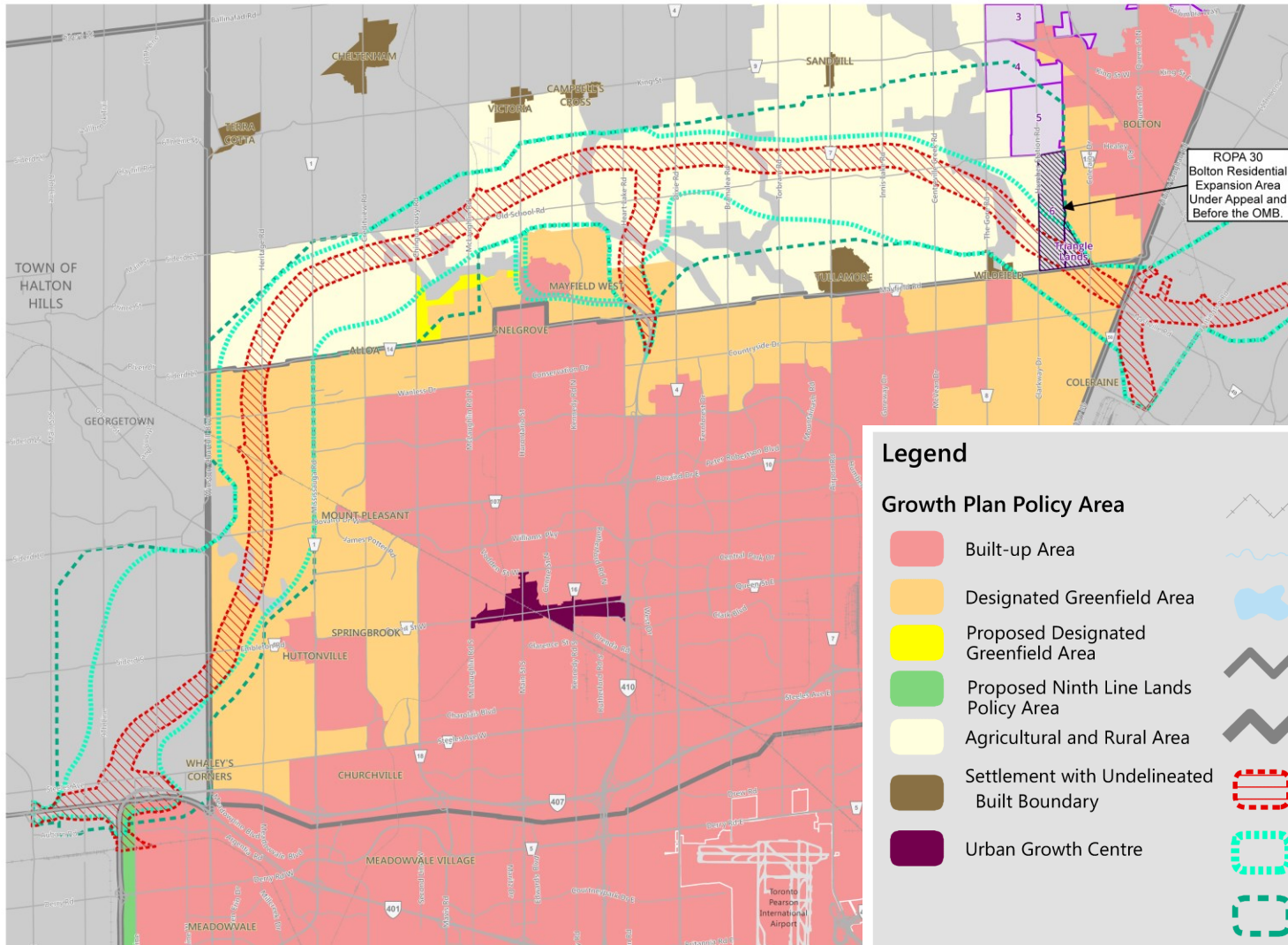
Amendment Adoption Schedule

(revised work plan, MCR ROPA)



*Aggregate Resources policies may be advanced separately from the Municipal Comprehensive Review ROPA

GTA West Corridor



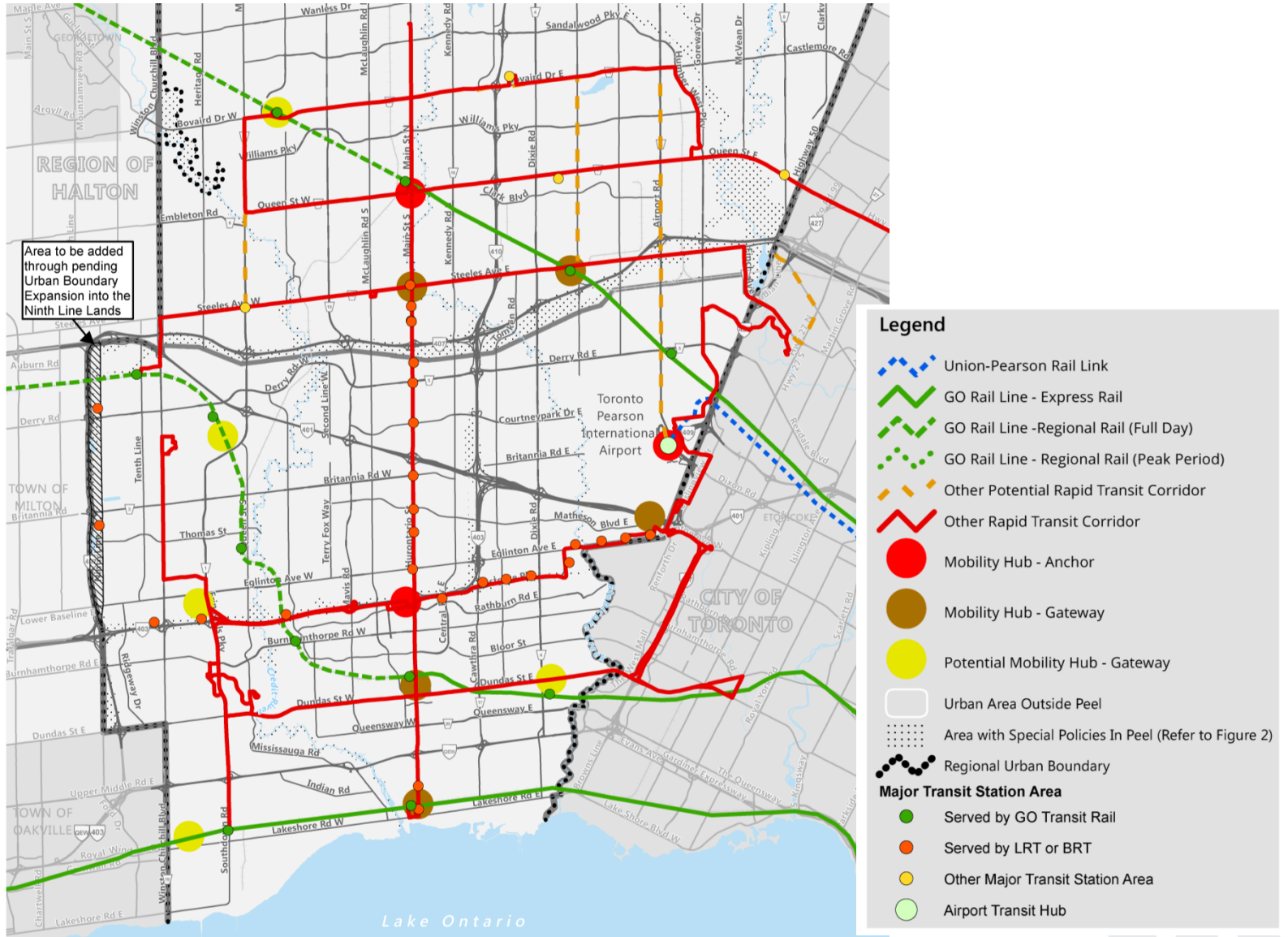
Legend

Growth Plan Policy Area

- Built-up Area
- Designated Greenfield Area
- Proposed Designated Greenfield Area
- Proposed Ninth Line Lands Policy Area
- Agricultural and Rural Area
- Settlement with Undelineated Built Boundary
- Urban Growth Centre

- Railway
- Watercourse
- Waterbody
- Town / Township / City Boundary
- County / Region Boundary
- Northwest GTA Identification Study Area
- GTA West Focused Analysis Area
- GTA West Study Area
- Bolton Residential Expansion Option
- BRES Lands Under Appeal

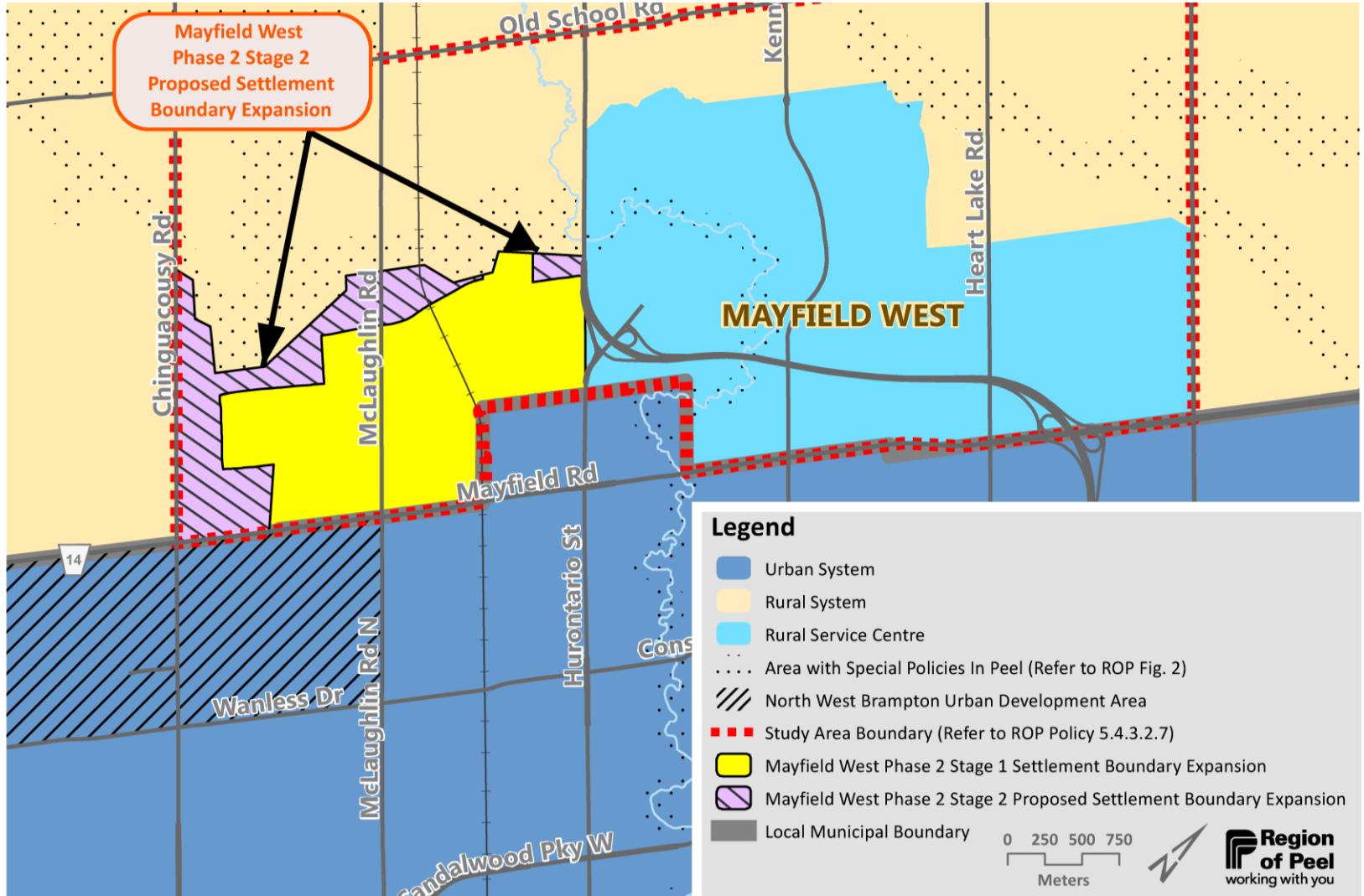
Major Transit Station Areas



Settlement Area Boundary Expansion

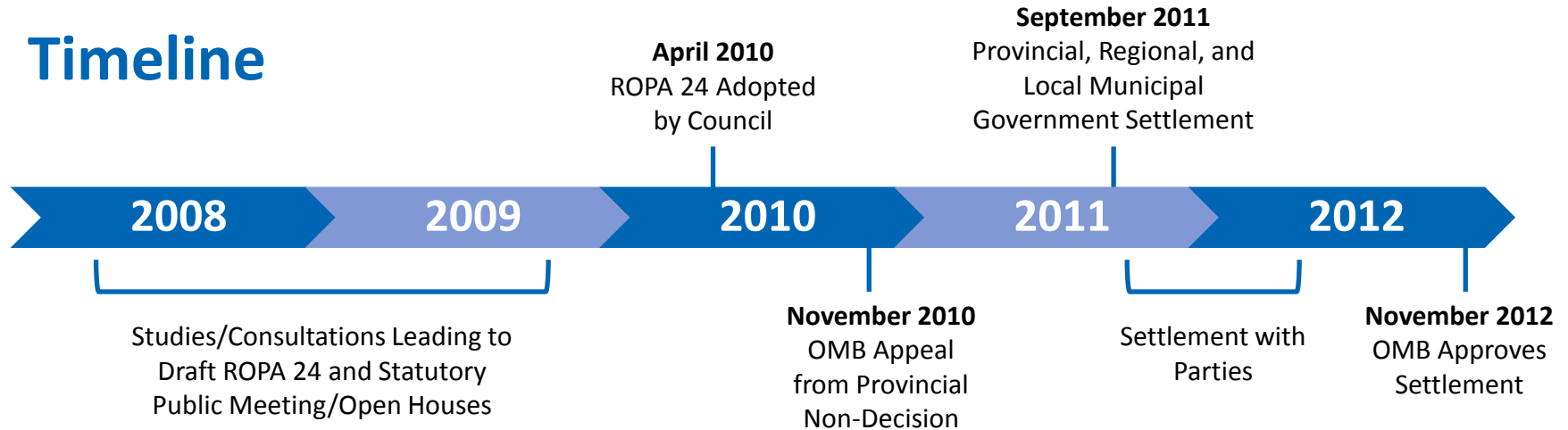
- Component of Municipal Comprehensive Review
- Expansions must occur in accordance with 2041 land needs assessment methodology and housing strategy
- Background studies required:
 - Water and wastewater master plan
 - Stormwater master plan
 - Watershed planning
 - Water resource and natural heritage assessment
 - Agricultural impact assessment
 - Transportation master plan
 - Demonstration of sufficient existing or planned public service facilities
 - Cultural heritage resource assessment
 - Planning justification report

Mayfield West Phase 2 Stage 2



ROPA 24 Implementation to 2031

Timeline



ROPA 24 Growth Implementation*				
	Pop	Emp	Area (ha)	Density (Pop & Jobs/ha)
ROPA 28 (Bolton Emp. Lands)	0	4,600	200	23
ROPA 29 (Mayfield West Phase 2)	10,300	3,800	207.5	68
ROPA 30 (Bolton Residential Expansion)	10,300	2,500	185	69
Villages (Alton) (not yet implemented)	800	0	16	50
Total ROPA 24 Expansion DGA	21,500	11,000	609	53
Total Caledon DGA**	40,000	21,500	1,474	42

- ROPA 24 land budget allocated 21,500 people and 11,000 jobs to Caledon through greenfield areas for settlement expansion on 609 ha
- Local conformity through OPA 226
- Implemented through ROPAs 28, 29, 30

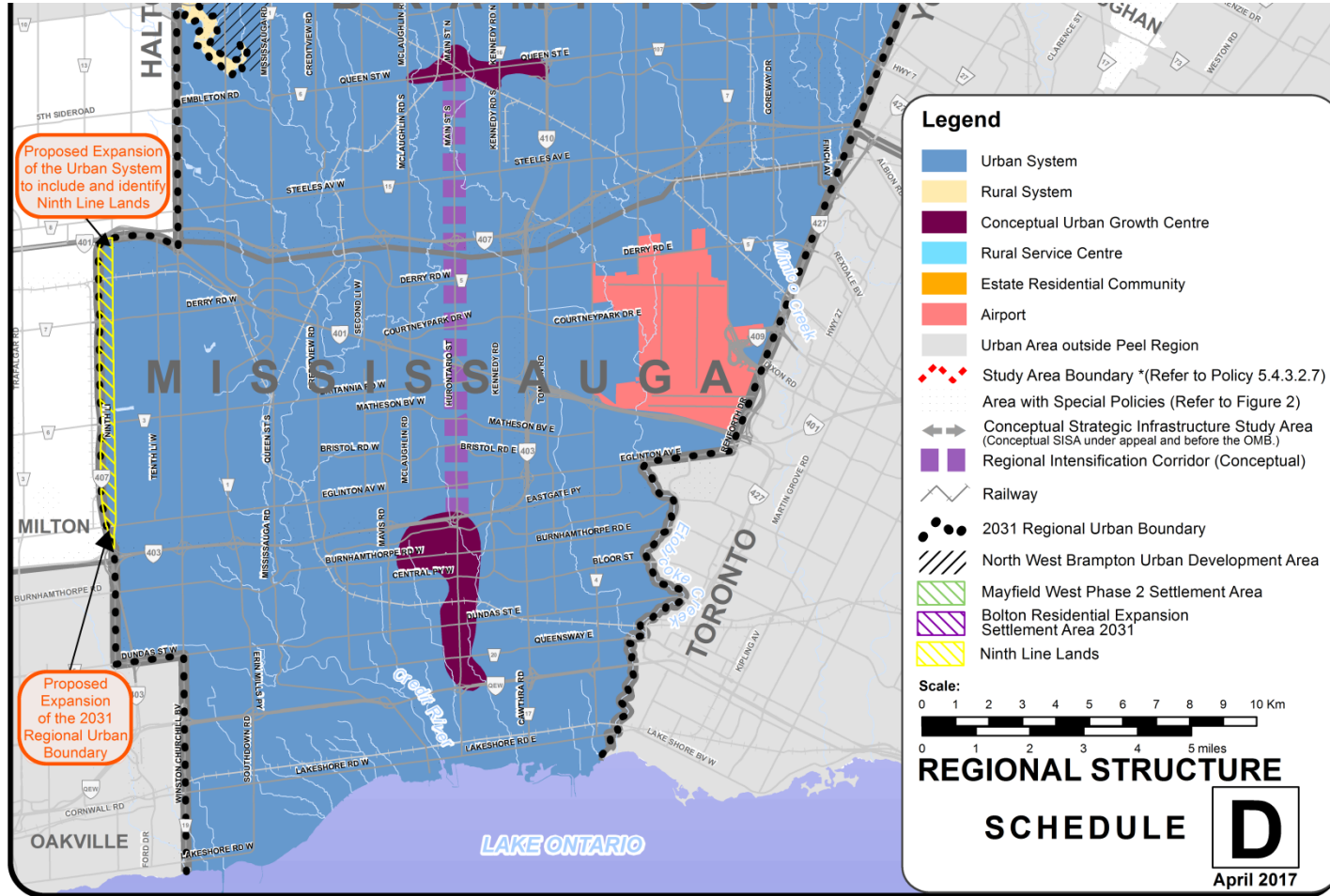
*Rounded figures for employment and population

** Includes Pre-2006 Growth Plan DGA

Approach to Advancing Mayfield West Phase 2 Stage 2

- Recommended to proceed as part of staged approach incorporated in an initial Growth Management OPA to implement allocation to 2041, subject to Province revising guidance to recognize a staged approach;
- Consistent with request to Province to allow flexibility for a staged implementation of Amendments undertaken in a manner that will continue to allow for an integrated approach to planning for complete communities, such as the approach currently underway in Peel;
- Mayfield West Phase 2 Stage 2 settlement expansion cannot proceed independently of the Growth Management ROPA since 2017 Growth Plan requirements tie settlement expansion to completion of a 2041 land needs assessment based on Provincial methodology as part of a Municipal Comprehensive Review.

Ninth Line Lands



Ninth Line Lands

- In its comment letter to the Region of Peel dated December 1, 2017, Province stated that it seemed premature to move forward with a Regional Urban Boundary expansion to include the Ninth Line Lands, pending completion of the 2017 Growth Plan requirements.
- Ninth Line Lands have unique planning history and status. In particular:
 - It implements the Region's 2031 population and employment forecasts through redistribution of Mississauga's existing population allocation.
 - It is a boundary adjustment through annexation from Halton/Milton to Peel/Mississauga. At the time when the lands were annexed in 2009, Halton's Official Plan included a policy framework for this area to support transit oriented development. Halton Official Plan policies continue to apply.
- Regional staff continues to work with Mississauga and Provincial staff to advance planning for Ninth Line Lands to implement 2031 planning horizon targets.

Environment Bundles

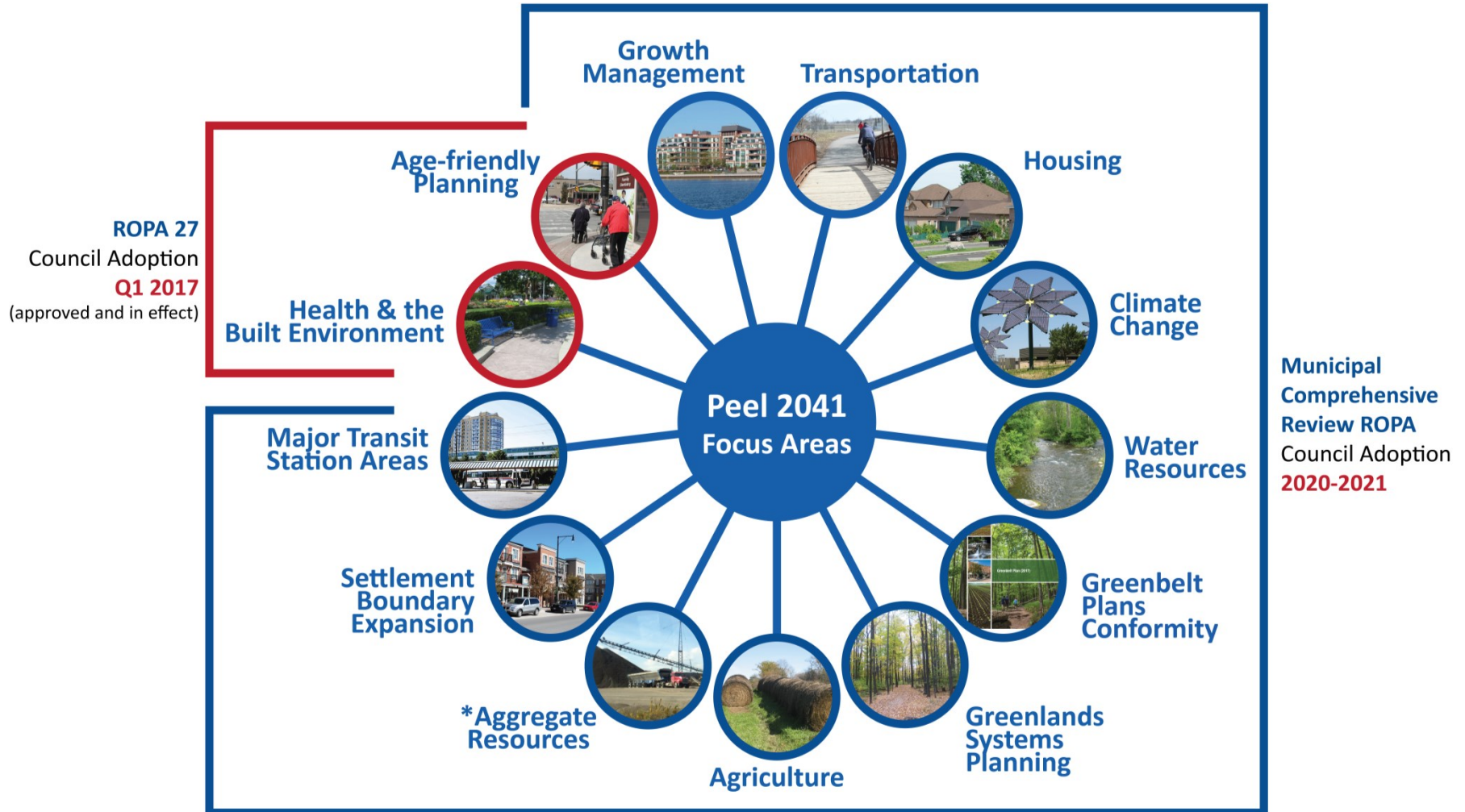
MCR Requirements:

- Greenlands Systems Planning (Natural Heritage System mapping)
- Agriculture (Agricultural System mapping)
- Water Resources (watershed and stormwater planning)



Amendment Adoption Schedule

(revised work plan, MCR ROPA)



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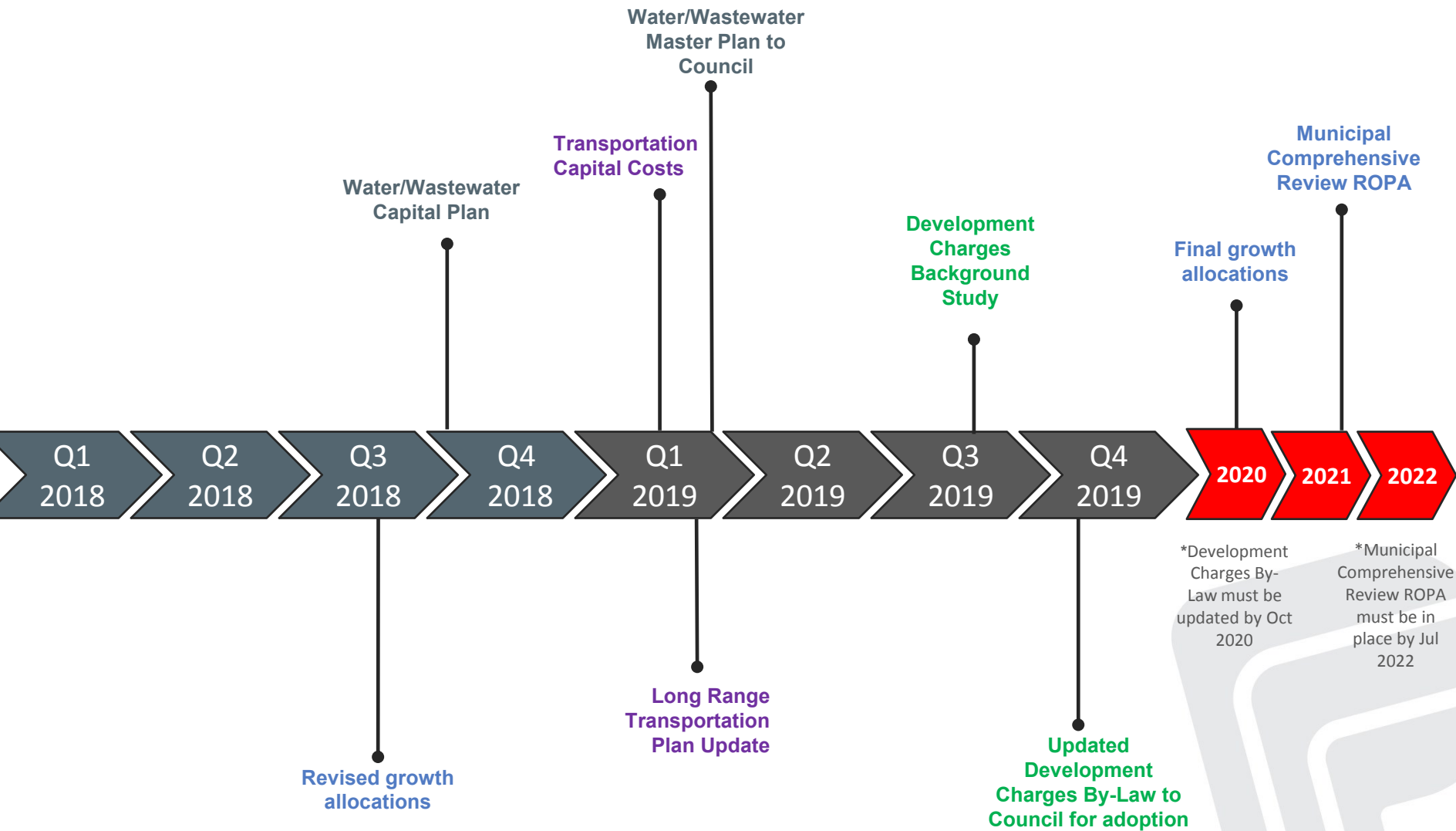
Growth Management Work Plan



New Approach to Growth



Revised Growth Management Timeline



Next Steps

- Comment on Provincial guidance documents
- Continue work on Peel 2041 focus areas
- Develop detailed scopes of work for Municipal Comprehensive Review requirements
- Evaluate the implications of the GTA West decision
- Continued engagement with stakeholders and monitoring of Provincial direction
- Report back to Council late 2018–early 2019
- **Statutory public meeting in early 2019 on Growth Management ROPA**



Thank you.

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