

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 24 – PLACES TO PROSPER

AN AMENDMENT TO UPDATE GROWTH
MANAGEMENT, EMPLOYMENT AREAS AND
GREENBELT POLICIES

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THE CONSTITUTIONAL STATEMENT

Part A, The Preamble does not constitute part of this Amendment.

Part B, The Amendment, consisting of amendments to the Text, the Tables, the Figures, and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment Number 24 to the Official Plan for Peel Region.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this amendment is to revise and add policies to the Region of Peel Official Plan (ROP) for the purposes of achieving conformity to provincial initiatives in areas such as growth management, regional forecasts, employment areas and the Greenbelt.

2. Location

This Amendment applies throughout the Regional Municipality of Peel.

3. Basis

The ROP was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The ROP was subsequently updated through the ROP Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review of the official plan. This scoped review included three major amendments to the ROP related to regional forecasts and structure: ROP Amendment 8 (updated population and employment forecasts reflecting the 2001 Census), ROP Amendment 15 (North West Brampton Urban Boundary expansion), and ROP Amendment 17 (established the 2021 Mayfield West Rural Service Centre Boundary). The 1996 ROP, as amended by the above-noted amendments, constitutes the current version of the ROP pertaining to growth management and regional forecasts.

In accordance with the endorsed work program, PROPR is being completed through several concurrent policy review projects resulting in several ROP Amendments. ROPA 24 includes additions and/or updates of the Plan's Greenbelt, growth management, growth forecasts, and new policy areas such as employment areas and a strategic infrastructure study area. Through the policy review projects, revision to the Plan's text, tables, schedules and figures are being proposed to ensure that the ROP is up-to-date and conforms to provincial policy requirements.

Implementation of the Greenbelt Plan

The Greenbelt Plan was established under Section 3 of the *Greenbelt Act, 2005* and took effect on December 16, 2004. Conformity to the Greenbelt Plan is a provincial requirement that must be addressed during the review and update of official plans. The *Greenbelt Act, 2005*, enabled the creation of the Greenbelt Plan to protect environmentally sensitive and agricultural lands in the Greater Golden Horseshoe (GGH). The Greenbelt Plan builds on the policies of the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP) and improve linkages between these areas and the surrounding major lake systems and watersheds. Collectively the lands in these three plans form the Greenbelt for the GGH.

The Greenbelt Plan includes three types of geographic specific policies that apply within the Protected Countryside: Agricultural System, Natural System and Settlement Areas.

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In addition, parkland, open space and trail policies apply across the whole of the Greenbelt Area including the ORMCP, the NEP and the Parkway Belt West Plan Area.

In November 2008, the Region released a discussion paper outlining the Region's approach to achieving conformity with the Greenbelt Plan. The discussion paper was followed by a session at an environment workshop held on November 24, 2008. Additional consultation took place with stakeholder groups, including the Peel Federation of Agriculture, to obtain public input for the development of policies.

This amendment proposes to establish a new Section, 2.2.10 Greenbelt Plan and a new Schedule D3, in the Regional Official Plan with policies pertaining specifically to the Greenbelt Plan.

Regional Forecasts

On June 18, 2005, Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) that updated population, household and employment forecasts, and extended the planning horizon for the Urban System to 2031. This amendment was approved by the Ontario Municipal Board (OMB) on December 8, 2006. The planning horizon for the Rural System was not changed at that time and remains at 2021.

Major changes, affecting the state of Peel's forecasts, have occurred since the current Regional forecasts in ROPA 15 were adopted by Regional Council and approved by the OMB. The Growth Plan came into effect on June 16, 2006 introducing upper-tier growth forecasts to 2031 and related policies amongst other requirements. All three of the area municipalities in Peel Region have undertaken reviews of their population and employment forecasts as part of the implementation of the Growth Plan. These forecasts were supported by studies and endorsed by respective Councils.

As part of PROPR, Regional staff have studied and analyzed the Places to Grow: Growth Plan for the Greater Golden Horseshoe requirements and resulting forecasts at the regional and area municipal level. The work has been done in close co-operation with the area municipalities through a Technical Advisory Committee (TAC) group representing senior-level municipal staff. Regional Council endorsed the approach that was reflected in report P-08-39 dated October 20, 2008 that states that "Regional staff and TAC use the provincial Growth Plan targets and the themes of environment, infrastructure, finance, transportation, agriculture, employment and housing to evaluate and determine a preferred population and employment growth scenario to guide Peel's growth to 2031."

The totals of the three municipal population and employment figures for 2031 are higher than the Growth Plan forecasts. The 2031 municipal totals exceed the Growth Plan targets by 23,000 people and 17,000 jobs. Differences also exist for the 2011 and 2021 planning horizons. In order to conform to specific Growth Plan targets, four alternative growth options were developed in consultation with the Peel area municipalities: the municipal option, the 40% intensification option; the higher intensification option; and the greenfield density option. The latter three options are variations of the municipal option and were geared towards meeting specific Growth Plan targets. All options were consulted with the stakeholders during the workshop on April 30, 2009. This consultation also addressed such aspects of growth as: regional finances,

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transportation, human services, water and wastewater infrastructure and growth management.

The proposed Regional forecasts are consistent with the Growth Plan forecasts for the 2021 and 2031 planning horizons. Distribution of population and employment forecasts to the three area municipalities reflects the latest municipal data input and adjustments that were developed in co-operation with municipal staff and are consistent with the key findings of the Managing Growth Stakeholders Workshop held on April 30, 2009. When adopted and approved, these forecasts will guide all planning decisions within the Region. Area municipalities should reflect these respective figures in their official plans.

Growth Management

One of the main objectives of the Growth Plan is to create compact, complete communities across the Greater Golden Horseshoe (GGH). To achieve this objective, the Growth Plan promotes *intensification* of the existing built-up areas particularly urban growth centres, intensification corridors and major transit stations. In addition, the Growth Plan also encourages more compact greenfield development. In order to achieve its objectives, the plan sets out particular growth and intensification targets which need to be achieved within each upper- or single-tier municipality. The ROP, in its original version as well as in subsequent amendments, addressed many aspects of growth management including some issues identified later by the Growth Plan. However, to bring the ROP into full conformity with the Growth Plan, some changes are needed to the existing policies in Chapter 5 as well, a new section specific to growth management.

Regional staff, in consultation with the area municipalities, has developed a set of new policies that better address challenges associated with growth management. Proposed policies specifically address *intensification* and greenfield development including a minimum of 40 per cent residential intensification target and a minimum greenfield density of 50 residents and jobs combined per hectare. Formulation of these policies was based on the input obtained from stakeholders at two Managing Growth workshops held in October, 2008 and April, 2009.

During the consultation process, Regional staff clearly heard that the Region should plan to achieve a higher intensification rate than the minimum of 40% established by the Growth Plan. In order to achieve this target, the *intensification* policies clearly favour *intensification* in appropriate areas of Peel Region. In terms of greenfield density, the analysis showed that implementing a minimum greenfield density of 50 residents and jobs combined per hectare is more challenging than implementing a strictly residential intensification target. Various policy options have been explored to determine the best method to achieve this combined target. The policy directions presented in this ROP Amendment propose to achieve the minimum *greenfield density target* by a variety of means with the goal of reaching the overall target on a regional basis.

Employment Areas

The Growth Plan provides strong policy direction in the area of employment areas in response to national, provincial and regional changes in population and labour; driven by population increases and employment shifts. On a regional basis, the need is to provide a variety of employment land opportunities to accommodate employment forecasts and to protect the integrity of the existing employment land supply by discouraging

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conversions to non-employment uses. Employment areas are key centres of economic activity that will remain important for the Region to maintain a healthy economy and will accommodate uses such as manufacturing, warehousing, offices, and associated retail and ancillary facilities. The employment areas focus area of PROPR has been studied thoroughly through an Employment Lands Working Group, from which, an Employment and Employment Lands discussion paper was prepared in October 2008 and further updated in August 2009. The discussion paper includes the results of technical exercises and reviews undertaken to support this amendment to the ROP..

The Growth Plan requires that the Region meet the employment forecasts in its Schedule 3 and that the ROP contain policies on employment areas. Through the Employment Lands Working Group, comprising area municipal staff, regional staff and an expert consultant, employment and employment areas in *Peel* were reviewed and analyzed, and policy directions consistent with the Growth Plan and the Provincial Policy Statement were developed.

Strategic Infrastructure Study Area

The provincial Growth Plan, June 2006, identifies a conceptual Transportation Corridor between the urban areas of the northwest GTA and the western Greater Golden Horseshoe. The Ministry of Transportation (MTO) has initiated the first phase of an Environmental Assessment study which will more specifically define the need, location and details of the "GTA-West" "Future Transportation Corridor". This "GTA-West" "Future Transportation Corridor" has provided a basis for the Strategic Infrastructure Study Area (S/SA) section of this Plan and the identification of the conceptual S/SA on Schedule D.

The population and employment forecasts in Chapter 4 of this Plan indicate that significant residential and employment growth will occur in *Peel Region* to 2031. This growth will produce increased demands for travel, electricity, utilities and employment land. This growth will also create a demand for urban development that has the potential to encroach on lands that contain the optimal lands for a route that could support transportation facilities, utilities and/or employment land. The population and employment growth will also generate land needs that could begin to limit the availability of options for meeting strategic planning needs. In order to plan and provide for these increased demands, the Region is establishing a S/SA with associated policies for the protection and further study of the Strategic Infrastructure Study Area.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitutes Amendment Number 24 to the Region of Peel Official Plan 1996.

a. Amendments to Text

1. Chapter 1, Introduction, Section 1.2, is amended by deleting the second paragraph and replacing it with the following:

“The *Region of Peel* Official Plan applies to the combined areas of the City of Brampton, the City of Mississauga, and the Town of Caledon within the municipal boundaries as they existed on December 31, 2009. In portions of *Peel*, such as the areas covered by the Growth Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the *Parkway Belt West Plan*, specific provincial plans are in effect. In the event of a conflict, these provincial plans take precedence over this Plan (see Figure 2 in the Appendix).”

2. Chapter 1, Introduction, Section 1.3.4, is amended by deleting the second sentence in paragraph three and replacing it with the following:

“Chapter 4 contains growth forecasts to the year 2031 for *Peel*, allocates the forecasted population, household and employment growth among the three area municipalities, and contains policies regarding population, household and employment growth.”

3. Chapter 2, The Natural Environment, Section 2.1.1, Purpose, is amended by adding the words “the Greenbelt Plan,” after the words “*official plans*” in the sixth line of paragraph four.

4. Chapter 2, The Natural Environment, Section 2.2, Large Environmental Systems, is amended by adding the words “*the Greenbelt*” after the word “*Bioregions*” in line three.

5. Chapter 2, The Natural Environment, Section 2.2.7, Bioregions, is amended by adding the words “the Greenbelt” after the words “the *Niagara Escarpment*” in the fifth line of paragraph two.

6. Chapter 2, The Natural Environment, is amended by adding the following new Section :

2.2.10 Greenbelt Plan

The Greenbelt Plan provides policy direction within an area extending from Niagara Falls to Durham Region, referred to as the Greater Golden Horseshoe. Through the *Greenbelt Act, 2005* and the accompanying Greenbelt Plan, the Province identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan includes the Protected Countryside and lands within the Niagara Escarpment Plan Area, Oak Ridges Moraine Area and the Parkway Belt West Plan Area, and complements and supports other provincial level initiatives. It also seeks to improve ecological linkages between these areas and the surrounding major lake systems and watersheds.

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The Greenbelt Plan sets out three geographic specific policies that apply within the Protected Countryside: the Agricultural System, the Natural System and Settlement Areas. Each of these areas has its own set of geographic specific policies as well as general policies that apply. Within Peel, the Agricultural System includes prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of southern Ontario. The settlement areas, which are identified as Villages and Hamlets, vary in size, diversity and intensity of uses, and are found throughout the Protected Countryside. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism uses, areas and opportunities.

Lands within the Protected Countryside, as shown on Schedule D3, are subject to the entirety of the Greenbelt Plan.

Within the Oak Ridges Moraine Conservation Plan Area (ORMCPA), the requirements of the ORMCP, made under the *Oak Ridges Moraine Conservation Act, 2001*, continue to apply, and the Protected Countryside policies do not apply with the exception of the policies related to parkland, open space and trails.

Within the Niagara Escarpment Plan Area, the requirements of the Niagara Escarpment Plan, established under the *Niagara Escarpment Planning and Development Act*, continue to apply and the Greenbelt Plan policies do not apply with the exception of the policies related to parkland, open space and trails.

The boundary and land use provisions for the Greenbelt Plan Area within *Peel* are shown on Schedule D3 in this Plan. The Greenbelt extends across the northwestern half of *Peel* and, with the exception of a small portion of the Greenbelt Plan Area in Brampton, the majority of the area falls within the Town of Caledon. The Greenbelt Plan also identifies river valley connections outside of the Greenbelt, which extend from the Greenbelt to Lake Ontario as external linkages of the Greenbelt's Natural System.

Municipal official plans and zoning bylaws must conform to the Greenbelt Plan. The policies must be read in conjunction with the detailed provisions of the Greenbelt Plan, all other applicable policies of this Plan, and the *area municipal official plans*. These policies work collectively to manage and guide land use within the Greenbelt. Where more specific provincial plans or regulations apply within the Greenbelt, the more specific plan or regulation prevails. Section 9 of the *Greenbelt Act, 2005* allows municipalities to refine Greenbelt Plan policies to Regional and local circumstances. Further, it allows municipalities to be more restrictive than the Greenbelt Plan except with respect to agricultural uses, mineral aggregate operations, and wayside pits and quarries. Where a municipality has undertaken a comprehensive aggregate resource management study and has implemented the results into its official plan, such policies shall be deemed to conform to the Greenbelt Plan. A comprehensive aggregate resource management study has been completed by the Region and the Town of Caledon, and the recommended policy approaches have been incorporated into the Town of Caledon Official Plan.

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A significant rural population resides in the Caledon portion of the Greenbelt Plan Protected Countryside. Together with the City of Brampton and the Town of Caledon Official Plans and zoning by-laws, it is the intention of this Plan to recognize and protect the continuing presence of existing lawful uses, while considering their impacts on the long-term ecological integrity of the Natural System of the Greenbelt Plan Area.

Applications, matters or proceedings that commenced on or after December 16, 2004 related to areas designated as Protected Countryside must conform to the Greenbelt Plan except as may be otherwise prescribed.

Where this Plan contains terms that are defined by the Greenbelt Plan, they are *italicized and underlined*. The Greenbelt Plan should be consulted for specific direction. Also, terms that are defined in this Plan are italicized.

2.2.10.1 Goal

To implement the Greenbelt Plan by enhancing the urban and *rural areas* and overall quality of life within the Protected Countryside through: agriculture and environmental protection; conservation and protection of *cultural heritage resources*; promotion of recreation and tourism opportunities; policies and programs that support the continued vitality of *settlement areas*; maintenance and provision of *infrastructure*; and the wise use and management of renewable and non-renewable natural resources.

2.2.10.2 General Objectives

- 2.2.10.2.1 To implement the Greenbelt Plan through Regional planning documents and decisions in a manner that respects the Five Principles under Section 1.3.2 of this Plan, and refines the policies of the Greenbelt Plan to reflect the Regional and local context.
- 2.2.10.2.2 To provide, where applicable to the area municipalities, direction to develop policies in their Official Plans to implement the Greenbelt Plan.
- 2.2.10.2.3 To undertake Regional responsibilities in a manner that respects the intent of the Greenbelt Plan.

2.2.10.3 General Policies

It is the policy of *Regional Council* to:

- 2.2.10.3.1 Recognize the requirements and policies of the Greenbelt Plan.
- 2.2.10.3.2 Read and interpret the policies of Section 2.2.10 of this Plan in conjunction with all other applicable policies of this Plan and the Greenbelt Plan and apply the most restrictive policies, except where prohibited by the Greenbelt Plan.
- 2.2.10.3.3 Direct the area municipalities to develop official plan policies and zoning regulations to implement and refine the requirements of the

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Greenbelt Plan. This includes requirements that are more appropriately addressed at the area municipal level. Policies are to include, but are not limited to those addressing prime agricultural and rural areas, natural heritage, water resources, parkland, open space and trails; recreation; settlement areas; non-agricultural uses; infrastructure; natural resources; the continuation of existing uses; and lot creation within the Protected Countryside.

- 2.2.10.3.4 Recognize that within the Greenbelt Plan Area all applications, matters or proceedings as defined under the *Greenbelt Act, 2005*, commenced on or after December 16, 2004 are required to conform to the provisions of the Greenbelt Plan.
- 2.2.10.3.5 Permit the area municipalities to be more restrictive in their official plans and zoning by-laws, unless the policies would conflict with any policy or objective of the Greenbelt Plan.
- 2.2.10.3.6 Recognize the boundary of the Greenbelt Plan Area in *Peel* as shown on Schedule D3.

2.2.10.4 Geographic Specific Policies in the Protected Countryside

Agricultural System

The Agricultural System comprises prime agricultural areas, and rural areas. In addition to the policies of Section 3.2 of this Plan the following specific policies of the Greenbelt Plan apply to the Protected Countryside:

Prime Agricultural Area Policies

It is the policy of *Regional Council* to:

- 2.2.10.4.1 Direct the Town of Caledon to include policies in its official plan that will support and permit normal farm practices and a full range of agricultural, agriculture-related and secondary uses within the prime agricultural area of the Protected Countryside.
- 2.2.10.4.2 Prohibit the redesignation of prime agricultural areas for non-agricultural uses except for:
 - a) refinements to the prime agricultural and rural area designations, subject to the criteria identified in the municipal implementation policies of Section 5.3 of the Greenbelt Plan; or

- b) settlement area expansions subject to the settlement area policies of Section 2.2.10.4 of this Plan and Section 3.4 of the Greenbelt Plan.

2.2.10.4.3 Consider the need for further review and refinement of prime agricultural areas through the completion of a Land Evaluation and Area Review in accordance with policy 7.6.2.17 of this Plan.

Rural Area Policies

Rural areas of the Protected Countryside support and provide the primary locations for a range of recreational, tourism, institutional and resource-based commercial and industrial uses. They also contain many historic highway commercial, non-farm residential and other uses that would be generally directed to settlement areas but which are recognized as existing uses by the Greenbelt Plan and are allowed to continue and expand subject to the existing use policies of Section 2.2.10.5 of this Plan.

It is the policy of *Regional Council* to:

- 2.2.10.4.4 Direct the City of Brampton and the Town of Caledon to include, in their Official Plans, policies to recognize within the rural areas of the Protected Countryside existing uses and allow a consideration of other uses, consistent with the requirements of the Greenbelt Plan.
- 2.2.10.4.5 Direct the City of Brampton and the Town of Caledon to allow and support within the rural areas of the Protected Countryside an appropriate range of recreational, tourism, institutional and resource-based commercial and industrial uses, existing and new agricultural uses and normal farm practices and a full range of agricultural, agriculture-related and secondary uses.
- 2.2.10.4.6 Direct the Town of Caledon to permit within the Protected Countryside settlement area expansions into rural areas, subject to the settlement area policies of the Greenbelt Plan and settlement area policies 2.2.10.4.21 to 2.2.10.4.26 of this Plan.
- 2.2.10.4.7 Direct the City of Brampton and the Town of Caledon to include policies in their official plans with respect to minimum distance separation formulae within the rural areas of the Protected Countryside.

Natural System

The Natural System of the Protected Countryside comprises Natural Heritage System as defined and mapped in the Greenbelt Plan; a Water Resource System; key natural heritage features; key hydrologic features; and External Connections. The Natural System policies protect areas of natural heritage, hydrologic and/or landform features, which are often functionally inter-related and that collectively support biodiversity and

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overall ecological integrity. In addition to other applicable policies of this Plan, the following specific policies apply.

Natural Heritage System

The Natural Heritage System of the Greenbelt Plan includes areas of the Protected Countryside with the highest concentration of the most sensitive or significant natural features and functions. This area and its features are to be managed as a connected and integrated natural heritage system that links to natural heritage features and areas outside of the Protected Countryside including the *Niagara Escarpment*, *Oak Ridges Moraine*, Lake Ontario and the Region of Peel's Greenlands System.

It is the policy of *Regional Council* to:

- 2.2.10.4.8 Identify the Natural Heritage System on Schedule D3 as an overlay designation of the Protected Countryside and direct the Town of Caledon and City of Brampton to identify in their official plan schedules the Natural Heritage System as an overlay designation of the Protected Countryside.
- 2.2.10.4.9 Direct the City of Brampton and the Town of Caledon to include policies in their official plans for new agricultural-related, secondary uses and normal farm practices within the Natural Heritage System of the Protected Countryside in accordance with the Greenbelt Plan.
- 2.2.10.4.10 Direct the Town of Caledon and the City of Brampton to include policies in their official plans for development and site alteration in the Natural Heritage System to ensure that key natural heritage features, key hydrologic features and other natural features are evaluated and protected in accordance with the Greenbelt Plan. These policies should also include requirements for natural heritage and hydrological evaluations and address how connectivity between key natural heritage features and key hydrologic features is to be maintained, or where possible enhanced.
- 2.2.10.4.11 Direct the Town of Caledon and the City of Brampton to include policies in their official plans to require applicants proposing non-agricultural uses within the Natural Heritage System, to demonstrate that:
 - a) at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation, recognizing that Section 2.2.10.5 in this Plan establishes specific standards for non-renewable resources;

- b) connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other is maintained or enhanced; and
- c) buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize the compatibility of the project with the natural surroundings.

Water Resource System

The Water Resource System of the Greenbelt comprises both ground and surface water features and functions. The ORMCP, NEP and Protected Countryside components of the Greenbelt Plan include areas of hydrologic significance that include the headwater areas of watersheds draining to Lake Ontario, discharge zones at the toe of the *Niagara Escarpment* and base of the *Oak Ridges Moraine* and major river valleys that flow from the *Oak Ridges Moraine* and *Niagara Escarpment* into Lake Ontario. These areas of hydrologic significance function together with other hydrologic features and watersheds within and outside of the Greenbelt.

It is the policy of *Regional Council* to:

- 2.2.10.4.12 Promote watershed planning to guide planning and development decisions within the Protected Countryside in accordance with Section 2.2.4 of this Plan and requirements of the Greenbelt Plan.
- 2.2.10.4.13 Protect vulnerable surface and ground water areas from development that may adversely affect the quality and quantity of ground and surface water in accordance with provincial policy and the requirements of this Plan.

Key Natural Heritage and Key Hydrologic Features

- 2.2.10.4.14 Define key natural heritage features within the Natural Heritage System of the Greenbelt Plan as:
 - a) significant habitat of endangered species, threatened species and special concern species;
 - b) fish habitat;
 - c) wetlands;
 - d) life science Areas of Natural and Scientific Interest (ANSIs);
 - e) significant valleylands;
 - f) significant woodlands;
 - g) significant wildlife habitat;
 - h) sand barrens, savannahs and tallgrass prairies; and
 - i) alvars.

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- 2.2.10.4.15 Key natural heritage features outside of the Natural Heritage System within the Protected Countryside of the Greenbelt Plan shall be defined in accordance with the Greenlands System policies of this Plan.
- 2.2.10.4.16 Define key hydrologic features within the Protected Countryside of the Greenbelt Plan as:
- a) permanent and intermittent streams;
 - b) lakes (and their littoral zones);
 - c) seepage areas and springs; and
 - d) wetlands.
- 2.2.10.4.17 Direct the City of Brampton and the Town of Caledon to identify key natural heritage features and key hydrologic features in accordance with criteria established by the Province where such identification is technically feasible, unless municipal criteria achieve the same objective in which case the municipal criteria will apply.
- 2.2.10.4.18 Direct the City of Brampton and the Town of Caledon to include development and site alteration policies for key natural heritage features and key hydrologic features in their official plans in accordance with the policies of this Plan, and in particular Section 2.3.2.5, including policies for any associated vegetation protection zone and requirements for natural heritage evaluation and hydrological evaluation, as detailed in the Greenbelt Plan.

External Connections

- 2.2.10.4.19 Direct the area municipalities to include in their official plans external connections policies in accordance with the Greenbelt Plan.

Parkland, Open Space and Trails

- 2.2.10.4.20 Encourage the area municipalities to develop strategies to guide the adequate provision of publicly accessible recreation facilities, parkland, open space areas and trails that are in keeping with environmental plans and strategies.

Settlement Areas

- 2.2.10.4.21 Direct the City of Brampton and the Town of Caledon to include, in their official plans, policies to prohibit settlement areas outside the Greenbelt to expand into the Greenbelt.
- 2.2.10.4.22 Direct the Town of Caledon to include, in its official plan, policies that require the extensions or expansions of services to settlement areas within the Protected Countryside to be subject to the

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infrastructure policies of Section 2.2.10.5 of this Plan, including the requirements regarding environmental assessments.

- 2.2.10.4.23 Permit at the 10-year Greenbelt Plan review period, modest settlement area expansions for Villages within the Protected Countryside, provided the proposed growth:
- a) is on municipal sewage and water services;
 - b) would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis;
 - c) complies with any applicable watershed plan;
 - d) does not extend into the Natural Heritage System; and
 - e) appropriately implements the requirements of any other provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations.
- 2.2.10.4.24 Permit infill and intensification within the approved boundaries of Hamlets in the Protected Countryside, subject to appropriate water and sewage services.
- 2.2.10.4.25 Permit minor rounding out of Hamlet boundaries at the time of municipal conformity in keeping with the character of the Hamlet, and subject to the infrastructure policies in 2.2.10.5 of this Plan.
- 2.2.10.4.26 Consider, a settlement area expansion for the Village of Alton on the basis of the Town of Caledon's exercise to bring its official plan into conformity with the Greenbelt Plan. Such expansion shall not require an amendment to Schedule D3 of this Plan. The proposed expansion shall:
- a) Prior to December 16, 2003, be supported by:
 - i. A council resolution authorizing the consideration of such an expansion; and
 - ii. The substantial completion of background studies or reports by municipal staff or planning consultants, or the expenditure of municipal funds on the consideration of such expansion.
 - b) Not extend into the Natural Heritage System; and
 - c) Maintain the rural and/or existing character of the settlement area.

2.2.10.5 General Policies for the Protected Countryside

Non-Agricultural Uses

The rural areas of the Protected Countryside are intended to continue to accommodate commercial, industrial and institutional uses serving the rural resource and agricultural sectors, and support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

It is the policy of *Regional Council* to:

- 2.2.10.5.1 Direct the Town of Caledon to prohibit non-agricultural uses within prime agricultural areas of the Protected Countryside, with the exception of those uses permitted by the general policies of the Greenbelt Plan, and subject to the Natural Heritage System policies of this Plan.
- 2.2.10.5.2 Direct the Town of Caledon and the City of Brampton to require that proponents for proposals for non-agricultural uses in the rural areas of the Protected Countryside demonstrate that:
- a) the use is appropriate for location in a rural area;
 - b) the type of water and sewage servicing proposed is appropriate for the type of use;
 - c) there are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
 - d) there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

Recreation

- 2.2.10.5.3 Consider, in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan.
- 2.2.10.5.4 Direct the area municipalities to include in their official plans policies for recreational uses that are consistent with the Greenbelt Plan. These policies should include:
- a) restrictions on residential dwelling units that are not for employees associated with the recreational use; and
 - b) requirements for the establishment or expansion of major recreational uses.

Infrastructure

General Infrastructure Policies

- 2.2.10.5.5 Permit all existing, expanded or new infrastructure, that is subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, within the Protected Countryside provided it meets one of the following two objectives:
- a) it supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
 - b) it serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.
- 2.2.10.5.6 Require the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, to be subject to the following:
- a) planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;
 - b) planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
 - c) where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for southern Ontario established by the Greenbelt Plan and any provincial growth management initiatives are supported and reinforced;
 - d) new or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative; and

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- e) where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key natural heritage feature or key hydrologic feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions, and where reasonable, maintain or improve connectivity.

2.2.10.5.7 Permit certain elements of infrastructure serving the agricultural sector, such as agricultural irrigation systems, to locate within a key natural heritage feature or key hydrologic feature and their associated vegetation protection zones in accordance with section 4.2.1.3 of the Greenbelt Plan and section 2.3.2.5 of this Plan. In such instances, these elements may be established within the feature itself or its associated vegetation protection zone, but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features or key hydrologic features and their associated vegetation protection zones.

Sewage and Water Infrastructure Policies

2.2.10.5.8 Require that proposals for sewer and water infrastructure within or crossing the Protected Countryside demonstrate that:

- a) sewage and water servicing can be provided in a manner that does not negatively impact ecological features and functions, quality and quantity of ground and surface water, including stream baseflow, and is sufficient to accommodate the proposed use;
- b) applicable recommendations, standards or targets within watershed plans and water budgets are reflected; and
- c) any sewage and water servicing installation is planned, designed and constructed to minimize surface and groundwater disruption.

2.2.10.5.9 Prohibit extensions to or expansions of existing Great Lake based services to settlements where such settlements do not currently have Great Lake based water and sewage services, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with existing services within the settlement. The capacity of the services provided in these circumstances will be restricted to that required to service the affected existing settlement plus the capacity for potential development within the approved settlement boundary as it existed on December 16, 2004.

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- 2.2.10.5.10 Support the extension and expansion of Great Lake based water and/or sewage services, to service growth within an approved settlement boundary, if the settlements currently have, or have approvals for such services. Where only Great Lake water exists or has been approved, corresponding municipal sewage service shall be required in order for any expansion of the current settlement boundary where such expansion would be permitted by the Greenbelt Plan.
- 2.2.10.5.11 Require, where settlement area expansions are contemplated, the completion or approval of the environmental assessment in support of expanded sewage and water services prior to amending the boundaries of the settlement within the *area municipal official plan*. The expansion must not extend into the Natural Heritage System.
- 2.2.10.5.12 Permit the extension of municipal or private communal sewage or water services outside of a settlement boundary only in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above, where municipal water services exist outside of settlements areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.
- 2.2.10.5.13 Permit only in the following circumstances new or expanded partial servicing, if site conditions are suitable for the long-term provision of such services:
- a) where such servicing is necessary to address failed individual on-site sewage or water services serving existing development; or
 - b) to allow for infilling and intensification within settlement areas served by partial services as of the date the Greenbelt Plan came into effect.
- 2.2.10.5.14 Consider the location of vulnerable areas in the siting of new municipal and other wells.

Stormwater Management Infrastructure Policies

- 2.2.10.5.15 Direct the City of Brampton and the Town of Caledon to prohibit, in their official plans, storm water management ponds in key natural heritage features or key hydrologic features or their vegetation protection zones, in accordance with the Greenbelt Plan, except as permitted by Section 4.2.3.1 of the Greenbelt Plan for those portions of the Protected Countryside that define the major river valleys that connect the *Niagara Escarpment* and *Oak Ridges Moraine* to Lake Ontario.

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- 2.2.10.5.16 Direct the City of Brampton and the Town of Caledon to require storm water management plans for applications for development and site alteration in the Protected Countryside. These storm water management plans shall meet the objectives of the Greenbelt Plan and demonstrates that:
- a) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - b) where appropriate, an integrated treatment approach shall be used to minimize storm water management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and
 - c) applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

Natural Resources

- 2.2.10.5.17 Permit in the Protected Countryside, uses and activities that are related to the use of renewable resources, in accordance with the Greenbelt Plan and all other applicable legislation, regulations and municipal planning documents, including the PPS.
- 2.2.10.5.18 Prohibit mineral aggregate operations or wayside pits within the Protected Countryside of the Greenbelt; unless the appropriate requirements identified in Section 4.3.2 of the Greenbelt Plan, and the applicable policies of this Plan and the City of Brampton and Town of Caledon official plans, have been addressed to the satisfaction of the Region of Peel, the City of Brampton and the Town of Caledon, in consultation with the applicable conservation authority and the Ministry of Natural Resources.
- 2.2.10.5.19 Require that operators undertaking rehabilitation of mineral aggregate operation sites in the Protected Countryside do so in a manner consistent with the requirements of the Greenbelt Plan.
- 2.2.10.5.20 Require that final rehabilitation in the Natural Heritage System will meet the following provisions:
- a) where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict;
 - b) where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and

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- c) *rehabilitation* will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on *adjacent lands* will be maintained or restored, and to the extent possible, improved.

2.2.10.5.21 Encourage operators to consider and provide for public access to former aggregate sites upon final rehabilitation.

Existing Uses

2.2.10.5.22 Permit within the Protected Countryside:

- a) all existing uses lawfully used for such purposes on the day before the Greenbelt Plan came into force;
- b) single dwellings on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed;
- c) Outside of settlement areas, expansions to *existing buildings and structures*, accessory structures and uses, and/or conversions of legally existing uses which bring the use more into conformity with this Plan, an *area municipal official plan* and the Greenbelt Plan, subject to a demonstration of the following:
 - i) notwithstanding section 4.2.2.6 of the Greenbelt Plan, new municipal services are not required; and
 - ii) the use does not expand into key natural heritage features and key hydrologic features, unless in accordance with section 2.3.2.5 of this Plan.
- d) expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses, buildings and structures to both, within key natural heritage features and key hydrologic features in accordance with section 2.3.2.5 of this Plan; and
- e) expansion, maintenance and/or replacement of existing infrastructure is permitted, subject to the infrastructure policies of section 4.2 of the Greenbelt Plan.

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Lot Creation

2.2.10.5.23 Direct the Town of Caledon and the City of Brampton to include policies in their official plans to permit lot creation on lands within the Protected Countryside in accordance with Section 4.6 of the Greenbelt Plan.”

7. Chapter 2, The Natural Environment, Section 2.4.4.2.4 is amended by adding the following to its end:

“that would avoid, minimize and/or mitigate storm water volume, contaminant loads and impacts to receiving water courses.

8. Chapter 3, Resources, Section 3.3 Mineral Aggregate resources, is amended by deleting the last paragraph and replacing it with the following:

“Regional Council acknowledges and supports the results of the Caledon Community Resource Study that addresses the future of mineral aggregate resources in the Town of Caledon. “

9. Chapter 3, Resources, Section 3.3.2.1 is deleted and Sections 3.3.2.2 to 3.3.2.12 are renumbered to 3.3.2.1 to 3.3.2.11.

10. Chapter 3, Resources, renumbered Section 3.3.2.2 is amended by deleting it and replacing with the following:

“Permit mineral aggregate extraction sites, inside or outside of the area identified High Potential Mineral Aggregate Resource Areas (HPMARA), only where extraction is permitted in an *area municipal official plan* and only in conformity with this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement where applicable. An amendment to Schedule C will not be required for the establishment or expansion of a mineral aggregate extraction site.”

11. Chapter 3, Resources, renumbered Section 3.3.2.3 is amended by adding the following after the word *“quarries” in the second line*: “or any ancillary or accessory uses thereto”; and by deleting reference to “3.3.2.3” in clause e) and replacing it with “3.3.2.2”.

12. Chapter 3, Resources, renumbered Section 3.3.2.4 is amended by deleting reference to “3.3.2.2” in line four and replacing it with “3.3.2.1”.

13. Chapter 3, Resources, renumbered Section 3.3.2.5 is amended by deleting reference to “3.3.2.4” in the first line and replacing it with “3.3.2.3”

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14. Chapter 3, Resources, renumbered Section 3.3.2.6 is amended by deleting the words “associated activities” in the first line and replacing them with the words: “ancillary or accessory use thereto”.
15. Chapter 3, Resources, renumbered Section 3.3.2.8 is amended by adding the following after the words Conservation Plan in line four: “Greenbelt Plan, Provincial Policy Statement”.
16. Chapter 3, Resources, renumbered Section 3.3.2.10 e) is amended by deleting reference to “Policy 3.3.2.5” in line one and replacing it with “Policy 3.3.2.4”; and by adding the following words after the words “Escarpment Plan” in the last line: “the Greenbelt Plan and the Provincial Policy Statement”.
17. Chapter 3, Resources, renumbered Section 3.3.2.10 h) is amended by: deleting the word “and” in the first line; adding the words “and portable concrete plants” after the words “portable asphalt plants” in line two; deleting the reference to “Policy 3.3.2.4” and replacing it with “Policy 3.3.2.3” in line six; adding the words “the Greenbelt Plan and the Provincial Policy Statement” after the words “the Oak Ridges Moraine Conservation Plan” in line eleven; and by deleting the words “that plan” and replacing them with the words “these Plans” after the words “unless permitted by” in the last line.
18. Chapter 3, Resources, Section 3.5, Recreation, is amended by adding “the Greenbelt” following the words “provincial parks” in line four.
19. Chapter 3, Resources, Section 3.5.2.1 is amended by adding the following after the words “and services” in the last line: “(including parkland, open space trails and water-based activities).”
20. Chapter 3, Resources, Section 3.5.2.2 is amended by adding the following after the word “needs” in the last line “, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan and consistent with the development criteria and related policies of the NEP, including Part 3, The Niagara Escarpment Parks and Open Space System, where applicable.”
21. Chapter 3, Resources, Section 3.5.2.6 is amended by deleting the words “*on the Oak Ridges Moraine*” and replacing them with the words “, in the Greenbelt”.
22. Chapter 3, Resources, Section 3.6.2.1 is amended by deleting the words “and other agencies” in line four and replacing them with the following:

“other agencies and aboriginal groups”.
23. Chapter 3, Resources, Section 3.2.2.11, is amended by deleting the first sentence in paragraph two and replacing with the following:

“This Policy may not be used to address a proposal that has the effect of adjusting the 2031 Regional Urban Boundary, or the 2031 boundary for the Caledon East Rural Service Centre, or the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres.”

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24. Chapter 4, is amended by deleting the title "POPULATION AND EMPLOYMENT" and replacing it with "REGIONAL FORECASTS".

25. Chapter 4, Section 4.1.1 Purpose, is amended by deleting it and replacing it with the following:

4.1.1 Purpose

The population and employment forecasts, contained in this chapter of the Plan in Table 3, provide a framework for future growth in *Peel*. The forecasts serve as the basis for determining Regional *services* and establishing land requirements to accommodate growth to the year 2031. In addition, the forecasts will assist *the Region*, other levels of *government and the private sector when making growth related investment decisions*.

Figure 4 in the Appendix provides an indication of the past growth in population, employment and activity rates (the ratio of employment/population expressed as a percentage) for the period 1971-2006 in *Peel* by area municipality. The Population, Household, and Employment forecasts for the years 2011, 2021 and 2031 are shown in Table 3. The forecasts provide an indication of how population, household and employment growth are expected to proceed by area municipality. The regional forecasts are also consistent with Schedule 3 of the Growth Plan forecasts.

The population, household and employment forecasts shown in Table 3 were developed in close collaboration with the area municipalities. Area municipal forecasts were used as the basis for the Regional forecasts reflected in Table 3. Adjustments were made to the area municipal forecasts in order to meet Schedule 3 of the Growth Plan. During the planning horizon of the Growth Plan various factors such as market trends and planning initiatives will influence *the Region's* ability to meet the intensification and *greenfield density targets* and these influences will change over time.

This chapter of the Plan also recognizes that the population, household and employment forecasts and related provincial policy directions need to be monitored, reviewed and evaluated at least every five years, based on the most recent Schedule 3 of the Growth Plan, changing provincial policy framework or Census of Canada results.

26. Chapter 4, Section 4.1.2 is amended by adding the word "household" after the word "population" in the first line.

27. Chapter 4, Sections 4.2.1.1 and 4.2.1.2 are amended by deleting them and replacing with the following:

4.2.1.1 To provide a planning framework for the future growth in *Peel Region* within the context of the *Greater Toronto Area and Hamilton (GTHA)*.

4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.

28. Chapter 4, Sections 4.2.2.1 and 4.2.2.2 are amended by inserting the word ", household" after the word "population" in line one.

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29. Chapter 4, Section 4.2.2.3 is amended by deleting it and replacing it with the following:

“Use, in cooperation with the area municipalities, the population, household and employment forecasts shown in Table 3 for determining Regional *services* and establishing requirements to accommodate growth to the year 2031. Forecasts beyond the 2031 planning horizon may be used for long-term *infrastructure* planning, as well as community planning within the urban boundary, undertaken by *the Region* and/or Area Municipalities, as long as they maintain consistency with the objectives and intent of the provincial Growth Plan and the Regional Official Plan.”

30. Chapter 4, Section 4.2.2.6 is amended by deleting it and replacing it with the following:

“Review and update jointly with the area municipalities, the population, household and employment forecasts shown in Table 3.”

31. Table 1 Population and Employment Forecasts for Peel is amended by deleting it and replacing it with the following renumbered Table 3:

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Table 3: Population, Household and Employment Forecasts for Peel ¹										
Municipality	2011			2021			2031			Employment
	Population ²	Households	Employment	Population ²	Households	Employment	Population ²	Households	Employment	
Brampton	510,000	143,000	182,000	635,000	184,000	280,000	725,000	214,000	312,000	
Caledon	75,000	22,000	28,000	87,000	28,000	40,000	111,000	36,000	48,000	
Mississauga	738,000	233,000	455,000	768,000	253,000	500,000	805,000	272,000	510,000	
Total Peel	1,323,000	398,000	665,000	1,490,000	465,000	820,000	1,641,000	522,000	870,000	

Notes:

¹ The Province is reviewing the forecasts included in Schedule 3 of the Growth Plan. After Schedule 3 is amended, Table 3 will also need to be amended.

² Population figures include the 2001 Census undercount of 4.2%

32. Chapter 5, Section 5.1.1, Purpose, is amended by deleting the first sentence and replacing it with the following:

“Peel Region is part of the larger economic region of the Greater Toronto Area and Hamilton (GTHA) and the Greater Golden Horseshoe, and in this context, the Regional Structure chapter of the Plan describes Peel’s role within the GTHA and its relationship to the surrounding municipalities.”

33. Chapter 5, Section 5.1.1, Purpose, is amended by inserting the following new paragraph after paragraph two:

“This chapter also includes many of the growth management policy directions and policies of the Provincial Policy Statement and the Places to Grow: Growth Plan for the Greater Golden Horseshoe (2006) (Growth Plan) that are required to be implemented.”

34. Chapter 5, Section 5.1.2, Goal, is amended by adding the word “, complete” after the word *“healthy”* in line one.

35. Chapter 5, Section 5.1.3.1 General Policies, is amended by adding the words *“and infrastructure”* after the word *“transportation”* in line one.

36. Chapter 5, Section 5.1.3.3 General Policies, is amended by adding the words

“standards and/or” after the word *“provincial”*.

37. Chapter 5, Section 5.2.1.3, is amended by adding the following words after the word *“manner”* in line three:

“and contributes to achieving the Growth Plan intensification and density targets,”

38. Chapter 5, Section 5.2.2.1 is amended by adding the following words after the words *“for development”* in line ten:

“the Growth Plan policies and targets,”

39. Chapter 5, Section 5.2.2.3 is amended by deleting it and replacing it with the following:

“Consider any change to the 2031 Regional Urban Boundary only in the context of a review of this Plan and subject to a municipal comprehensive review as identified in Section 7.9 of this Plan.”

40. Chapter 5, Section 5.3, The Urban System, is amended by deleting the last sentence and replacing it with the following:

“It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto - Lester B. Pearson International Airport, urban growth centres and Regional Intensification Corridors.”

41. Chapter 5, Section 5.3.1.2, is amended by deleting it and replacing with the following:

“To achieve sustainable development within the Urban System.”

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42. Chapter 5, Section 5.3.1.3, is amended by inserting the word “, complete” after the word “healthy” in line one.
43. Chapter 5, Section 5.3.1.9, is amended by deleting it and replacing it with the following:
- “Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for *employment lands* and *infrastructure* uses, where appropriate.”
44. Chapter 5, Section 5.3.2.1, is amended by deleting it and replacing it with the following:
- “Define the Urban System, as shown on Schedule D, to include: all lands within the 2031 Regional Urban Boundary including lands identified and *protected* as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto - Lester B. Pearson International Airport, urban growth centres and the Hurontario *Regional Intensification Corridor*. “
45. Chapter 5, Section 5.3.2.4, is amended by deleting it and replacing it with the following:
- “Require *development* and *redevelopment* in the Urban System to proceed according to growth management and phasing strategies and the planned provision of necessary *services*.”
46. Chapter 5, Section 5.3.2.6, is amended by deleting the word “Encourage” and replacing it with the word “Direct”.
47. Chapter 5, Section 5.3.3, Regional Urban Nodes is amended by deleting it and replacing it with the following:

5.3.3 Urban Growth Centres and *Regional Intensification Corridor*

Urban growth centres and the *Regional Intensification Corridor*, as shown on Schedule D, are major locations of *intensification* that include *compact forms* of urban *development* and *redevelopment* providing a range and mix of housing, employment, *recreation*, entertainment, civic, cultural and other activities for *Peel* residents and workers and other residents of the *Greater Toronto Area and Hamilton (GTHA)*. The urban growth centres and the *Regional Intensification Corridor* are also focal areas for investment in region-wide public services and *infrastructure*, including major transit infrastructure.

In addition to the urban growth centres and the *Regional Intensification Corridor* that are identified in this Plan, there are also urban *nodes* and *corridors* in *Peel* that are identified in the *area municipal official plans* and the Province has also identified a series of *mobility hubs* in *Peel* and throughout the *GTHA* in the *Regional Transportation Plan*. All of these urban forms support *intensification* and public transit.

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48. Chapter 5, Section 5.3.3.1.1 to 5.3.3.1.3 are amended by deleting the words “Regional Urban Node” and replacing them with the words “urban growth centres”.

49. Chapter 5, Section 5.3.3 is amended by adding the following Section 5.3.3.1.4:

5.3.3.1.4 To achieve in each urban growth centre a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier.

50. Chapter 5, Sections 5.3.3.2.1 and 5.3.3.2.2 are amended by deleting them and replacing them with the following:

5.3.3.2.1 Direct the Cities of Brampton and Mississauga to designate, in accordance with the Growth Plan requirements, urban growth centres, as shown conceptually on Schedule D, to provide opportunities for *compact forms of urban development and redevelopment* with commercial, office, major institutional - as designated and/or defined in *area municipal official plans*, residential, recreational, cultural and civic activities that offer a wide range of goods and services to the residents and workers of *Peel Region* and other residents of the *Greater Toronto Area and Hamilton (GTHA)*.

5.3.3.2.2 Require an amendment to this Plan to change the location of an urban growth centre, as shown conceptually on Schedule D, consistent with Section 7.9 of this Plan and the Ministry of Energy and Infrastructure 2008 report "Size and Location of Urban Growth Centres in the Greater Golden Horseshoe". Minor boundary adjustments approved through the *area municipal official plan* amendments are permitted without an amendment to this Plan providing that the achievement of planned density targets is not negatively affected and consistency with the other policies of this Plan is maintained.

51. Chapter 5, Section 5.3.3.2.3 is amended by deleting the introductory statement and clauses a) and b) and replacing them with the following:

5.3.3.2.3 Examine *jointly*, with the area municipalities, Urban Growth Centres, and address the following:

- a) the specific role of each urban growth centre in the context of *the Region* and the *Greater Toronto Area and Hamilton*;
- b) the provision of opportunities for residents to live and work within the urban growth centre;

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52. Chapter 5, Section 5.3.3.2.4 to 5.3.3.2.7 are amended by deleting them and replacing them with the following:

- 5.3.3.2.4 Encourage the area municipalities to prepare policies for the urban growth centres that are identified in this Plan and consistent with the Growth Plan, address the following:
- a) the intended role and character of the centre;
 - b) the extent of the centre;
 - c) the population and employment capacity objectives of the centre;
 - d) the location, type and density of land uses;
 - e) the achievement of a minimum *gross density target* of 200 residents and jobs combined per hectare by 2031 or earlier;
 - f) the nature of the streetscape, focusing on pedestrian safety and security;
 - g) the transportation system to and within the centre;
 - h) the compatibility with the characteristics of existing communities; and
 - i) the *natural hazards*.
- 5.3.3.2.5 Support the area municipalities to identify in their official plans as focus areas for *intensification*: intensification corridors, *major transit station areas* and other appropriate urban nodes, in addition to the urban growth centres identified in this Plan.
- 5.3.3.2.6 Identify the Hurontario corridor linking the two urban growth centres as a *Regional Intensification Corridor* that provides:
- a) prime opportunities for *intensification*;
 - b) opportunities for residents to live and work within the *Regional Intensification Corridor*;

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- c) a high intensity, *compact urban form* with an appropriate mix of uses including commercial, office, residential, recreational and major institutional – as designated and/or defined in *area municipal official plans*;
- d) transit-supportive and pedestrian-oriented urban forms;
- e) opportunities for higher order transit; and
- f) viable opportunities of financing necessary infrastructure and *services*.

5.3.3.2.7 Direct the *area municipalities* to define the boundaries of the Hurontario *Regional Intensification Corridor* and identify appropriately in their official plans, consistent with the policies in this Plan.

53. Chapter 5, Section 5.3.3 is amended by adding the following Section 5.3.3.2.8:

5.3.3.2.8 Examine, *jointly* with the area and neighbouring municipalities, the possibility and feasibility of identifying other *Regional Intensification Corridors* in *Peel*, addressing the following:

- a) the objectives of *Regional Intensification Corridors*;
- b) the role of *Regional Intensification Corridors* in the context of supporting and/or linking urban growth centres or other major elements of urban structure;
- c) the provision of opportunities for residents to live and work within the *Regional Intensification Corridor*;
- d) the establishment of a high intensity, *compact urban form* which provides a mix of commercial, office and major institutional - as designated and/or defined in *area municipal official plans*, residential, recreational and other activities which offer a wide range of goods and *services* to the residents and workers of *Peel Region* and other residents of the *Greater Toronto Area and Hamilton*;
- e) the provision of a transit-supportive and pedestrian-oriented urban form; and
- f) the provision and financing of necessary *services*.

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Any *Regional Intensification Corridor*, if appropriate, will be incorporated by an amendment to this Plan.

54. Chapter 5, Section 5.4, The Rural System, is amended by adding the words “the Protected Countryside as identified in the Greenbelt Plan and” after the words “and includes” in the second sentence; and by adding the following sentence at the end of the paragraph: “The Rural System is a community of communities and should be viewed holistically as a planning entity.”
55. Chapter 5, Section 5.4.1.3 is amended by inserting the word “collectively” after the word “that “ in line one.
56. Chapter 5, Sections 5.4.1.5 and 5.4.1.6 are amended by deleting them and replacing with the following:
 - 5.4.1.5 To direct growth in the Rural System consistent with the policies in this Plan, the *area municipal official plans*, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.
 - 5.4.1.6 To achieve *sustainable development* within the Rural System;
57. Chapter 5, Sections 5.4.2.1 is amended by inserting the words “the Protected Countryside as identified in the Greenbelt Plan,” after the word “including” in line two and by deleting the last three lines and replacing them with the following:

“*area municipal official plans*, the Niagara Escarpment Plan and the Greenbelt Plan and the remaining rural area that makes up the balance of the Rural System.”
58. Chapter 5, Sections 5.4.2.2 is amended by deleting the last two lines and replacing them with the following:

“in the applicable *area municipal official plans*, the Niagara Escarpment Plan and the Greenbelt Plan.”
59. Chapter 5, Section 5.4.2.4 is amended by deleting reference to “Section 5.6.6” in the last line and replacing it with “Section 5.9.6.”
60. Chapter 5, Section 5.4.2.6 is amended by deleting the last line and replacing it with the following:

“Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.”

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61. Chapter 5, Section 5.4.2.8 is amended by it and replacing it with the following:

“Direct the Town of Caledon to include in its official plan policies for lot creation consistent with the policies of this Plan.”

62. Chapter 5, Section 5.4.3, Rural Service Centres, is amended by deleting the two paragraphs and replacing them with the following:

“The Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 settlement area boundary for the Caledon East Rural Service Centre and the 2021 settlement area boundaries for the Mayfield West and Bolton Rural Service Centres are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of *the Region*. The 2031 settlement area boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available and planned services.

The Mayfield West, Bolton and Caledon East communities will be developed on full municipal water and sewer *services*. Opportunities for a wide range and mix of land uses and activities will be provided within the three Rural Service Centres. Caledon East falls partially within the ORMCPA and the Protected Countryside of the Greenbelt Plan and is subject to the Town/Village policies of the Greenbelt Plan.”

63. Chapter 5, Section 5.4.3.2.2 is amended by deleting it and replacing it with the following:

5.4.3.2.2 Show on Schedule D the 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the Town of Caledon will determine and designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.

64. Chapter 5, Section 5.4.3.2.3 and Section 5.4.3.2.5 are amended by deleting them and renumbering the subsequent sections accordingly.

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65. Chapter 5, renumbered Section 5.4.3.2.3 is amended by deleting the last two lines and replacing them with the following:

“Kennedy Road.”

66. Chapter 5, renumbered Section 5.4.3.2.4 b) is amended by deleting reference to “2021” and replacing it with: “2031”.

67. Chapter 5, renumbered Section 5.4.3.2.4 is amended by inserting the following new clause c) and renumbering the subsequent clauses accordingly:

c) the Regional greenfield density and intensification targets;

68. Chapter 5, renumbered Section 5.4.3.2.6 is amended by inserting the following new clause d) and renumbering clauses d) and e) as e) and f):

d) the policy requirements of the Greenbelt Plan for lands within Towns/Villages and Hamlets in the Protected Countryside;

e) the minimization of crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles; and

f) other relevant issues.

69. Chapter 5, renumbered Section 5.4.3.2.7 is amended by deleting “7.9.2.8” and replacing it with “7.9.2.12”; and deleting the first sentence and replacing it with the following:

“The Study Area shown on Schedule “D” around the Mayfield West Rural Service Centre and designated in the legend “Settlement Study Area” is the area within which additional growth for Mayfield West beyond the 2021 population target is anticipated to occur.”

70. Chapter 5, Section 5.4.4.2.1 is amended by inserting the words “and the Greenbelt Plan” after the word “Plan” in the last line.

71. Chapter 5, Section 5.4.4.2.2. is amended by deleting it and replacing it with the following:

5.4.4.2.2 The 2031 boundary for the Palgrave Estate Residential Community is designated in this Plan on Schedule D. The need to change the 2031 boundary will be considered consistent with Section 7.9 of this Plan. Any change to the 2031 boundary will require an amendment to this Plan and shall not compromise the ability of the Region to achieve the minimum

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greenfield density and intensification targets, and other objectives of this Plan.

72. Chapter 5, Section 5.4.5, Rural Settlements, is amended by deleting the first paragraph and replacing it with the following:

“Rural settlements as identified on Figure 16 comprise Villages, Hamlets and Industrial/Commercial Centres located within the Rural System, and are identified in *area municipal official plans*, the Niagara Escarpment Plan and the Greenbelt Plan. Villages and Hamlets are vibrant rural communities, generally based on historic centres, which provide predominantly lower density housing and provide *services* to the surrounding area. Industrial/Commercial Centres play a supportive function to the Rural Service Centres and provide at a small scale, opportunities for industrial and commercial development. Rural settlements do not include Rural Service Centres.”

73. Chapter 5, Section 5.4.5.1, Objectives, is amended by inserting the following new objective 5.4.5.1.3:

5.4.5.1.3 To provide appropriate opportunities for economic development in rural settlements.

74. Chapter 5, Section 5.4.5.2.2 and 5.4.5.2.3 are amended by deleting the word “and” after the words “Escarpment Plan”, and by adding the following words at the end of the sections:

“, the Greenbelt Plan and the Growth Plan.”

75. Chapter 5, Section 5.4.5.2.4 is amended by deleting it and replacing it with the following:

5.4.5.2.4 Direct the Town of Caledon to include policies in its Official Plan which require that a municipal comprehensive review be undertaken prior to the consideration of an expansion to the boundary of an existing rural settlement area. An amendment to the Town of Caledon official plan shall be required which demonstrates that the requirements of Section 7.9.2.12, as determined jointly by the Town of Caledon and *the Region*, have been met. Regional approval of an *area municipal official plan* amendment will be required if it is demonstrated that such expansion will adversely impact the ability to achieve the regional *greenfield density target*.

76. Chapter 5, Section 5.4.6.1 is amended by inserting the following new objective:

5.4.6.1.3 To provide opportunities for appropriate economic development in the rural area.

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77. Chapter 5, Section 5.4.6.2.1, clause b) is amended by deleting the word “and” after the words “Escarpment Plan” and adding the following words at the end: “, the Greenbelt Plan and the Growth Plan”.

78. Chapter 5, Section 5.4.6.2.1, clause f) is amended by deleting the seventh bullet point and replacing it with the following:

“the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and/or the Growth Plan, if applicable; and”.

79. Chapter 5 is amended by inserting the following new Sections: 5.4.7 Settlement Study Areas; 5.5 Growth Management; 5.6 Employment Areas; 5.7 Strategic Infrastructure Study Area and 5.10 Ninth Line Lands, and by renumbering the existing Sections 5.5 Housing as 5.8 and Section 5.6 Transportation 5.9:

5.4.7 Settlement Study Areas

To provide a framework to manage long term growth in the Rural System, three *Settlement Study Areas (Study Areas)* have been identified on Schedule D. The three Study Areas are broadly defined around Mayfield West, Tullamore and Bolton. Bolton and Mayfield West are established Rural Service Centres that are planned to accommodate steady, managed growth and are currently identified in this Plan. Tullamore is the largest Industrial/Commercial Centre identified in the Caledon Official Plan. The *Settlement Study Area* around Tullamore has been identified because its function will be reviewed by the Town of Caledon to determine whether it should become a more significant employment node within the Rural System as part of a municipal comprehensive review regarding its function within the *Regional Structure* and in particular within the Rural System. Any future expansions to settlement area boundaries within the *Settlement Study Areas* will require a Regional Official Plan Amendment (ROPA) and ensure that the proposal will not contravene the *Strategic Infrastructure Study Area (SISA)* and the GTA West transportation corridor protection policies in this Plan or predetermine the outcome of the GTA West Environmental Assessment (EA). The *Settlement Study Areas* do not define the boundaries of future expansions but the areas that will be subject to future studies.

5.4.7.1 Objectives

- 5.4.7.1.1 To provide a policy framework for long-term growth management in the Rural System.
- 5.4.7.1.2 To provide opportunities for economic development within the Rural System.
- 5.4.7.1.3 To protect the natural environment and resources.

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5.4.7.2 Policies

It is the policy of *Regional Council* to:

- 5.4.7.2.1 Define the Study Areas that delineate the general geographic areas within which the Town of Caledon will plan to accommodate long-term population and employment growth, if determined by a municipal comprehensive review.
- 5.4.7.2.2 Consider the identification of the Study Areas as a key tool to achieve the Town's objective of ensuring a steady, managed rate of growth within Caledon.
- 5.4.7.2.3 Proceed with the planning process for the Study Area around Mayfield West Rural Centre in accordance with Policy 5.4.3.7 and all other applicable policies of this Plan and the *area municipal official plan*.
- 5.4.7.2.4 Consider any change to the role and function of Tullamore within the *Regional Structure* as a result of the outcome of the Town of Caledon's review of Tullamore through a Regional Official Plan Amendment.
- 5.4.7.2.5 Require the Town of Caledon to identify, in its official plan, all three Study Areas.

5.5 GROWTH MANAGEMENT

The Growth Plan recognizes the diversity of land resources in the Greater Golden Horseshoe (GGH) and the *GTHA* in particular. One of the guiding principles of the Growth Plan, that should assist in the decision-making process of land *development*, resource management and investment, is to "build compact, vibrant and complete communities". The Growth Plan encourages planning for *development* of complete communities and a balance of jobs and housing. Growth management policies of this Plan contribute to the achievement of complete communities within *Peel*.

To ensure that growth management objectives are achieved while achieving the *sustainability* objectives, this Plan identifies specific growth management policy areas such as urban growth centres, built-up areas and designated greenfield areas. The Plan also recognizes the agricultural and rural area as well as the Greenbelt Plan area. Each of these areas has a specific role in managing growth. Figure 16 shows these areas within *Peel Region*.

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5.5.1 General Objectives

- 5.5.1.1 To optimize the use of the existing land supply of *the Region* by directing the majority of growth to lands within the 2031 Urban Boundary and Rural Service Centres.
- 5.5.1.2 To establish *intensification* and *greenfield density* targets.
- 5.5.1.3 To manage growth based on the growth forecasts and *intensification* targets and *greenfield density targets* of this Plan.
- 5.5.1.4 To achieve the *intensification* targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.
- 5.5.1.5 To optimize the use of the existing and planned *infrastructure* and *services*.
- 5.5.1.6 To support planning for complete communities in *Peel* that are well-designed, offer transportation choices, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, and easy access to retail and *services* to meet daily needs.
- 5.5.1.7 To protect and promote human health.

5.5.2 General Policies

It is the policy of *Regional Council* to:

- 5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to retail and *services*.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through *intensification*.
- 5.5.2.3 Develop compact, transit-supportive communities in designated greenfield areas.
- 5.5.2.4 Prohibit the establishment of new settlement areas.

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5.5.3 Intensification

The Growth Plan sets out requirements for ensuring that *intensification* occurs in the GGH. In accordance with the Growth Plan, this Plan directs a significant portion of new growth to built-up areas, and promotes *compact urban form, intensification* and *redevelopment*. The forms of *intensification* include *redevelopment* (including the reuse of brownfield sites), the *development* of underutilized lots within previously developed areas, *infill development* and the expansion or conversion of existing buildings. All of these types of *development* can occur within areas already equipped with *infrastructure* and *services*. For the purpose of measuring *intensification*, the Growth Plan requires that by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential *development* occurring annually within *the Region* will be within the built-up area. This Plan recognizes the importance and advantages of *intensification* in *Peel* and implements the *intensification* policies of the Growth Plan.

5.5.3.1 Objectives

- 5.5.3.1.1 To achieve compact and efficient urban forms.
- 5.5.3.1.2 To optimize the use of existing *infrastructure* and *services*.
- 5.5.3.1.3 To revitalize and/or enhance developed areas.
- 5.5.3.1.4 To intensify *development* on underutilized lands.
- 5.5.3.1.5 To reduce dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments.
- 5.5.3.1.6 To explore all *intensification* opportunities across *the Region*.

5.5.3.2 Policies

It is the policy of *Regional Council* to:

- 5.5.3.2.1 Identify the built-up area and the designated greenfield area, in accordance with provincial criteria, on Figure 16.
- 5.5.3.2.2 Facilitate and promote *intensification*.
- 5.5.3.2.3 Accommodate *intensification* within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

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- 5.5.3.2.4 Require that by 2015 and for each year until 2025, a minimum of 40 per cent of *the Region's* residential *development* occurring annually to be located within the built-up area.
- 5.5.3.2.5 Require that by 2026 and for each year thereafter, a minimum of 50 per cent of *the Region's* residential *development* occurring annually will be within the built-up area.
- 5.5.3.2.6 Require the area municipalities to develop *intensification* strategies that, among other things, identify *intensification* areas such as urban growth centres, intensification corridors, urban nodes, major transit station areas and other *intensification* areas to support achievement of the *intensification* objectives.
- 5.5.3.2.7 Direct the area municipalities to identify in their official plans the appropriate type and scale of *development* in *intensification* areas.
- 5.5.3.2.8 Encourage the area municipalities to establish official plan policies that promote the *redevelopment* and reuse of brownfield sites.
- 5.5.3.2.9 Require the area municipalities to show the built boundary and the designated greenfield areas in their official plans.

5.5.4 Greenfield Density

Part of *Peel's* growth will occur through greenfield *development*. The policy direction of the Growth Plan includes greenfield *development* that contributes to "complete communities" to support *sustainable* transportation and provide public open space that supports these activities. Greenfield communities must also provide for a diversity of land uses as well as efficiently use available lands and *infrastructure*. In order to achieve complete communities, the Growth Plan imposes a minimum density target that is not less than 50 residents and jobs combined per hectare on greenfield *development*. This measure is established to contribute to the creation of more compact, efficient and complete communities. This Plan adopts this approach including the density target to *development* of greenfield within *Peel*. Greenfield *development* in *the Region* will be in conformity with the Growth Plan. Conformity with the Growth Plan will be determined by *the Region* as an overall calculation of the future *development* of all greenfield areas across *the Region*, and will be monitored regularly.

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5.5.4.1 Objectives

- 5.5.4.1.1 To plan greenfields to contribute to complete communities.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.1.6 To manage greenfield growth to support *Peel's* economy.

5.5.4.2 Policies

It is the policy of *Regional Council* to:

- 5.5.4.2.1 Plan to achieve a minimum *greenfield density target* of 50 people and jobs combined per hectare by 2031, to be measured over *Peel's* designated greenfield area excluding *major environmental features* as defined by the Growth Plan or comparable Regional methodology.
- 5.5.4.2.2 Complete an analysis in collaboration with the area municipalities within 6 to 12 months from the date of adoption of Regional Official Plan Amendment No. 24, to demonstrate how allocation of the Regional Forecasts included in Table 3 will be planned at the municipal level, to contribute to the achievement of the minimum combined Regional *greenfield density target*.
- 5.5.4.2.3 Analyze with the area municipalities through the study identified in Section 5.5.4.2.2 the possibilities of phasing already designated greenfield areas to achieve a minimum greenfield density of 50 residents and jobs combined per hectare.
- 5.5.4.2.4 Not support the expansion of the 2031 Urban Boundary or the Rural Service Centres or any other settlement area unless such expansion contributes to the achievement of a minimum *greenfield density target* of 50 residents and jobs combined per hectare across *the Region* by 2031

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and is consistent with Section 7.9 of this Plan.

5.5.4.2.5 Direct the area municipalities to include policies in their official plans regarding the identification of urban nodes and corridors of higher density *development* within the designated greenfield area.

5.5.4.2.6 Encourage the area municipalities to require *development* around major transit station areas within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.

5.6 EMPLOYMENT AREAS

The Region is forecasted to accommodate 340,000 new jobs and 611,000 additional residents by 2031, compared to 2001. This will bring the total number of jobs to 870,000 and total population to 1,641,000.

The need to study employment and *employment lands* arose in response to national, provincial and regional changes in population and labour; driven by population increases and employment industry shifts. To ensure the viability of *employment areas* is maintained, *the Region*, in collaboration with area municipalities and expert consultants, reviewed and analyzed current trends and future demand for employment and *employment land* in *Peel* to develop policies for the Section 5.6, Employment Areas, in the Plan consistent with the Places to Grow: Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

Employment areas are key centres of economic activity designated in *area municipal official plans*. These lands will remain important for *the Region* to maintain a healthy economy and will accommodate uses such as manufacturing, warehousing, offices, and associated retail and ancillary facilities.

5.6.1 Objectives

5.6.1.1 To provide sufficient lands in *employment areas* in *Peel* to support a vibrant and *sustainable* regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3.

5.6.1.2 To provide *infrastructure* and *services* that are required for the *development* of *employment areas* to facilitate economic development.

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- 5.6.1.3 To promote *sustainable development of employment areas*, in accordance with the Themes of the Plan in Section 1.3.5 of this Plan.
- 5.6.1.4 To attract and retain a range of employment types in *Peel*.
- 5.6.1.5 To concentrate higher density employment uses in appropriate locations such as urban growth centres, the *Regional Intensification Corridor, mobility hubs*, nodes and corridors and in other areas served by transit.
- 5.6.1.6 To protect *employment areas* for employment uses.

5.6.2 Policies

It is the policy of *Regional Council* to:

- 5.6.2.1 Direct area municipalities to designate in the *area municipal official plans*, an adequate supply of *employment land* within the Urban System and Rural Service Centres and Industrial/Commercial Centres in the Rural System to achieve the forecasts in Table 3.
- 5.6.2.2 Require the area municipalities to include a range of employment designations in their official plans for *employment areas* within the Urban System and Rural Service Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses.
- 5.6.2.3 Use the employment forecasts in Table 3 for employment land use planning in *the Region* to 2031 using Figure 15 of this Plan as a guideline. The employment land need numbers in Tables E and F of Figure 15 are subject to refinement following detailed area municipal studies that will evaluate further opportunities for *intensification* and determine the type and density of employment uses in new and existing *employment areas*. Any changes resulting from these studies will not require a revision to Figure 15.
- 5.6.2.4 Direct the Town of Caledon to study the possibility of addressing the 2031 employment land needs within the three *Settlement Study Areas* identified on Schedule D in accordance with Section 5.4.7 Study Areas.

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- 5.6.2.5 Assist area municipalities in maximizing their economic development objectives and facilitating the *development of employment areas* through the provision of Regional *infrastructure* and *services* such as water and wastewater services, transportation and human services to *employment areas* based on the availability of servicing capacity and subject to capital budget allocation.
- 5.6.2.6 Protect and support *employment areas* for employment uses, as defined or designated in *area municipal official plans*.
- 5.6.2.7 Protect and support existing and future *employment areas* in the vicinity of the Toronto Pearson International Airport, major highway interchanges and rail yards, where appropriate.
- 5.6.2.8 Review and consider approval of an *area municipal official plan* amendment to convert *employment land* to non-employment uses only where a municipal comprehensive review has been undertaken and such review demonstrates that:
- i. There is a need for the conversion;
 - ii. *The Region* and area municipality will continue to meet the employment forecasts of this Plan;
 - iii. The conversion does not affect the overall viability of the *employment area* and the achievement of *intensification* and density targets;
 - iv. There is existing or planned *infrastructure* to accommodate the proposed conversion;
 - v. The lands are not required over the long-term for employment purposes;
 - vi. The lands do not fulfill the criteria for provincially significant *employment lands*;
 - vii. The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and
 - viii. Cross-jurisdictional issues have been considered.
- Major retail uses are not considered employment uses for the purposes of this policy.
- Employment land* conversions may be defined in *area municipal official plans*.
- 5.6.2.9 Require area municipalities to include policies in their official plans that only permit the conversion of *employment land* to non-employment uses in accordance with Section 5.6.2.8.

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- 5.6.2.10 Encourage high density employment uses such as office and major institutional *development* to locate in urban growth centres, in proximity to major transit station areas, *mobility hubs* and other appropriate locations for growth such as nodes and intensification corridors and other areas planned for office and major institutional uses as designated and/or defined in *area municipal official plans*.
- 5.6.2.11 Support area municipalities in discouraging retail uses on *employment land* except for retail uses servicing the employment area and retail accessory to a permitted employment use, as defined in *area municipal official plans*.
- 5.6.2.12 Support the study and protection of the *Strategic Infrastructure Study Area* for potential *infrastructure* and *employment areas* needs in consultation with the Province, area municipalities, other applicable regions, municipalities and agencies.
- 5.6.2.13 Encourage the planning and *development of employment areas* in a manner which takes into account the *sustainable development* imperatives as outlined in the Themes of the Plan in Section 1.3.5 of this Plan. Energy efficient buildings, *sustainable* design and construction methods to increase energy efficiency that meet Regional green development standards will be encouraged.

5.7 STRATEGIC INFRASTRUCTURE STUDY AREA

In order to plan, protect and provide for potential long term strategic *infrastructure* needs, *the Region* is establishing policies for a study area that is conceptually shown as the *Strategic Infrastructure Study Area (SISA)* on Schedule D. The purpose of this conceptual study area is to provide protection for long-term planning and *infrastructure* studies in advance of future development. Since the uses for the *SISA* have not been defined, it is possible for this study area to have a planning horizon that extends beyond 2031. The population and employment forecasts in Chapter 4 of this Plan indicate that significant residential and employment growth will occur in *Peel Region* to 2031. This growth will produce increased demands for travel, electricity, utilities and *employment land*. This growth will also create a demand for urban development that has the potential to encroach on lands that contain the optimal lands for a route that could support transportation facilities, utilities and/or *employment land*. In conclusion, the population and employment growth forecast for *Peel Region* to 2031 will generate land development that could begin to limit the availability of options for meeting strategic infrastructure planning needs.

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The provincial Growth Plan, June 2006, identifies a conceptual Transportation Corridor between the urban areas of the northwest GTA and the western Greater Golden Horseshoe. The Ministry of Transportation (MTO) has initiated the first phase of an Environmental Assessment study which will more specifically define the need, location and details of the "GTA-West" "Future Transportation Corridor". This "GTA-West" "Future Transportation Corridor" has provided a basis for the *S/SA* section of this Plan and the identification of the conceptual *S/SA* on Schedule D.

It is acknowledged that any future infrastructure project approved must consider a range of impacts and studies, including the mitigation of environmental impacts.

5.7.1 Objectives

- 5.7.1.1 To identify and protect areas that require comprehensive study and assessment with respect to long term strategic planning and *infrastructure* needs such as transportation facilities, utilities and electricity transmission *infrastructure*.

5.7.2 Policies

It is the policy of *Regional Council* to:

- 5.7.2.1 Work in partnership with the Province, area municipalities and adjacent Regions, to further define and refine the location of the conceptual *Strategic Infrastructure Study Area (SISA)* based on the outcomes of the MTO's GTA West Corridor Environmental Assessment and identify and implement tools, policies and other measures to protect lands within the *SISA* from land uses that would predetermine or preclude the potential outcomes of the MTO's GTA West Corridor Environmental Assessment.
- 5.7.2.2 Direct the area municipalities to review the *area municipal official plans* and revise policies as necessary to restrict land uses within the *SISA* that would predetermine or preclude the potential outcomes of the MTO's GTA West Corridor Environmental Assessment and to identify and implement other implementation tools. All land uses currently permitted within the *Prime Agricultural Area* of the Rural System will continue to be permitted.
- 5.7.2.3 Only consider approving ROPAs for *development* applications within the *SISA* requiring Regional approval if a satisfactory assessment has been made and has determined that the application will not predetermine or preclude the outcomes of the MTO's GTA West Corridor Environmental Assessment.

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- 5.7.2.4 Direct the area municipalities to only consider approving *development* applications within the *SISA* where there has been a satisfactory assessment that has concluded that the proposal would not predetermine or preclude the outcomes of the MTO's GTA West Corridor Environmental Assessment.
- 5.7.2.5 Acknowledge and comply with the Province's requirement for their review of official plan amendments and secondary plans submitted to *the Region* within the Province's permit control areas.

80. Chapter 5 is amended by adding the following new Section 5.10:

5.10 NINTH LINE LANDS

On January 1, 2010 the lands between Ninth Line and Highway 407 (the Ninth Line Lands) became part of the City of Mississauga and the *Region of Peel*. These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton Official Plans apply to these lands. The policies of the *Region of Peel* Official Plan do not apply to these lands. A future amendment will bring these lands into conformity with the *Region of Peel* Official Plan. The Ninth Line Lands are shown on Schedule D, Schedule D3 and Figure 16 for reference purposes.

81. Chapter 6, Regional Services, Section 6.3.2.7 is amended by deleting it and replacing it with the following:

- 6.3.2.7 Ensure that the planning, construction, expansion, extension, operation and maintenance of water and sanitary sewer *services* protects the environmental systems and natural resources of Peel in a manner consistent with the objectives and policies in this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

82. Chapter 7, Implementation, Section 7.2.2.6 is amended by deleting it and replacing it with the following:

- 7.2.2.6 When interpreting the application of policy, the Regional Official Plan shall be read in its entirety, together with the policies of Provincial Plans that are in effect, including the Growth Plan, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and Parkway Belt West Plan, and the Provincial Policy Statement (PPS). The Regional Official Plan has been amended to conform with the Growth Plan, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and Parkway Belt West Plan and to be consistent with the Provincial Policy Statement. The Regional

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Official Plan implements provincial policy and may be more restrictive than the Provincial Plans and PPS, unless otherwise stated in the Provincial Plans or PPS. In the event of conflict, the Provincial Plans take precedence over the Regional Official Plan.

83. Chapter 7, Implementation, Sections 7.6.2.15, 7.6.2.16 and 7.6.2.20 listed below, are amended by deleting them and renumbering the subsequent sections accordingly:

~~7.6.2.15~~ ~~Participate with the Town of Caledon, in cooperation with the Province, conservation authorities, the Niagara Escarpment Commission, the producers of aggregate resources and the public, in the formulation of the Caledon Community Resource Study (CCRS).~~

~~7.6.2.16~~ ~~Investigate options with the Town of Caledon and the Ministry of Natural Resources, primarily through the CCRS, for utilizing the Aggregate Resources Act (i.e. Section 16.1 of the ARA) to implement overall *rehabilitation* plans for aggregate extraction areas.~~

~~7.6.2.20~~ ~~Prepare *jointly*, with the area municipalities and their local heritage committees, a *Cultural Heritage Master Plan*.~~

84. Chapter 7, Implementation, Section 7.9.2 Policies, is amended by inserting the following new sections Section 7.9.2.9 and 7.9.2.10, and renumbering the subsequent sections accordingly:

7.9.2.9 Prepare, *jointly* with the area municipalities, an assessment tool that will allow evaluating the public health impacts of proposed plans or *development* as part of the approval process.

7.9.2.10 Work *jointly* with the area municipalities to raise awareness of public health issues related to planning through partnerships with all levels of the public and private sector.

85. Chapter 7, Implementation, renumbered Section 7.9.2.12 is amended by deleting it and replacing with the following:

7.9.2.12 Consider an expansion to the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary or the boundary for the Palgrave Estate Residential Community only through a Regional Official Plan Amendment which is based on a municipal comprehensive review which demonstrates the following:

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- a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3;
- b) that sufficient opportunities are not available in the area municipality to accommodate forecasted growth contained in Table 3, through *intensification* and in designated greenfield areas;
- c) that the proposed expansion contributes to the achievement of the regional *intensification* targets in Figure 18 and the Regional *greenfield density target* established for 2031;
- d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031;
- e) conformity with the Regional Official Plan ;
- f) environmental and resource protection and enhancement in accordance with the policies of this Plan;
- g) that there are no reasonable alternative locations which avoid the *Prime Agricultural Areas* and no reasonable alternative locations with lower priority agricultural lands;
- h) impacts of a proposed settlement area boundary expansion on agricultural operations which are adjacent or close to the settlement area, and if impacts are identified, the analysis is to identify mitigation of the impacts to the greatest extent feasible;
- i) compliance with the minimum distance separation formulae;
- j) a fiscal impact analysis;
- k) the ability to provide the necessary Regional *infrastructure* and *services*, including Regional and local transportation *infrastructure*, water and wastewater servicing, in a financially and environmentally *sustainable* manner;
- l) the *sustainable development* imperatives in Section 1.3.5 have been addressed;
- m) other relevant Regional interests as may be confirmed through pre-consultation.

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86. Chapter 7, Implementation, Section 7.9.2, is amended by inserting the following new section after Section 7.9.2.12:

7.9.2.13 Consider the designation of a new urban growth centre or new *Regional Intensification Corridor* on the basis of a municipal comprehensive review and a Regional Official Plan Amendment. In considering such designations, the municipal comprehensive review and Regional Official Plan Amendment must demonstrate that the applicable requirements of Section 7.9.2.12, as determined jointly by the area municipality and *the Region*, have been met.

87. Glossary is amended by adding or revising the following definitions:

Employment Area/Areas: lands that are designated in *area municipal official plans* for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. *Employment areas* are designated in *area municipal official plans*.

Employment Land/Lands: land within *employment areas*.

Greenfield Density Target

A minimum density target for designated greenfield areas that is not less than 50 residents and jobs combined per hectare.

Major Environmental Features

Environmental features excluded from being subject to the *greenfield density target* where the features are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development (such as wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat).

Regional Structure: *Peel's Regional Structure* is made up of several elements and systems including the Greenlands System, renewable and non-renewable resources, and *infrastructure* elements such as roads, treatment plants, water and sewer mains, police stations, and hospitals.

Regional Intensification Corridor: regionally-significant, multi-functional, linear concentrations of urban *development* providing a range and mix of commercial, office, major institutional, residential, recreational and cultural services or facilities that is transit-supportive and that may link urban growth centres together.

Schedule A
By-Law 34-2010

Settlement Study Area: an area that delineates the general geographic extent within which the Town of Caledon will plan to accommodate the majority of its long-term population and employment growth if determined by a municipal comprehensive review.

Strategic Infrastructure Study Area (SISA): an area under protection for long-term planning and *infrastructure* studies in advance of future *development*.

Urban Growth Centre Density Target

A minimum gross density target for *Peel Region's* urban growth centres that is not less than 200 residents and jobs combined per hectare.

88. List of Schedules is amended by deleting Schedule D, Regional Structure and replacing it with a new Schedule D.
89. List of Schedules is amended by inserting a new Schedule D3, Greenbelt Plan Area Designations.
90. List of Figures is amended by deleting Figures 4 and 8 and replacing it/them with new Figures 4 and 8.
91. List of Figures is amended by adding Figures 15, 16 and 18.

Table A: Employment Lands in Peel, Base Year 2006, Net. Ha.

	Existing Developed	Vacant Emp Lands	Total Emp Land
Brampton	2,790	1,490	4,280
Caledon	321	439	760
Mississauga	5,500	1,001	6,501
Region of Peel	8,611	2,930	11,541

Table B: Employment Growth by Municipality, 2006-2031

	2006	2031	Growth, 06-31
Brampton	155,000	312,000	157,000
Caledon	21,000	48,000	27,000
Mississauga	425,000	510,000	85,000
Region of Peel	601,000	870,000	269,000

Table C: Location of Employment Growth, 2006-2031

	In Built Boundary	Greenfield	Total
Brampton	75,000	82,000	157,000
Caledon	0	27,000	27,000
Mississauga	83,800	1,200	85,000
Region of Peel	158,800	110,200	269,000

Table D: Employment Densities for Calculation of Land Need

	Major Office	Population Serving	Employment Lands
Brampton	200	75	38
Caledon	0	75	26
Mississauga	250	75	45

Table E: Employment Land Need to 2031 - (Net Ha.)

	Supply	Demand	Shortfall
Brampton	1,341	2,226	885
Caledon	395	741	347
Mississauga	811	811	0
Region of Peel	2,547	3,778	1,231

Note: Net Hectares refers to actual developable area (excludes lands for roads and infrastructure).
A structural vacancy factor has been deducted from vacant lands to arrive at the Supply figures.
These numbers are subject to refinement following detailed area municipal studies that will evaluate further opportunities for intensification and determine the type and density of employment uses in new and existing employment areas.

Table F: Employment Land Need (Gross Hectares) through 2031

	Net	Gross
Brampton	885	1,106
Caledon	347	433
Mississauga	0	0
Region of Peel	1,231	1,539

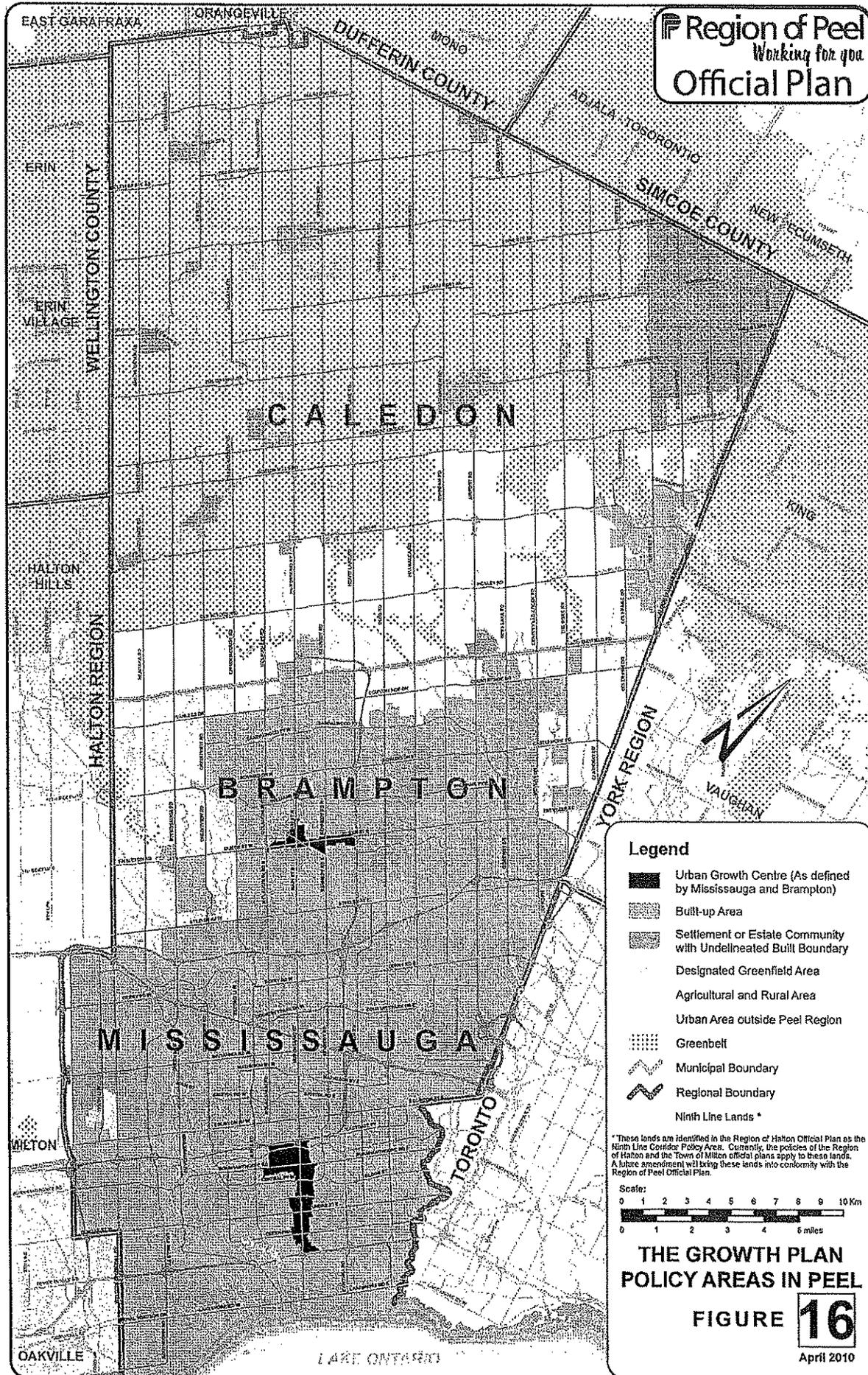
Note: These numbers are subject to refinement following detailed area municipal studies that will evaluate further opportunities for intensification and determine the type and density of employment uses in new and existing employment areas.

Note: The numbers in this figure may not add up due to rounding.

This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.

**REGIONAL
EMPLOYMENT
LAND BUDGET
2006 – 2031**

FIGURE 15



This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.

Municipality	Number of Dwelling Units
Brampton	17,000
Caledon	1,000
Mississauga	32,000
Peel	50,000

**FORECASTED DWELLING UNITS
WITHIN THE BUILT-UP AREA
2015-2031**

FIGURE **18**

April 2010