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REPORT TITLE: **Peel 2051 Official Plan Review and Municipal Comprehensive Review Draft Amendment – Requirement to Hold Statutory Open Houses and Public Meeting**

FROM: Kealy Dedman, Commissioner of Public Works

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## **RECOMMENDATION**

**That staff be authorized to hold the statutory open houses and a public meeting scheduled for October 26-28, 2021 and November 4, 2021 respectively, pursuant to subsection 17(15) of the *Planning Act* for the purposes of giving the public an opportunity to make representations in respect of a proposed Regional Official Plan Amendment developed pursuant to a Municipal Comprehensive Review related to Agriculture & Rural Systems; Climate Change and Wildland Fires; Greenlands System; Provincial Greenbelt Plans; Water Resources; Growth Management; Housing; Major Transit Station Areas; Settlement Area Boundary Expansion; Transportation; and other focus areas, including Cultural Heritage and Indigenous Engagement; Waste Management, and Rural Boundary Refinements;**

**And further, that a copy of the draft Regional Official Plan Amendment be forwarded to the prescribed bodies in accordance with the *Planning Act*, the Ministry of Municipal Affairs and Housing, the Cities of Brampton and Mississauga, the Town of Caledon and all other municipalities adjacent to the Region of Peel for their review and comment.**

## **REPORT HIGHLIGHTS**

- In order to maintain the work plan timing for the Peel 2051: Regional Official Plan Review and Municipal Comprehensive Review (MCR), staff are seeking authorization to proceed to the next step in the public engagement process. This is a *Planning Act* requirement to hold statutory consultation on the draft Regional Official Plan Amendment (ROPA) MCR.
- Statutory open houses are planned to be held during the week of October 26-28, 2021 and the statutory public meeting be held on November 4, 2021 to present the draft ROPA for review and comment.
- The draft ROPA meets the requirements of the MCR initiated by an upper- or single- tier municipality to plan to the year 2051, responds to Peel priorities and stakeholder feedback, and comprehensively applies the policies and schedules of the Growth Plan, 2019, and the Provincial Policy Statement, 2020.
- The open houses and public meeting are being planned as virtual events.
- A Council workshop is planned for October 21, 2021 to provide further opportunity for Council to explore details of the background work, proposed policies and mapping and to ask questions of staff and technical experts.
- Should Peel 2051 be delayed, there would be a risk that the Minister of Municipal Affairs and Housing exercises their authority to make land use planning decisions that may not be in the interest of the Region or be based on the supporting technical studies that have been undertaken.

## DISCUSSION

### 1. Background

The Regional Official Plan (ROP) is a long-term strategic policy framework that guides growth and development in Peel. The ROP is required to be reviewed periodically and this review was initiated through a special meeting of Council in 2013. This review, now known as Peel 2051, is required to plan for future growth to 2051 to achieve Provincial conformity, under the following focus areas:

Figure 1: Peel 2051 Focus Areas



The Health and Built Environment and Age Friendly Planning focus areas were approved by the Province in 2017 through Regional Official Plan Amendment (ROPA) 27 and are now in effect.

The process addresses the Provincial requirements of a Municipal Comprehensive Review (MCR) initiated by an upper- or single-tier municipality under section 26 of the *Planning Act* that comprehensively applies provincial policies and schedules. Once the Regional Official Plan Amendment (ROPA) comes into effect, local municipalities have one year to bring forward amendments to conform to the ROP, which will require regional approval. All three local Peel municipalities currently have official plan reviews underway.

Over 50 background discussion papers and technical studies were completed to inform Peel 2051. The draft track changes ROP is available on the Region of Peel's project web page, as are the studies and summaries of key policy directions at [www.peelregion.ca/officialplan/review/focus-areas/](http://www.peelregion.ca/officialplan/review/focus-areas/). The Peel 2051 consultations have exceeded *Planning Act* requirements with a wide range of opportunities to share information and receive comments.

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### **a) Work Plan**

Over the course of the Peel 2051 Official Plan Review there have been several provincial policy changes that have had implications on our work program and resulted in some delays throughout the process. In August 2020, the Growth Plan was amended to confirm that the Region's Official Plan Review needs to plan to 2051.

The Province has set a deadline of July 1, 2022, for regional and single-tier municipalities to achieve conformity through their MCRs. Correspondence sent to Peel by the Minister of Municipal Affairs and Housing in April, 2021 reaffirmed this deadline, along with specific 2051 Peel targets of 2.280 million people and 2.070 million jobs. The Minister also noted the *Places to Grow Act* provisions that provide powers for the Minister to intervene in municipal official plans in the event of non-conformity.

In order to allow Council to make a decision regarding adoption of the MCR early next year within the Provincial timeline, the statutory consultation process required under the *Planning Act* must be carried out in the next several months.

The current ROP incorporates a 2031 horizon with a projected population of 1.64 million people planned for Peel. The last major policy update is now more than 10 years old. This MCR process is a chance to update and modernize the land use and infrastructure policies that guide long term decision making in the Region. The needs and priorities of our communities have changed along with our understanding and responses to issues like climate change, natural heritage protection and transportation planning.

Since February 2021, the Planning and Growth Management Committee has met five times providing an opportunity for detailed discussions and input on significant topics including draft policy directions, MTSA mapping and policies, land needs assessment, growth management, inclusionary zoning, climate change, greenlands policies and mapping, agricultural policies, settlement expansion and others.

### **b) Regional and Local Planning Responsibilities**

The scope of Peel 2051 and the ongoing MCR has been expanded in recent years by changes to provincial policy and is now required to include matters such as settlement area boundary expansion (SABE) details, employment land mapping, major transit station areas (MTSAs) and an increased emphasis on responding to climate change and affordable housing. Although the scope has been expanded, the ROP remains a strategic document that provides a policy framework to guide decision making at both the regional and local municipal level while implementing provincial policy specifically for Peel.

Some of those future decisions will be at the Regional level such as matters related to water and wastewater servicing details and timing. However, most of the implementation, including community visioning work, will occur at the local level through detailed land use planning that establishes specifics regarding land use designations, housing unit type and mix, zoning details such as building height and density, community infrastructure needs, parkland, and transit services.

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### **2. Recommended Statutory Consultations**

#### **a) Purpose**

Statutory consultations, including open houses and a public meeting, as prescribed by the *Planning Act*, form the final stage of consultations for Peel 2051. Comments received through statutory consultation and from the formal circulation to the prescribed bodies under the *Planning Act* will be documented and responded to as part of the final recommendation report to Council in 2022, which will form the public record. These comments will be considered, and revisions will be recommended.

#### **b) Date, Time and Location**

The required open houses are planned to be held virtually in the evenings for between October 26 and October 28, 2021. The ability to hold in-person open house meetings continues to be monitored. Additional information on the dates, time and location/meeting access will be provided in advance of the open houses.

A public meeting is planned to be held virtually on November 4, 2021. No decision will be made at the public meeting. Any person wishing to speak at the public meeting or provide written comments on the draft ROPA are requested to notify the Office of the Regional Clerk on or before November 4, 2021.

A Council Workshop is planned for October 21, 2021 where staff will provide additional background on the draft policies and mapping included in the draft ROPA. Staff and key consultants will be available to answer questions. To assist with the discussion, additional material is being prepared to help visualize some of the technical information such as various densities of future development. The Council workshop will be live streamed and members of the public can watch, however there will be no delegations at the workshop. No decisions will be made at the workshop.

### **RISK CONSIDERATIONS**

At this time, Council is not being requested to make a decision on the proposed plan. This report requests authorization to proceed with holding open houses and a public meeting as required under the *Planning Act*. To maintain the project schedule, authorization to proceed with holding statutory consultation in October and November is requested at this time as there are set timelines in the *Planning Act* for giving public notice and having draft materials available. Past this reporting date, the timing of the open houses and public meeting dates would need to change. Although it is preferable to obtain input through the statutory consultations process earlier, the Provincial timelines could potentially be met if the statutory consultation were to be delayed to very early in 2022.

It should be noted that the *Planning Act* stipulates Regional Council would be adopting the Peel 2051 ROPA and that the Province is the approval authority. The *Act* also specifies that there is no appeal on Regional MCRs, provided the Province makes a decision within defined timelines. The Province has 120 days after the day the plan is received to provide a decision before the Region may appeal in circumstances of a non-decision

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The Peel 2051 process addresses several legislative and policy initiatives that have been introduced by the Province since the last Official Plan review was completed in 2012. The draft ROPA conforms to provincial policies and plans, as required by legislation. It is important the Peel 2051 work plan continue as planned as it enables other Regional work to proceed, informs local municipal official plan reviews and aligns with the Provincial conformity deadline of July 1, 2022.

The *Places to Growth Act* gives the Minister of Municipal Affairs and Housing authority to amend the ROP to bring it into conformity with provincial policy. Should Peel 2051 be delayed and the Minister exercise that authority there would be risk that those decisions may not be in the interest of the Region or be based on the supporting technical studies that have been undertaken.

### **CONCLUSION**

Should Regional Council approve the recommendations of this report, the process to host the statutory open houses and a public meeting will be initiated as noted in the report. While the policies have been developed in close coordination with the local municipalities, agencies and stakeholders, the latest draft ROPA policies will be formally recirculated to the cities of Brampton and Mississauga, the Town of Caledon, to adjacent municipalities, agencies, authorities, commissions, boards, Indigenous communities, stakeholders and others as prescribed in the *Planning Act* for a further round of review and input. Staff will continue to undertake additional analysis, prepare additional summary materials and visualizations and consider feedback received.

The key next steps are proposed as follows:

- October 21, 2021 Council Workshop
- October 26-28, 2021 Statutory Open Houses
- November 4, 2021 Public Meeting
- Winter 2022 Final ROPA Recommendation
- July 1, 2022 Provincial Conformity Deadline

Following the statutory consultations, a recommendation report regarding the proposed ROPA will be brought forward in 2022 for consideration and adoption by Regional Council. If adopted, the ROPA would be sent to the Province for approval.

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