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**REPORT TITLE: Peel 2041+ Regional Official Plan Review and Municipal Comprehensive Review Update**

**FROM: Andrea Warren, Interim Commissioner of Public Works  
Adrian Smith, Interim Chief Planner and Director, Regional Planning and Growth Management**

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## **RECOMMENDATION**

**That the next steps outlined in the report of the Interim Commissioner of Public Works and Interim Chief Planner and Director, Regional Planning and Growth Management, titled “Peel 2041+ Official Plan Review and Municipal Comprehensive Review Update”, be endorsed;**

**And further, should the Peel 2041+ Municipal Comprehensive Review Draft Regional Official Plan Amendment statutory consultation report be delayed beyond Spring 2021, that staff be authorized to undertake statutory consultation for the proposed Major Transit Station Area amendment as a separate Regional Official Plan Amendment based on the policies and mapping included in the subject report, incorporating stakeholder feedback as appropriate;**

**And further, that a copy of the subject report be forwarded to the Ministry of Municipal Affairs and Housing, City of Brampton, Town of Caledon, City of Mississauga, Conservation Authorities, other municipalities adjacent to the Region of Peel, and to the appropriate agencies.**

## **REPORT HIGHLIGHTS**

- The Regional Official Plan is required to be reviewed periodically. This process, known as Peel 2041+, is being undertaken as a Municipal Comprehensive Review (MCR) to ensure conformity to provincial plans, policies and legislation, and to address emerging planning issues affecting the Region of Peel.
- This report provides an update on the recent Peel 2041+ public consultations, anticipated timing for the overall Peel 2041+ draft MCR Regional Official Plan Amendment (ROPA), and other related work.
- The overall Peel 2041+ draft MCR ROPA is anticipated to be advanced as one amendment, with a planned report to Regional Council in the Spring of 2021 requesting authorization to proceed with statutory public consultation taking place in Summer 2021, and final Regional Council adoption planned for late 2021.
- Given the strategic priority of the Major Transit Station Area (MTSA) policies and mapping, flexibility for advancing this focus area is being sought through the recommendations of this report in the event the overall ROPA is delayed beyond the timeline noted above recognizing the tight timeline and comprehensive nature of the work. The official plan review is approaching its final year in the work plan. Consultation will extend into 2021, with opportunities to continue engaging Council on the materials presented to date.

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- An update on draft population and employment municipal growth allocation is provided to implement the recent change to the Schedule 3 forecasts in the Provincial Growth Plan, extension of the planning horizon to 2051 and new Provincial Land Needs Assessment methodology.
- With respect to the Settlement Area Boundary Expansion (SABE) Study component of the MCR, information is included that:
  - responds to comments received through consultation on the draft technical background studies required for the SABE focus area and finalizes the studies in response to the updated 2051 planning horizon and consultation feedback;
  - summarizes the policy directions from the technical studies;
  - presents a draft Rural Settlement Technical Memorandum; and,
  - introduces a conceptual settlement area boundary map and supporting rationale.

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## DISCUSSION

### 1. Background

This report provides a comprehensive update on Peel 2041+ work and outlines the anticipated next steps. The Regional Official Plan (ROP) provides a long-term strategic policy framework for guiding growth and development in Peel, while protecting the environment, managing resources, and outlining a regional structure that supports complete communities.

The current review has been rebranded from Peel 2041 to Peel 2041+ as the Province recently updated the Schedule 3 population and employment allocations from 2041 to 2051 in the Growth Plan, 2019. This review will plan for future growth to 2051 as required to achieve Provincial conformity and is being carried out under the following focus areas:



The discussion below provides an update on the Peel 2041+ work to date, recent public consultations and an update on the ongoing work for each focus area. More detailed discussion is provided on some specific work that is of significance at this stage in the review including: 2051 growth allocations, Major Transit Station Areas (MTSA), inclusionary zoning, and the Settlement Area Boundary Expansion (SABE) work.

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### 2. Peel 2041+ Work to Date

In June 2020, a comprehensive update on Peel 2041+ was provided to Council. This included policy directions or draft policies for most of the focus areas, and other updates supported by 30 new background and research publications. Materials have been available online and the matters discussed in this report continue to be reviewed. An updated summary of the status of each focus area and direction of key policies is provided in Appendix I. A comprehensive list of research and publications supporting the review is provided in Appendix II.

Key overall directions and emerging policy outcomes for each focus area are summarized in Table 1.

**Table 1: Emerging Policy Directions**

Focus Area	Emerging Policy Directions
Overall Themes	<ul style="list-style-type: none"> <li>• Responding to climate change, managing growth in a fiscally sustainable manner, providing affordable housing, responding to a changing economy, encouraging job growth and active transportation and ensuring the healthy development of our communities</li> </ul>
Growth Management	<ul style="list-style-type: none"> <li>• Set the framework to guide how Peel will accommodate new population and employment growth to 2051 to achieve a fiscally sustainable complete community</li> <li>• Direct new growth to areas with increased mobility</li> <li>• Respond to the changing nature of employment</li> <li>• Designate Regional employment areas</li> <li>• Create healthy and complete communities for people to live, work and play in Peel</li> </ul>
MTSA	<ul style="list-style-type: none"> <li>• Identify and delineate MTSA boundaries</li> <li>• Establish minimum density targets</li> <li>• Guide implementation planning by the local municipalities to support context appropriate development</li> <li>• Protect MTSA for planned transit-oriented development</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Strengthen and support established housing objectives (such as increasing supply of affordable housing, providing a range and mix of housing options, increasing supply of housing in existing communities)</li> <li>• Set strong, needs-based targets to measure progress</li> <li>• Implement new tools and mechanisms for providing affordable housing such as financial incentives and inclusionary zoning</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Manage growth through a balanced approach that shifts 50 percent of travel to sustainable modes such as walking, cycling, public transit, and carpooling</li> <li>• Maximize the use of existing transportation infrastructure to ensure financial feasibility while keeping people and goods moving safe and efficiently</li> </ul>
Greenlands	<ul style="list-style-type: none"> <li>• Transition from feature-based to system-based natural heritage system planning to ensure that the natural environment is protected, restored and enhanced</li> <li>• Integrate recent local municipal and conservation authority natural heritage system policies and studies</li> <li>• Ensure natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li>• Provide reliable, cost-effective, environmentally responsible waste management</li> <li>• Conform to the Region's long-term waste management strategy and changing Provincial waste management policy framework</li> <li>• Maximize the reduction and recovery of resources and waste materials</li> </ul>

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Focus Area	Emerging Policy Directions
Cultural Heritage and Indigenous Engagement	<ul style="list-style-type: none"> <li>• Improve linkages in policies between cultural heritage and Indigenous engagement</li> <li>• Help support a sense of place, community character, and Peel’s environmental sustainability goals</li> <li>• Improve recognition of Indigenous communities in the Regional Official Plan</li> </ul>
Settlement Area Boundary Expansion	<ul style="list-style-type: none"> <li>• To implement the findings of the SABE technical studies, polices will ensure the protection of cultural heritage and archaeological resources, support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form and coordinate the location of retail and employment areas to multiple modes of transportation</li> <li>• Implement a robust natural heritage and water resource management system in accordance with the results of the Regional and local level environmental studies for future development</li> <li>• Establish strong Regional polices on the staging and sequencing of growth in coordination with the efficient use of infrastructure and financial sustainability considering a large area anticipated to accommodate growth</li> <li>• Consider front-end financing or other servicing delivery arrangements</li> <li>• Ensure the urban form of future community areas reduces the resource consumption, energy use, and carbon footprint of the built environment</li> <li>• Ensure that lands designated as prime agriculture area within the Rural System and outside the Greenbelt Area are given sufficient protection to ensure their long-term viability</li> <li>• Require that Caledon undertake preparation of secondary and neighbourhood plans to manage the scale and timing of development and ensure smaller segments of the community are coordinated within the larger secondary plan, to ensure a more detailed assessment of delivery of services</li> <li>• Require that a structure and approach for provision of transit be provided to support the future development to 2051</li> </ul>
Aggregate Resources and Excess Soil	<ul style="list-style-type: none"> <li>• Update policies that reflect current best practice and align with new Provincial direction regarding aggregates conservation, recycling and rehabilitation</li> <li>• Update mapping of high potential mineral aggregate resource areas</li> <li>• Based on the current timing of the overall Peel 2041+ MCR ROPA, it is likely that this focus area of the overall MCR may proceed as a separate draft amendment in 2021, as permitted under the <i>Planning Act</i> and Growth Plan, 2019</li> </ul>

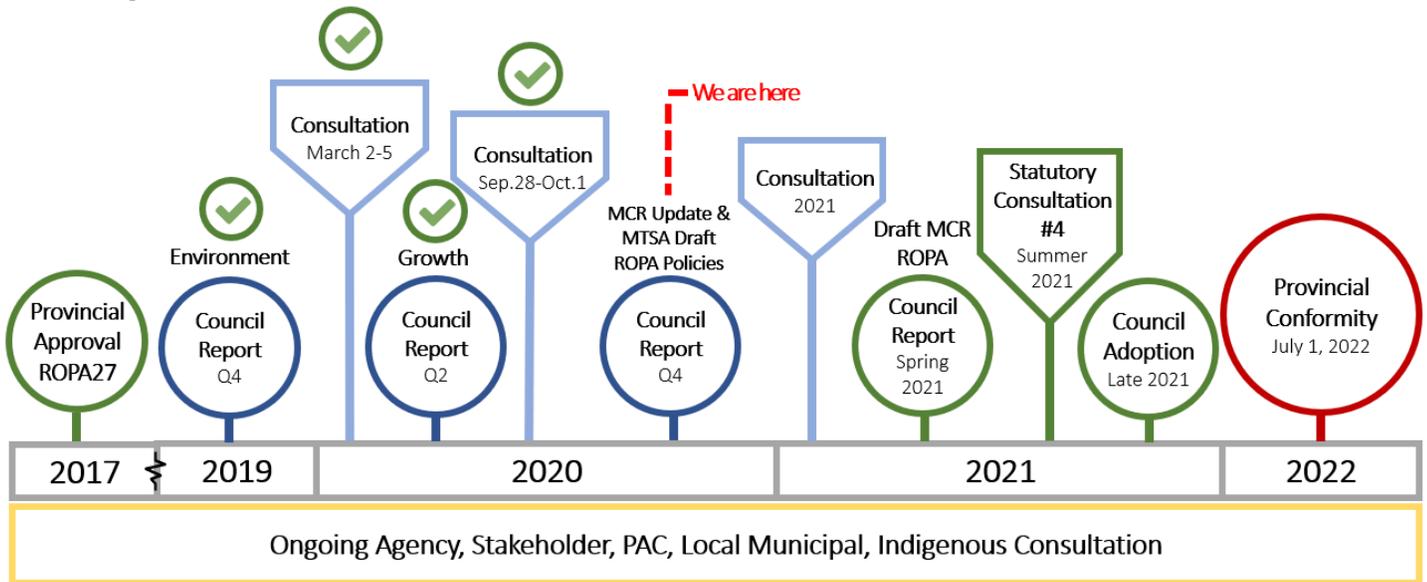
New emerging priorities arising more recently from the background work and consultation include:

- Managing financial risk and the sustainable provision of growth-related infrastructure through appropriate financial management, prioritization, phasing and sequencing policies;
- Identify opportunities for including broadband and pipeline infrastructure policies;
- Advancing Regional objectives surrounding social equity and responding to systemic racism; and,
- Ensuring cemetery policies are considered, particularly in rural areas.

The work plan continues to be implemented on schedule for Provincial approval by the July 1, 2022 deadline. Figure 2 highlights the major upcoming milestones.

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Figure 2: Peel 2041+ Timeline\*



\*Timelines subject to change

It should be noted that ROPA 27 Age-friendly Planning, Health and the Built Environment and ROPA 33 Ninth Line Lands expansion are approved and in place. The ROPA 34 Mayfield West Rural Service Centre expansion was recently adopted, deemed a complete application and is pending Provincial approval.

### 3. Consultation Update

Two rounds of informal public open houses took place in 2020 as noted below. Each of the open houses were attended by local municipal staff who supported responses to local municipal matters. There were approximately 30 to 90 participants for each session. A summary of the various engagement sessions and staff responses are provided on the Peel 2041+ website.

- **March 2020: Environment Related Focus Areas**
  - Three open houses on draft policies were held related to Climate Change and Wildland Fires, Water Resources, Provincial Greenbelt Plans (including Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan) and Agriculture, with general updates provided on the other focus areas.
- **September 2020: Growth Related Focus Areas**
  - Three virtual open houses on draft policies and policy directions were held related to Growth Management, Transportation, Greenlands System, Housing, MTSA, and Others (including Waste Management, Cultural Heritage and Indigenous Engagement). Four virtual open houses provided results on 12 draft technical studies relating to the Region's SABE study were held by the lead consultant, Hemson Consulting Limited.

Staff will continue to explore further opportunities for consultation with local municipal staff, Indigenous communities, agencies, stakeholders and the public on Peel 2041+ as our work advances towards preparation of a single amendment draft MCR ROPA in the Spring of

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2021. Public comments and questions can continue to be submitted online through the Peel 2041+ website.

### 4. Growth Management Policies and 2051 Allocation

On August 28, 2020, the Minister of Municipal Affairs announced approval of Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and a new market-based Land Needs Assessment methodology. Amendment 1 includes changes to Schedule 3 population and employment forecasts and extends the planning horizon to the year 2051.

The Provincial changes to the 2051 planning horizon were generally anticipated, and the Peel 2041+ work plan was structured to be as flexible as possible to accommodate the change. Staff have been working closely with local municipal partners to build on past growth scenario work and the previously endorsed growth forecast to address the new Provincial directions. Additional technical analysis has been undertaken to evaluate how the additional growth forecasted can best be accommodated in Peel, including a local municipal allocation to the 2051 planning horizon (see Table 3).

**Table 3: Draft Region of Peel Population and Employment 2021 & 2051**

Municipality	2021 Estimate		Council Endorsed 2041 Allocation		2051 Draft Allocation	
	Pop	Emp	Pop	Emp	Pop	Emp
Caledon	81,000	26,700	160,000	80,000	300,000	125,000
Brampton	698,000	208,500	890,000	325,000	985,000	355,000
Mississauga	799,000	500,400	920,000	565,000	995,000	590,000
<b>Peel</b>	<b>1,578,000</b>	<b>735,600</b>	<b>1,970,000</b>	<b>970,000</b>	<b>2,280,000</b>	<b>1,070,000</b>

The draft 2051 allocation is supported by additional land budget details and key assumptions to support the comprehensive work required to meet Provincial requirements for allocating growth and determining land needs. Based on the assumptions of a minimum 55 percent intensification target and a minimum 65 people and jobs per hectare designated greenfield density target, it is estimated that an additional land need of about 4,300 hectares of combined community area and employment land would be required to accommodate new growth in the SABE area of Caledon.

The draft growth allocation reflects the comprehensive integrated and collaborative process associated with the Growth Management Program. This includes intensification and greenfield density targets, identification and protection of water resource systems and natural heritage systems, and the integration of growth, land use and infrastructure.

As a part of the integrated approach to growth, staff are currently evaluating the draft 2051 allocation and estimated land need in more detail with stakeholders. It is anticipated that updates to relevant technical studies inclusive of employment and intensification analysis may result in some refinements. A closer examination of the employment analysis and strategies will be required, the Region will need to be proactive in protecting existing employment areas and designating sufficient employment land with good locational qualities to attract employment and goods movement critical to Peel's future success at achieving

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employment targets. This includes reviewing the policy framework and designating opportunities for future strategic employment areas emerging from the SABE study. In addition, detailed financial analysis is underway to validate the work and ensure that Council has comprehensive information for further decision making on the draft MCR.

The results of the ongoing work, including the financial analysis will also inform further Growth Management ROP policy development. In particular, the extensive additional growth and greenfield expansion required to accommodate growth to the 2051 planning horizon, will require increased coordination with financial planning to be supported by stronger implementation policies to protect regional interests such as:

- Stronger staging and sequencing requirements at the local official plan, secondary plan, neighbourhood and individual development levels of development approvals;
- Consideration of additional financial tools such as front-end financing and area specific Development Charges;
- Integration of climate change, sustainable transportation, affordable housing, natural heritage system planning and cultural heritage preservation
- Designating opportunities for future strategic employment areas that are critical to Peel's future success at achieving employment targets

It should be noted that the Land Needs Assessment results represent the best available information aligned to meet the Provincial targets established in the Growth Plan. It is recognized that future detailed land use planning work will result in refinements to the distribution and timing of growth as detailed land use decisions are made and market influences play out. For example, some community areas may have higher intensification potential than currently predicted or exceed market expectations within the planning horizon, and other areas may not.

### 5. Draft Major Transit Station Area (MTSA) Policies

The MTSA policy framework has been updated considering further analysis and comments received from engagement with stakeholders and the public. The MTSA study consultants have continued work on Phase 1B of the study, which builds upon the recommendations of Phase 1A. Each station area was reviewed through an integrated planning lens to develop Regional classification of stations, establish minimum densities, and guide MTSA implementation planning to be undertaken by the local municipalities (i.e. official plan policy and zoning).

ROP policies have been drafted to best deliver an MTSA framework that recognizes the unique contexts and policy responses.

- “Primary Major Transit Station Areas” Areas delineated that have existing or planned transit supportive built forms and have minimum density targets meeting or exceeding the Provincial Growth Plan requirements.
- “Secondary Major Transit Station Areas” Areas delineated that are constrained by existing land use patterns and built forms and are proposed to have a minimum density target below the Provincial Growth Plan requirement.
- “Planned Major Transit Station Areas” Areas identified in the Regional Official Plan that are intended to become Major Transit Station Areas, but are not yet delineated, but will be when infrastructure planning and investment and/or land use changes unlock potential.

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In this draft framework 91 potential MTSA's have been identified, while the Region continues to monitor emerging potential stations (such as those in Heritage Heights) and will assess if further updates are appropriate.

As the Region implements the Peel 2041+ work plan with the aim to bring forward majority of the draft policies as a single amendment in Spring 2021, staff will continue to consider opportunities for phasing amendments where work is sufficiently advanced and to address strategic priorities that support community building. Draft MTSA policies and a draft schedule are provided in Appendix III which provide a strong basis for local municipal partners to consider advancing parallel, more detailed MTSA work that may be underway.

Authorization to proceed with statutory consultation is being requested through this report in the event the overall Peel 2041+ draft MCR ROPA is delayed beyond Spring 2021. This would allow for statutory consultations on the MTSA policies and mapping to take place in Q2 2021 and seek council adoption in Q3 2021, followed by Provincial approval. This approach allows for more aggressive timelines to establish MTSA policies that guide local municipal planning and policy implementation. Should timing of the overall Peel 2041+ MCR ROPA remain on track, advancing the MTSA focus area through an independent ROPA would not result in timing substantially different than the overall Peel 2041+ amendment as outlined on Figure 2.

MTSA's delineated on the draft schedule will be those which require local municipal implementation within one year of the ROPA being adopted, in accordance with Provincial policy. Based on the release of this draft MTSA ROPA, the local municipalities can begin to prepare detailed planning and studies to support their eventual implementation following the ROPA approval.

The intensification analysis shows that there is sufficient opportunity available to accommodate intensification across various MTSA's, while still being sensitive to the local context. It is recognized that each station will be unique and not all stations or sites will achieve the same mix of land or intensity of development. The proposed MTSA policies are also linked to employment policies, as MTSA's shown on draft Schedule Y6 (Employment Areas) will have additional criteria-based flexibility for employment conversions. Guided by the Regional policies, the local municipalities will determine how the minimum densities will be accommodated including consideration of the appropriate land uses and minimum and maximum heights for buildings and structures. Staff will continue to engage with local municipal staff during implementation planning through detailed official plan policy development, secondary planning, and zoning amendments.

### **6. Inclusionary Zoning Policies**

As part of Peel 2041+ Housing focus area, staff have been working collaboratively with the local municipalities and N. Barry Lyon Consultants to undertake the background analysis that must be completed in accordance with Provincial policy prior to the implementation of inclusionary zoning policies, under Section 2 of Ontario Regulation 232/18. This analysis will include an overview of local municipal demographics, housing markets, and housing needs and demand.

The regulations also require analysis of the potential impacts of inclusionary zoning policies on the housing market and on the financial viability of development or redevelopment, referred to in short as the "market analysis." Once complete, the regulations require a review of the market analysis "from a person independent of the municipality and who, in the

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opinion of the council of the municipality, is qualified to review the analysis.” This requires municipalities to obtain approval of the selected reviewer in accordance with the regulations.

Both the market analysis and the peer review are expected to be utilized in implementing inclusionary zoning programs by the Region and local municipalities, primarily implemented in MTSAs as required under the *Planning Act*. ROP policies are anticipated by early 2021 as part of the Region’s MCR ROPA and are expected to provide broad support for more detailed, site-specific local municipal policies and zoning. Along with policy development, the roles and resourcing requirements of the Region, local municipalities, non-profit sector and other stakeholders to implement and administer inclusionary zoning are also being considered.

### 7. Settlement Area Boundary Expansion (SABE) Update

#### a) SABE Phase 2: Final Technical Studies

The SABE study has concluded Phase B of the four-phase work plan illustrated in Appendix I. The draft technical studies were undertaken on the Focus Study Area (FSA) to meet the requirements for selection of a SABE as required by the Growth Plan, 2019. The draft studies were released in June 2020 and consulted on through the September 2020 virtual public and stakeholder open houses. The final FSA report and the technical studies have been updated based on the feedback received and to incorporate the 2051 planning horizon and growth allocations released by the Province. These can be found on the Peel 2041+ website.

A report prepared by Hemson Consulting Limited is included as Appendix IV which summarizes the results of the technical studies, outlines the key changes made as a result of feedback received, and includes a draft conceptual SABE map and supporting rationale. A summary of the results of the public consultation undertaken on the draft technical studies is available on the Peel 2041+ website.

The draft conceptual SABE 2051 boundary shown in Appendix IV will continue to be refined through ongoing detailed analysis. Staff will also continue to consider the amount of employment land to designate in Caledon, as well as the characteristics of those lands to ensure that Peel remains an attractive employment location and can meet its employment targets and grow its employment tax base.

A Retail and Employment Assessment has been prepared by Cushman and Wakefield, which is one of the technical studies undertaken to support identification of future employment lands in southern Caledon. The assessment reviewed the FSA based on a number of principles to be considered when future employment growth to 2051.

In addition, Cushman and Wakefield have reviewed a two-phase study exploring the feasibility of an enterprise zone in Peel as well as assessing the opportunities and challenges related to intensification of employment areas:

- Phase 1: “The Peel Enterprise Zone Business Case”; and,
- Phase 2: “The Goods Movement Intensification Assessment.”

The studies were undertaken to address the Peel Region Goods Movement Strategic Plan 2012-2016 (Goods Movement Strategic Plan) Action #21 and conducted under the guidance of the Peel Goods Movement Task Force (Task Force). The details of both studies are summarized in Appendix V. The Cushman and Wakefield assessment

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concludes that much of the job growth in the Town of Caledon would be Employment Land Employment jobs which could support a future enterprise zone should it be implemented through future planning by the Town of Caledon. Both studies are being considered as background material to help inform Peel 2041+ that address a pending action item from Regional Council meeting held on September 12, 2019 and provide information on enterprise business zones.

The Growth Plan, 2019 requires sufficient land needs to be provided excluding requirements for natural heritage system protection, restoration and enhancement. Climate change mitigation and adaptation policies are being developed to guide how new communities in the SABE will be developed. Policy consideration is being given to ensure the SABE area is large enough to accommodate future population and employment growth, but flexible to be responsive to the results of more detailed studies related to protection of the natural heritage system, management of water resources, and planning objectives for healthy, complete communities while integrating requirements for climate change resiliency. A revised SABE boundary that considers the results of the more detailed technical analysis will be provided as part of the Spring 2021 report to Council alongside the Peel 2041+ draft MCR ROPA.

### **b) Environmental Screening and Scoped Subwatershed Screening Report**

The Environmental Screening (ES) and Scoped Subwatershed Study (Scoped SWS) is a two-phase technical study of the SABE. The Environmental Screening and Scoped Subwatershed Study will inform and refine the SABE boundary throughout the SABE process. The Phase 1 - ES has been used to help inform and conceptualize the boundaries of the FSA at the preliminary level. The final draft ES report has been available on the Peel 2041+ website for public review and comments.

The Phase 2 – Scoped SWS will provide a preliminary characterization, impact assessment and implementation plan with management recommendations for the settlement area. The results of the Phase 2 - Scoped SWS will further identify and refine a conceptual natural heritage system and water resource system for the SABE and provide detailed inputs to identify a SABE boundary. Preliminary information on Phase 2 is available on the project webpage. A key recommendation under consideration is the need to provide stronger direction to enhance, restore and protect the natural heritage and water resource systems within the SABE in line with Provincial direction, and the need to ensure systems are resilient to a changing climate. Further refinements of the Scoped SWS identification of a conceptual natural heritage system and water resource system will occur during the final informal consultation phase, anticipated for Spring 2021.

### **c) Rural Settlement Technical Memorandum**

The focus of the SABE Study to date has been on the agricultural and rural area (whitebelt) area in southern Caledon, however another component of the study is related to responding to requests for expansion to smaller more northerly rural settlements within the Greenbelt Area. The Settlement Area Boundary Expansion Study: Rural Settlements technical memorandum addresses the potential for settlement area expansion in these settlements (see Appendix VI). The study is available for review and comments and consultation with landowners requesting expansions will be undertaken early in 2021.

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Most land in Caledon outside the FSA lies within the Greenbelt Area, where urbanization is strongly discouraged in order to protect the agricultural land base and the ecological features and functions that occur in this landscape. There are however a number of small rural settlements which can accommodate limited development and redevelopment. The memorandum assesses the growth potential of these settlements in the context of Provincial and municipal planning policy, the demand for housing and non-residential development, the supply of vacant land, and the capacity of infrastructure to support growth. Overall, the study concludes that rural settlements should play a limited role in accommodating population and employment growth in Caledon to 2051.

Additional work is also underway with staff at the Town of Caledon to review the boundaries of the rural settlements as they are currently delineated in the Regional and Caledon Official Plans. In several cases, the boundaries were based on historical manual mapping and did not accurately relate to property boundaries, street configurations and natural features. Given the improved digital mapping technology, each rural settlement will be reviewed to more accurately reflect the intended situation and existing conditions.

### **RISK CONSIDERATIONS**

It is important this work continue as it enables other Regional work to proceed, informs local municipal official plan reviews and aligns with unchanged Provincial conformity deadline of July 1, 2022. Not continuing with the Peel 2041+ work plan would mean the Region's Official Plan would be at risk of not conforming or being consistent with Provincial plans and policies, and subsequently impact planning decisions at the Regional and local level.

### **FINANCIAL IMPLICATIONS**

The 2021 capital budget submission includes \$54,000 for the public consultation work planned in 2021. Pending budget approval, there will be sufficient funding available to meet the requirements.

A fiscal impact assessment on different growth assumptions related to intensification and density will be undertaken as part of the Peel 2041+ work plan, once more detailed analysis on transportation and water and wastewater infrastructure has been undertaken. This will consider a stronger regional role in the staging and sequencing controls at various level in the development process and consider the use of front-end financing and area specific development charges. Staff will share the results of this analysis in a subsequent report to Regional Council.

### **NEXT STEPS AND CONCLUSION**

The Peel 2041+ work plan continues to proceed as scheduled, with the following key next steps:

- Continue ongoing consultations in 2021 and continue to inform Council;
- Bring forward a draft MCR ROPA in Spring 2021 on the Peel 2041+ draft policies as a single amendment, requesting statutory public consultation;
- Conduct statutory consultations in Summer 2021; and,
- Request Council adoption of the draft MCR ROPA by end of 2021 in order to meet the Provincial conformity deadline.

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Staff will continue to consider opportunities to potentially bring forward earlier amendments to address strategic priorities, including the potential for policies on Major Transit Station Areas.

This report outlined the planned next steps of the Peel 2041+ Regional Official Plan Review and Municipal Comprehensive Review work plan. Ongoing engagement with the local municipalities of Brampton, Caledon and Mississauga, agencies, Indigenous communities, stakeholders and the public for their review and comments will continue into 2021 should council provide approval to proceed with a draft Municipal Comprehensive Review Regional Official Plan Amendment to hold a formal statutory public meeting and open houses in 2021.

### APPENDICES

- Appendix I – Peel 2041+ Focus Areas Policy Updates
- Appendix II – List of Discussion Papers, Technical Studies, Draft Schedules and Figures (all documents and studies available on <https://www.peelregion.ca/officialplan/review/>)
- Appendix III – Major Transit Station Area Draft Policies
- Appendix IV – Summary of Final Technical Studies and Draft Conceptual Settlement Area Expansion Boundary with Rationale (final technical studies on the website: <https://www.peelregion.ca/officialplan/review/>)
- Appendix V – Summary of Research on an Enterprise Zone as an Innovative Concept for Employment Areas
- Appendix VI – Settlement Area Expansion Boundary Study: Rural Settlements Technical Memorandum

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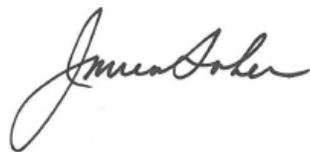
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***Reviewed and/or approved in workflow by:***

Department Commissioner and Division Directors.

Final approval is by the Chief Administrative Officer.



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J. Baker, Chief Administrative Officer