

Niagara Escarpment Plan (2017)

Peel 2041 Discussion Paper

November 2019



This policy discussion paper (including any attachments) has been prepared using information current to the report date. It provides an assessment of provincial policy conformity requirements, recognizing that Provincial plans and policies were under review and are potentially subject to change. The proposed direction contained in this discussion paper will be reviewed to ensure that any implementing amendments to the Regional Official Plan will conform or be consistent with the most recent in-effect provincial policy statement, plans and legislation. Additional changes will not be made to the contents of this discussion paper.

Table of Contents

Section	Page
EXECUTIVE SUMMARY	i
1. INTRODUCTION	1
1.1 The Niagara Escarpment Plan and the Environment Themed Regional Official Plan Amendment (ROPA).....	1
1.2 Discussion Paper Purpose	1
1.3 Provincial Legislation and Plan.....	2
1.4 The Niagara Escarpment Plan Area.....	2
1.5 The Niagara Escarpment Commission	4
1.6 The Niagara Escarpment Plan and the Regional Official Plan.....	4
1.7 The Niagara Escarpment Plan and Municipal Implementation	4
2. NIAGARA ESCARPMENT PLAN (2017).....	5
2.1 Purpose and Objectives	5
2.2 Part 1: Land Use Designations.....	5
2.3 Part 2: Development Criteria	7
2.4 Part 3: Niagara Escarpment Parks and Open Space System (NEPOSS).....	7
2.5 Key Terms.....	9
3. PROPOSED DRAFT CHANGES TO ROP NEP POLICIES AND MAPPING	11
3.1 Update to Regional Official Plan NEP Policies.....	11
3.1.1 NEP (2017) Part 1 – Land Use Policies.....	11
3.1.2 NEP (2017) Part 2 – Development Criteria.....	12
3.1.3 NEP (2017) Part 3 – NEPOSS.....	13
3.2 Update to Regional Official Plan NEP Map Schedules	14
4. CONCLUSION AND NEXT STEPS.....	15

List of Figures

Figure 1.1: Niagara Escarpment Plan Area in Peel (Excerpt)	3
Figure 2.1: Niagara Escarpment Parks and Open Space System in Peel (Excerpt)	8

List of Tables

Table 2.1: NEP Land Use Designations	6
Table 3.1: Proposed Updates to ROP NEP Mapping.....	14

Appendix A: Draft Schedule

- THIS PAGE IS INTENTIONALLY BLANK -

Executive Summary

As part of the Region's Peel 2041: Regional Official Plan Review process to ensure conformity with recent updates to Provincial plans and policies, including the Niagara Escarpment Plan (2017), this Discussion Paper and corresponding policy review provides an overview of the policy revisions needed to bring the Regional Official Plan into conformity with the updated provincial Niagara Escarpment Plan (2017).

Generally located in the northwestern part of Peel, within the Town of Caledon, the Niagara Escarpment is a 725 km long geological feature distinguished by the geological landforms and topography which offer rich biodiversity of both plants and animals and is recognized as an UNESCO World Biosphere Reserve. This collective area is home to a mix of environmental, agricultural, mineral aggregate, residential, and recreational uses that benefit from the unique characteristics of the escarpment. The Niagara Escarpment Plan Area is also situated within Ontario's Greenbelt.

The Niagara Escarpment Plan ensures the protection of the significant ecological and hydrological features and functions as well as the agricultural land base surrounding the Greater Golden Horseshoe and provides guidance to minimize the encroachment of urban development. The purpose of the Niagara Escarpment Plan is to provide clean air and drinking water, protect unique natural heritage systems, and promote recreational activities that benefit public health and overall quality of life, as well as addressing and mitigating the impacts of climate change by ensuring that permitted development only occurs on the escarpment that is compatible with the natural environment. The Niagara Escarpment Plan focuses on protecting and connecting the natural environment by maintaining and enhancing scenic resources and open landscape character of the Niagara Escarpment by establishing environmentally based land use designations and permitted uses, providing development criteria for the land use designations, and establishing the Niagara Escarpment Parks and Open Space System.

In 1997, a new Regional Official Plan policy section that reflected the policies of the Niagara Escarpment Plan (1985) were introduced to the ROP to bring it into conformity with the provincial plan. Revisions to Section 2.2.8 will be required to bring the Regional Official Plan into conformity with the Niagara Escarpment Plan (2017). A summary of the more substantive changes introduced by the Niagara Escarpment Plan (2017) that will require revisions to the Regional Official Plan is provided as follows:

Updated Section and Policies to Support Land Use Policies

- Update existing preamble and include goal and objective statements to be consistent with the Oak Ridges Moraine Conservation Plan and Greenbelt Plan sections.
- Ensure conformity between Regional Official Plan and Niagara Escarpment Plan (2017) including policy direction related to environmental protection, development and promotion of public health, tourism and recreation within the Escarpment area.
- Review existing policy direction to area municipalities to support and conform to the Niagara Escarpment Plan at the local level.
- New policy to recognize the land use designations and support the objectives and development criteria for each designation within the NEP area.

- New policy to identify the minor urban centres in Peel and restrict the expansion of the minor urban centre boundaries without an amendment to the Niagara Escarpment Plan.

New Section to Support Development Criteria in the Niagara Escarpment Plan

- New policy to recognize the implementing authority of the Niagara Escarpment Commission (NEC) and the NEC's role in planning policy and development approvals is recommended.
- New policy to direct any development to adhere to the provisions of the Niagara Escarpment Planning and Development Act together with the Niagara Escarpment Plan, NEC and Town of Caledon's Official Plan and Zoning By-Law.
- New policy to direct the area municipalities to conform with the lot creation policies of the Niagara Escarpment Plan within their Official Plan, Secondary plans and Zoning By law within the Niagara Escarpment Plan Area.

New Section to Support the Niagara Escarpment Parks and Open Space System

- New policy to recognize the Niagara Escarpment Parks and Open Space System areas in Peel which protect and promote these areas as opportunities for parks and recreation which benefit public health and overall quality of life.

1. Introduction

1.1 The Niagara Escarpment Plan and the Environment Themed Regional Official Plan Amendment (ROPA)

The Region of Peel's Regional Official Plan (ROP) is the long-term policy framework for land use planning decision-making. It sets the Regional context for detailed planning by protecting the environment, managing resources, directing growth and setting the basis for providing Regional services in an efficient and effective manner. The *Planning Act* requires municipalities to update their Official Plan every five years to ensure that the policies remain current and are consistent with Provincial plans and policies. The review of the current Regional Official Plan, referred to as *Peel 2041: Regional Official Plan Review*, is being undertaken with the intent to plan for growth to the year 2041.

Peel 2041 includes a review of thirteen focus areas to ensure conformity with recent updates to Provincial plans and policies including the *Provincial Policy Statement, 2014, A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2019), the *Greenbelt Plan* (2017), the *Oak Ridges Moraine Conservation Plan* (2017) and the *Niagara Escarpment Plan* (2017) which provide Provincial direction for land use planning and the protection of the local environment and resources.



This *Niagara Escarpment Plan* conformity policy review and corresponding Discussion Paper represents a part of a larger environmental themed review which interconnects related focus areas including Climate Change, Water Resources, Greenlands System, Agriculture, and Aggregates policy areas.

1.2 Discussion Paper Purpose

The purpose of this Discussion Paper is to provide an overview of the policy revisions needed to bring the Regional Official Plan into conformity with the updated *Niagara Escarpment Plan* (2017) as part of the *Peel 2041: Regional Official Plan Review* process.

This background paper will provide the following:

- A background on the Niagara Escarpment Plan;
- An overview of the *Niagara Escarpment Plan (2017)*;
- A summary of the recommended approach to achieve conformity;
- Proposed updates to the Niagara Escarpment Plan policies and mapping in the Regional Official Plan; and,
- Conclusions and next steps.

This Discussion Paper is meant to inform and engage the Region of Peel’s stakeholders, local municipalities and the public. It will identify policy gaps and opportunities as well as identify what must be updated to ensure conformity with provincial plans, policies and guidelines.

1.3 Provincial Legislation and Plan

In 1985, the *Niagara Escarpment Plan (NEP)* was established under the *Niagara Escarpment Planning and Development Act, 1973*. Provisions and further regulations under the Act designate the NEP Area as an area subject to development control with requirements that no development shall be undertaken unless exempt or in accordance with a development permit issued under the Act. The Act ensures that proposed development on the escarpment is completed in accordance to the protection and preservation of the Niagara Escarpment, which contributes to Ontario’s health, economic development and environmental sustainability. These regulations were directed to include a geographic boundary, controls related to the development on the Niagara Escarpment Area and the creation of a provincial planning document to guide protection and development. Through the Provincial review in 2017, the NEP works closely together with the *Greenbelt Plan, Oak Ridges Moraine Conservation Plan (ORMCP)* and the Growth Plan for the Greater Golden Horseshoe to provide a framework on where and how future population and employment growth should be accommodated. The NEP, together with lands within other Provincial plans including the *Greenbelt Plan, ORMCP, and the Parkway Belt West Plan (PBWP)*, form the Greenbelt Area. Within the lands to which the NEP and ORMCP apply, these are governed by the requirements of their respective plans, and are not subject to the polices of the *Greenbelt Plan*.

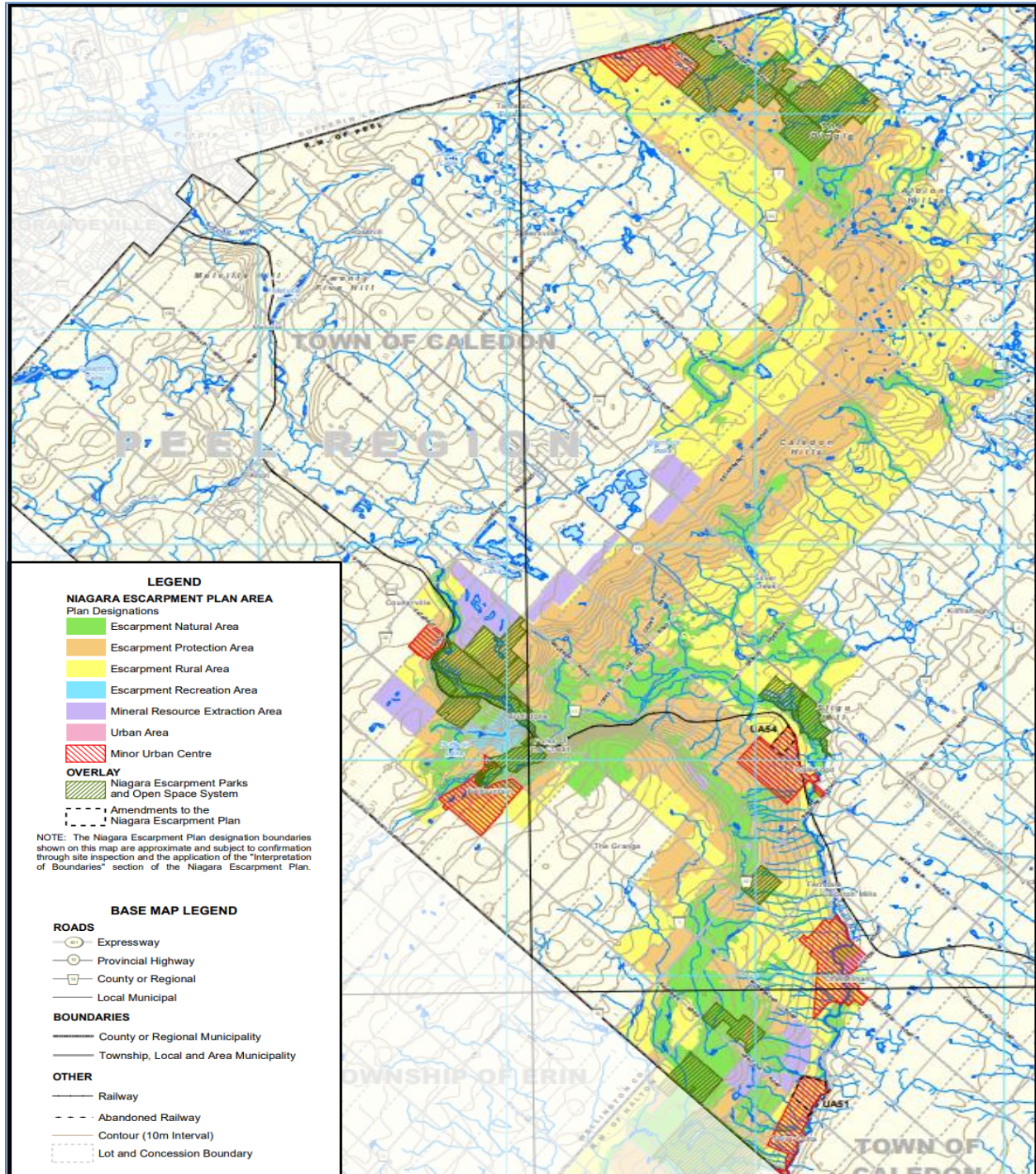
The NEP focuses on protecting and connecting the natural environment that “...maintain and enhance scenic resources and open landscape character of the Escarpment” [NEP, 2017, 1.4.1(1)] by establishing environmentally based land use designations and permitted uses, providing development criteria for the land use designations, and establishing the Niagara Escarpment Parks and Open Space System (NEPOSS).

1.4 The Niagara Escarpment Plan Area

The Niagara Escarpment is distinguished by the geological landforms and topography which offer rich biodiversity of both plants and animals. The Niagara Escarpment is a 725 km long geological feature, with a portion of which runs through Peel. As shown in Figure 1.1, the escarpment is generally located in the northwestern part of Peel, within the Town of Caledon. This collective area is home to a mix of

environmental, agricultural, mineral aggregate, residential, and recreational uses that benefit from the unique characteristics of the escarpment. The NEP Area is also situated within Ontario’s Greenbelt.

Figure 1.1: Niagara Escarpment Plan Area in Peel (Excerpt)



Source: Ontario Ministry of Natural Resources and Forestry. (2017). *Niagara Escarpment Plan*

1.5 The Niagara Escarpment Commission

The Niagara Escarpment Commission (NEC) was established in 1975 following the approval of the *Niagara Escarpment Planning and Development Act, 1973*. The NEC is a statutory body that operates under the provincial government in accordance with the Act, and reports to the Ministry of Natural Resources and Forestry (MNRF). The NEC is responsible for developing, interpreting and applying policies that maintain and enhance the vitality of the escarpment's unique environmental and landscape features. The NEC is also responsible for administering the NEP and is the delegated approval authority for development permits and land use planning proposals, policy items and NEP amendments within the designated Niagara Escarpment Area.

1.6 The Niagara Escarpment Plan and the Regional Official Plan

In 1997, the NEP was introduced to the ROP to bring it into conformity with the provincial plan. In 2017, the Province reviewed and updated the four provincial plans, including the NEP, and as such the Region has begun a policy review of the ROP to bring the ROP into conformity with the NEP (2017).

1.7 The Niagara Escarpment Plan and Municipal Implementation

A review of surrounding municipal official plans was conducted to determine how the policies of the NEP were integrated into their official plans. Upper tier municipalities that had a geographic portion of the Niagara Escarpment Area within their jurisdiction were selected resulting in a review of the NEP related policies of five upper-tier municipalities and one lower-tier municipality. The analysis provided a general understanding of how other municipalities approached the integration of NEP policy into their official plans including overall structure, preamble, policy content, and quantity of supplementary mapping. This review provides for a general guide and framework on how the applicable policies of the NEP can be incorporated into the ROP to ensure conformity with the provincial plan.

2. Niagara Escarpment Plan (2017)

The Greater Golden Horseshoe contains many of Ontario's most ecologically and hydrologically significant natural environments and scenic landscapes, including the Niagara Escarpment and the Oak Ridges Moraine. These natural environments provide habitat for many species of animals and plants, cultural heritage resources, recreational opportunities, aggregate resources, and fertile soil for prime agricultural land.

As such, recognizing the significance of the environment and resources of this area, the *Niagara Escarpment Plan* (1985) was introduced, and later together with the *Oak Ridges Moraine Conservation Plan* (2002) and *Greenbelt Plan* (2005), ensured the protection of the significant ecological and hydrological features and functions as well as the agricultural land base surrounding the Greater Golden Horseshoe and provided guidance to minimize the encroachment of urban development. Collectively, the lands in these three plans form the Greenbelt Area.

2.1 Purpose and Objectives

The Niagara Escarpment is a unique landform that contains geological and ecological features across Ontario. In 1990, United Nations Educational, Scientific and Cultural Organization (UNESCO) labelled the Niagara Escarpment as a World Biosphere Reserve. The purpose of the NEP is to provide clean air and drinking water, protect unique natural heritage systems, and promote recreational activities that benefit public health and overall quality of life, as well as addressing and mitigating the impacts of climate change by ensuring that permitted development only occurs on the escarpment that is compatible with the natural environment.

2.2 Part 1: Land Use Designations

Part 1 of the NEP contains land use designation policies and permitted uses. As previously shown in Figure 1.1, and as per Table 2.1, there are seven land use designations within the NEP. The landscape of the escarpment provides for a series of connected and protected areas.

Table 2.1: NEP Land Use Designations

Land Use Designation	Description	Permitted Uses*
Escarpment Natural Area	Natural and scenic resources that are the most sensitive to environmental impact (e.g. valley lands, wetlands and woodlands that are undisturbed).	Existing uses, single dwellings, public and institutional uses, forest and wildlife management, non-motorized trails, essential infrastructure.
Escarpment Protection Area	Significantly modified by land use activities (e.g. agriculture or residential development) that forms a buffer from the Escarpment Natural Area.	Agriculture, agriculture-related uses, on-farm diversified uses, existing uses, single dwellings, public and institutional uses, forest and wildlife management, non-motorized trails and unserviced camping, home industries, infrastructure.
Escarpment Rural Area	Creates a buffer to more ecologically sensitive areas of the Escarpment.	Agriculture, agriculture-related uses, on-farm diversified uses, existing uses, single dwellings, secondary dwelling units, institutional uses, forest and wildlife management, recreation, home industries, infrastructure, mineral aggregate operations.
Minor Urban Centre	Rural settlements, villages and hamlets that are distributed throughout the NEP Area, including in the Town of Caledon: Mono Mills, Cataract, Belfountain, Inglewood, Cheltenham, and Terra Cotta.	Range of permitted uses and the creation of new lots will be those in an approved official plan and/or secondary plan that does not conflict with the NEP.
Urban Area	Urban centres located adjacent or within relevant lands of the Escarpment.	Proposed uses and the creation of new lots may be permitted, subject to conformity the NEP and, where applicable, Zoning By-Law that do not conflict with the NEP.
Escarpment Recreation Area	Designated existing or potential recreation areas that include seasonal and permanent residences.	Agriculture, agriculture-related uses, on-farm diversified uses, existing uses, single dwellings, secondary dwelling units, ski centres and associated commercial uses, golf courses, recreation, infrastructure.
Mineral Resource Extraction Area	Mineral aggregate operations licensed to the <i>Aggregate Resources Act</i> (1990) and where extraction may be permitted.	Agriculture, agriculture-related uses, on-farm diversified uses, existing uses, mineral aggregate operations and accessory uses, forest and wildlife management, recreation, infrastructure.

*Refer to the NEP (2017) for full list of Permitted Uses and definitions

The external boundary of the area covered by the NEP is fixed and cannot be changed without an amendment to the NEP. However, the exact delineation of the internal boundaries of the NEP's land use designations are site specific and determined by the NEC through the application of the NEP's development criteria as well as site inspections. Any changes in policy or land use designation requires an amendment to the NEP which is governed by, and are dealt in accordance with, the NEC, the provisions of the NEP, and the *Niagara Escarpment Planning and Development Act, 1990*. Specific policies are also outlined regarding amendments to consider mineral aggregate operations within the Niagara Escarpment Rural Area.

2.3 Part 2: Development Criteria

When development is contemplated within the Niagara Escarpment Area, the development permit process required under the *Niagara Escarpment Planning and Development Act, 1990* requires review of all development proposals and demonstration that the development conforms with the policies and development criteria of the NEP. Sustainable development on the Niagara Escarpment is achieved through the protection, restoration and enhancement for long-term successive development. This criteria is also used as a minimum standard for assessing the conformity of the municipal land use planning documents, including the Town of Caledon's official plans, secondary plans, Zoning By-Laws and site-plan control approval. Municipal zoning by-laws and the Minister's orders made under Section 47 of the *Planning Act* have no effect in the area of development control designated under Regulation 826 of the Revised Regulations of Ontario, 1990 (Designation of Area of Development Control) made under the Act.

Lot creation is considered as part of the development criteria and is specific to each land use designation. The NEP provides policies and criteria for lot creation that generally must be located in areas that are less environmentally sensitive and do not interfere with natural heritage features. As previously discussed, the NEC is responsible for administering the NEP and is the implementing authority for planning and development approvals within the NEP Area, including lot creation.

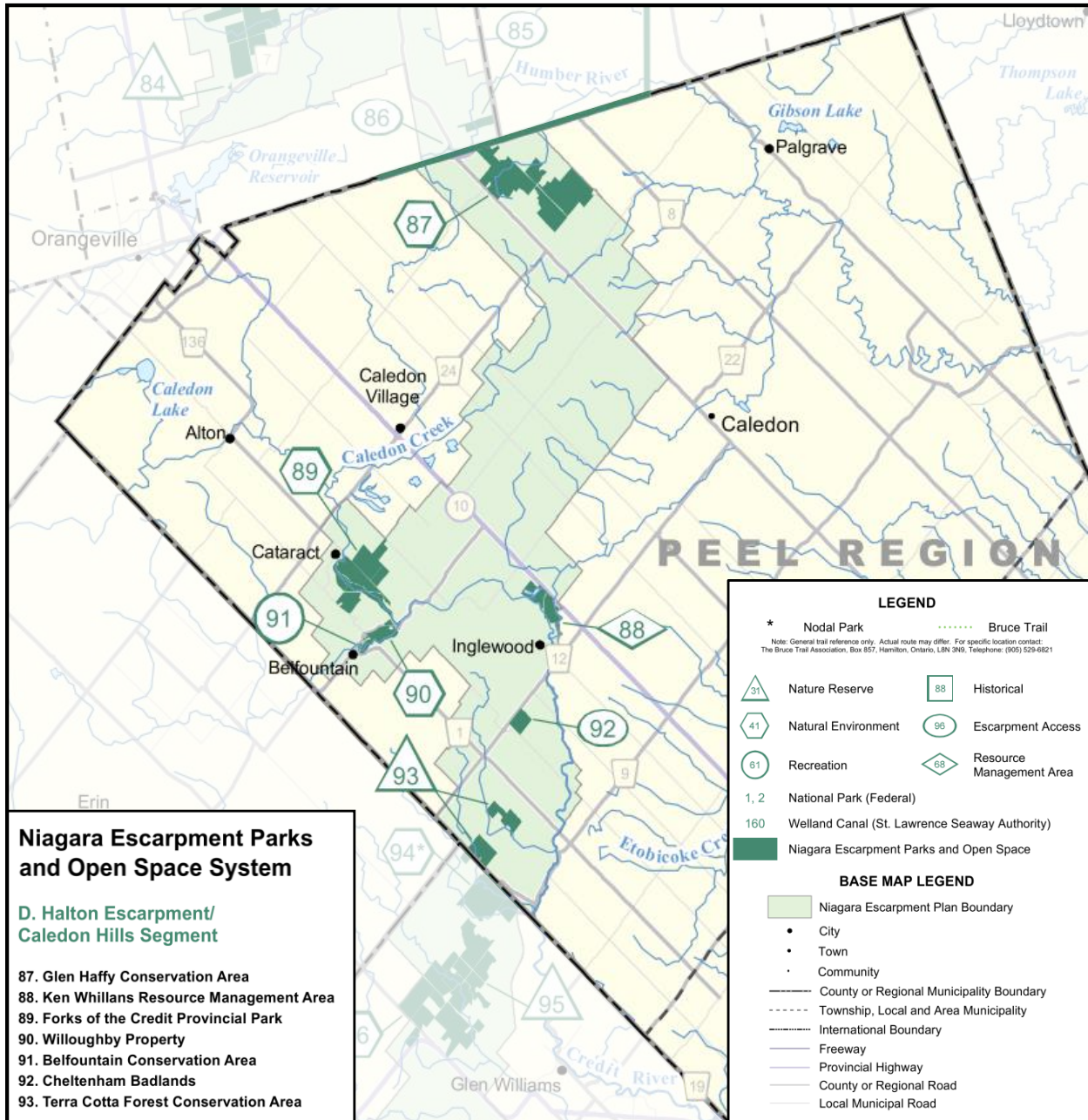
2.4 Part 3: Niagara Escarpment Parks and Open Space System (NEPOSS)

The NEPOSS is a system of 160 parks and open spaces which are interconnected by the Bruce Trail which serves as a common public linkage. The NEPOSS system secures and protects significant Escarpment features and landscapes which mitigate and improve resilience to climate change, and provides the public with opportunities for compatible recreation. This framework provides opportunity for recreation, tourism, promotes public health and the protection of cultural and natural heritage resources for future generations.

Figure 2.1 and Table 2.2. identifies seven parks in the Town of Caledon which are designated NEPOSS including: Glen Haffy Conservation Area, Ken Whillans Resource Management Area, Forks of the Credit Provincial Park, Willoughby Property, Belfountain Conservation Area, Cheltenham Badlands, and Terra Cotta Conservation Area.

The Terra Cotta Conservation Area is further recognized as a Nodal Park which acts as a destination and starting point to the NEPOSS and provides orientation, education, interpretation and recreation to inform the public of the unique geographic regions on the Niagara Escarpment.

Figure 2.1: Niagara Escarpment Parks and Open Space System in Peel (Excerpt)



Source: Ontario Ministry of Natural Resources and Forestry. (2017). *Niagara Escarpment Plan*

Table 2.2: NEPOSS Parks and Open Space Classifications in Peel

Park and Open Space Classification	Location in Peel	Description
Nature Reserve	Terra Cotta Conservation Area	Sensitive natural heritage features and landforms including provincially significant areas.
Natural Environment	Glen Haffy Conservation Area, Forks of the Credit Provincial Park, Willoughby Property	Characterized by natural heritage resources, scenic landscapes and cultural heritage. Supportive of a range of recreational activities.
Recreation	Belfountain Conservation Area	Best recreational environments along the Niagara Escarpment that provide a variety of recreational opportunities that occur naturally or can be developed.
Cultural Heritage	N/A	Protect distinctive areas and primarily focused on management to ensure long-term conservation.
Escarpment Access	Cheltenham Badlands	Generally small areas that support public access to the Niagara Escarpment, which can include modest facilities.
Resource Management Area	Ken Whillans Resource Management Area	Public lands that provide for sustainable resource management including forest products, fish and wildlife or flood control).

The lands within NEPOSS are publicly owned through the co-operation of MNRF and NEPOSS agencies including conservation authorities, Ontario Parks, the Ontario Heritage Trust, Parks Canada, Transport Canada, the Niagara Parks Commission, the Royal Botanical Gardens, municipalities, and other public bodies capable of managing lands in the public interest. The NEPOSS Planning Manual, developed by the MNRF in conjunction with the NEC and NEPOSS agencies, provides minimum standards and a consistent approach towards the development of Master/Management Plans for the parks and open spaces identified within the NEP Area. NEPOSS agencies in Peel are responsible for creating Master/Management Plans for parks and open spaces within their jurisdiction identified in the NEP.

2.5 Key Terms

The terminology within the NEP (2017) demonstrates the significance of features that are to be protected on the Escarpment. The NEP (2017) introduces new definitions for 58 terms, amends the terminology of 36 definitions, and eliminates 65 terms. The definitions introduced in this plan are specific to the development on the Niagara Escarpment Area, however relevant key terminology is applied across all provincial plans such as the *Provincial Policy Statement*, *Greenbelt Plan* and *ORMCP*.

- THIS PAGE IS INTENTIONALLY BLANK -

3. Proposed Draft Changes to ROP NEP Policies and Mapping

The following section provides an overview of proposed revisions to the Regional Official Plan that are recommended to ensure the Plan conforms to the NEP (2017).

The Regional Official Plan has been reviewed to identify where additions, deletions, and/or modifications to policies are required to ensure conformity with the NEP (2017). Conformity with NEP (2017) policy requirements have been highlighted using '✓' or 'Δ' symbols as indicated below:

Legend:

- ✓ Indicates that existing policy continues to conform with the NEP (2017) and no or only minor changes are required.
- Δ Indicates that the addition of a new or modification of an existing policy is required.

3.1 Update to Regional Official Plan NEP Policies

Since the adoption of the ROP in 1997, there have been no amendments to the NEP preamble and existing policies. As such, the current ROP NEP policy section (2.2.8) will need to be reviewed and updated to bring the ROP into conformity with the NEP (2017).

3.1.1 NEP (2017) Part 1 – Land Use Policies

The NEP protects the scenic resources, natural heritage, and cultural heritage of Peel, specifically in the Town of Caledon. It is home to a variety of habitats, important ecological and geological features. Consequently, the maintenance and improvement of their ecological integrity through land use planning and environmental planning is one of the chief purposes of the NEP.

Proposed Changes to the Regional Official Plan NEP Land Use Policies

- Δ Update existing Preamble and Policies**

It is recommended that the NEP section in the ROP be amended to update the preamble and include goal and objective statements similar to the ROP's ORMCP and *Greenbelt Plan* sections.
- Δ Conformity between the Regional Official Plan and NEP**

ROP policy 2.2.8.1.1 requires the region to support all the designations and policies in the NEP. This policy will be reviewed and expanded upon to capture the overall direction of the updated NEP (2017).
- Δ Niagara Escarpment Plan**

ROP policy 2.2.8.1.2 directs the Town of Caledon to include policies in its Official Plan to support and conform to the NEP. This policy will be reviewed and expanded upon to capture the overall direction of the updated NEP (2017).

Land Use Designations

The NEP contains seven land use designations within the Niagara Escarpment area which set out objectives for each area, the criteria for their designation, a list of permitted uses within the designation and policies regarding lot creation. Each designation has policy objectives which includes direction for local municipalities to include these requirements in their official plans. A new policy in the ROP will be required to give direction to the Town of Caledon to recognize the land use designations and support the objectives for each designation within the NEP area.

Minor Urban Centres in Peel

In the NEP, Section 1.6 (Minor Urban Centres) identifies six minor urban centres in Peel as rural settlements, villages and hamlets and Section 1.6.4 (Boundaries) explains requirements relating to expansion of Minor Urban Centre boundaries. Minor Urban Centres may accommodate growth and development within their boundaries, so long as it does not conflict with community character and can be achieved in an environmentally sustainable manner. Proposals to expand the boundary of a Minor Urban Centre require an amendment to the Niagara Escarpment Plan, which can only be made at the time of a NEP review. A new ROP policy will be required to direct the Town of Caledon to identify the minor urban centres in Peel and restrict the expansion of the minor urban centre boundaries without an amendment to the NEP.

The Region of Peel will encourage land use approval authorities within the NEP's area of development control to apply the Healthy Development Framework. The Region of Peel may provide comments to the NEC and Town of Caledon to provide for the design of development that improves public health outcomes.

3.1.2 NEP (2017) Part 2 – Development Criteria

Sustainable development on the Niagara Escarpment is achieved through the protection, restoration and enhancement of the natural environment when considering the impacts of successive development. Development on the Niagara Escarpment is in pursuant to the *Niagara Escarpment Planning Development Act, 1990*, which requires review of all development proposals and demonstration that the development conforms with the policies and development criteria of the NEP. Development must conform to the development criteria in Part 2 of the NEP to protect, restore and enhance Escarpment features. The regional authority is to direct any development to the lower-tier municipalities; therefore, the Town of Caledon is responsible for ensuring their Official Plan, Secondary Plans and Zoning By-Law are in conformity with the NEP.

Proposed Changes to the Regional Official Plan NEP Development Criteria

△ Niagara Escarpment Commission

ROP policy 2.3.2.12 (Woodlands) and 3.5.2 (Recreation) references the NEC, however they are not referenced in ROP policy section 2.2.8 (Niagara Escarpment). A new ROP policy to recognize the implementing authority of the NEC and the NEC's, role in planning policy and development approvals is recommended.

△ Development Criteria on the Escarpment

The development criteria in Part 2 of the NEP is applied to all development within the NEP Area and is used as a minimum standard for assessing conformity of local official plans. A new ROP policy will be required to direct any development to adhere to the provisions of the NEP through the Town of Caledon's Official Plan and Zoning By-Law.

△ Lot Creation

Lot creation permissions are listed in two sections of the NEP: Land Use Designations (Part 1) and Development Criteria (Part 2). A new lot must maintain and complement community character while protecting environmental resources. A new ROP policy is recommended to direct the Town of Caledon to conform with the lot creation policies of the NEP within their Official Plan, Secondary plans and Zoning By law within the NEP Area.

3.1.3 NEP (2017) Part 3 – NEPOSS

NEPOSS plays an important role towards the Region's opportunities for recreation and tourism. This framework encourages sustainable recreation while protecting the Escarpment's natural environment in the Town of Caledon.

Proposed Changes to the Regional Official Plan NEP NEPOSS

△ Niagara Escarpment Parks and Open Space System (NEPOSS)

NEPOSS is an integral component to the NEP. The NEPOSS is also referenced in Section 3.5 (Recreation). It is recommended that a new ROP policy should be added to recognize the NEPOSS areas in Peel which protect and promote these areas as opportunities for parks and recreation which benefit public health and overall quality of life.

3.2 Update to Regional Official Plan NEP Map Schedules

The ROP provides map schedules and figures that show the location of NEP Area and currently, there is no map schedule or figure in the ROP to identify the NEP's land use designations. Table 3.1 provides a description of the summary changes proposed to the ROP mapping to include an appropriate map schedule for the NEP. All schedules and figures will be updated to reflect a new mapping template and background data. The proposed draft NEP Schedule is shown in Appendix A.

Table 3.1: Proposed Updates to ROP NEP Mapping

NEP (2017) Mapping	Corresponding ROP Schedule / Figure	Original Source	Availability of Updated Data
NEP Land Use Designations	None. It is recommended that a new Schedule (draft Schedule X8) be added to the ROP to identify the NEP land use designations in Peel.	Province (1990)	Yes, Province (2017)

4. Conclusion and Next Steps

The Province has revised policies through the 2017 update of the NEP which has been represented in this Discussion Paper. The Region is responsible for implementing provincial direction and ensuring that the ROP conforms to Provincial land use planning policy, which is being completed as part of the Peel 2041 process.

This discussion paper presents an overview of each of the major policy elements of NEP (2017), the corresponding policies in the current ROP, and where necessary, recommendations on how the policy elements and mapping will need to be revised to conform with the revisions in the NEP (2017).

The current ROP serves to comprehensively plan for growth while protecting and maintaining the ecosystem integrity in Peel Region, including lands within the Greenbelt Plan Area. Ultimately, through the Peel 2041 policy review and update, Peel Region will be strengthening its ROP policies to ensure conformity with the current NEP (2017).

Appendix A: Draft Schedule

