

# Agriculture & Rural Systems



## What are agriculture and rural systems?

The rural system includes rural settlement areas, prime agricultural areas and rural lands, important natural heritage and water resources, as well as other natural resources such as mineral aggregates.

## What is the Region doing?

- Protecting Prime Agriculture Areas for long-term use for agriculture
- Fostering access to healthy locally grown food
- Reducing and recovering food and organic waste
- Enhancing economic viability and environmental sustainability of the Agricultural System
- Protecting the character and natural environment of rural Peel
- Permitting a wider range of agriculture, agriculture-related and on-farm diversified uses

## Why are agriculture and rural system policies important?

- Agriculture makes a significant contribution to Peel's economy and plays a vital role in maintaining the character of the rural community
- Access to healthy, affordable food contributes to public health
- Reducing food and organic waste has important environmental and economic benefits
- Rural greenlands, surface and ground water and other natural resources sustain Peel's quality of life and a healthy natural environment

## Regional Official Plan policies will ...

- Implement Provincial policy direction incorporating policies that protect Prime Agricultural Areas and supporting agriculture and the Agricultural System
- Provide a policy framework/policy direction for more detailed planning and implementation by the local municipalities
- Enhance support for urban agriculture



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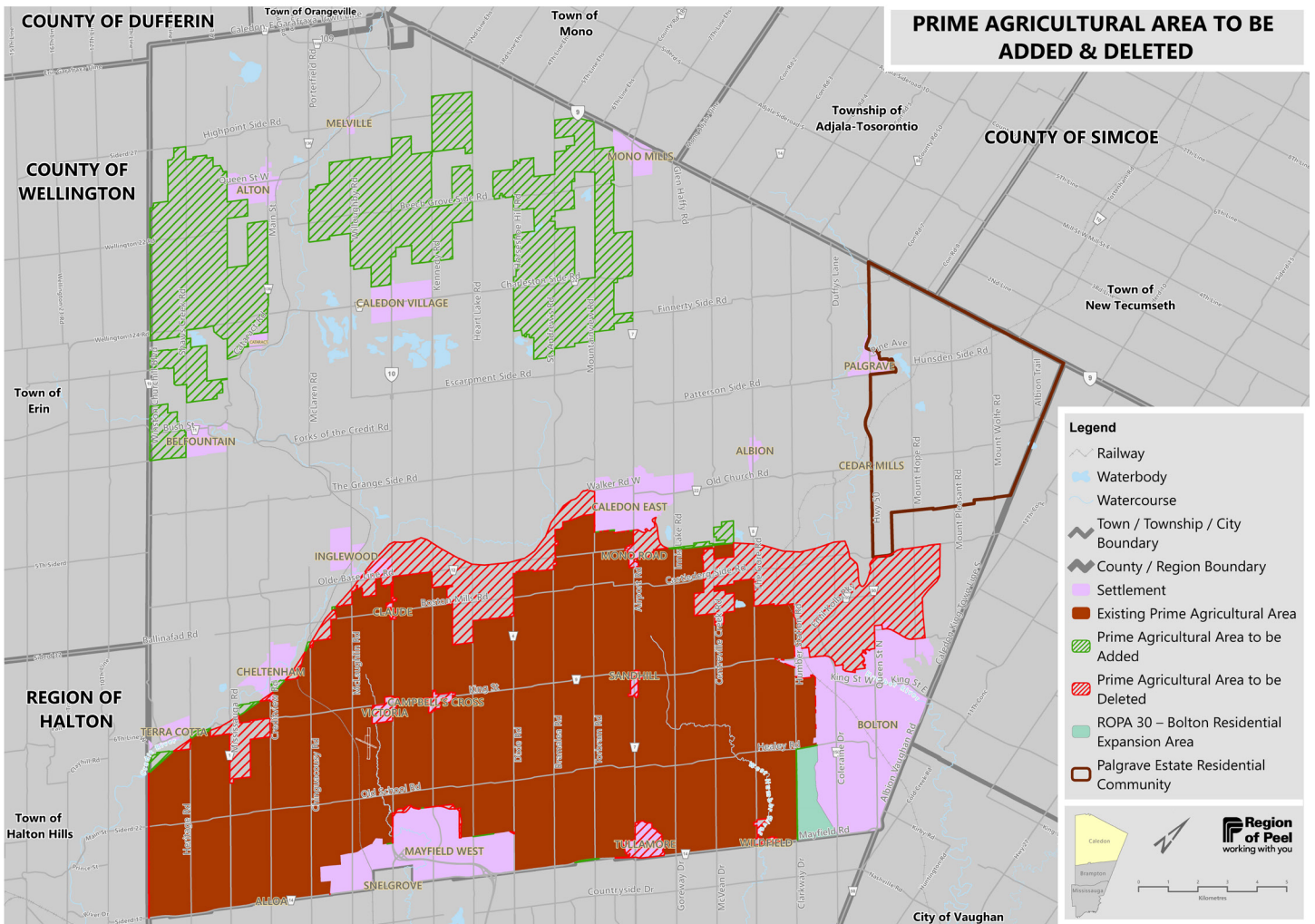
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# Agriculture & Rural Systems



## How are agriculture & rural system policies formed?

Provincial requirements drive policy development for agriculture and rural systems. The Region undertakes a number of technical studies to guide policy development.



Changes are being made to Prime Agriculture Area mapping in accordance with provincial requirements.



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# Climate Change



## What is climate change?

Climate change can be defined as any change in climate over time, due to natural changes or as a result of human activity.

## What is the Region doing?

- Increasing intensification and density through mixed-use and transit supportive development
- Reducing greenhouse gas (GHG) emissions and other pollutants through sustainable and active transportation
- Protecting, restoring and enhancing Peel's natural systems and water resources
- Promoting energy efficiency and conservation, including green development standards
- Identifying and protecting Prime Agricultural Lands

## Why are climate change policies important?

- Rising GHG emissions and changing weather patterns will have a significant impact on human and natural systems
- Peel Region is expected to be impacted by rising temperatures, more extreme heat days, increased frequency and intensity of storms, and higher risks of flooding
- This will affect existing ecosystems, infrastructure, the built environment, human health, agriculture and the local economy

## Regional Official Plan policies will...

- Implement provincial policy direction to reduce GHG emissions and prepare for the impacts of a changing climate
- Recognize that land-use planning can play a significant role in how the Region can mitigate and adapt to climate change
- Incorporate climate change policies into the Regional Official Plan to help develop sustainable, resilient communities



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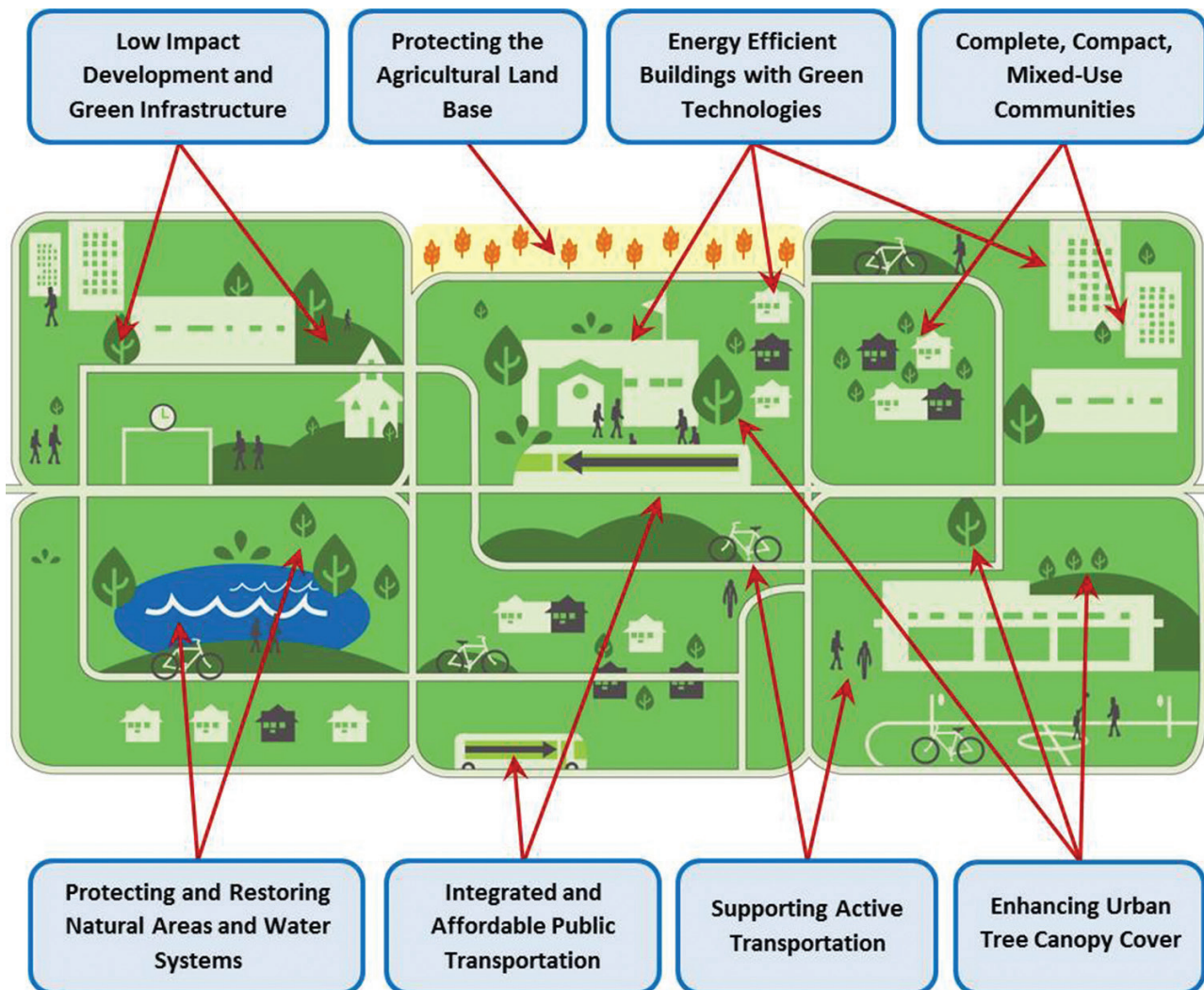
# Climate Change



## How are climate change policies formed?

Regional studies on municipal risks and Provincial policy requirements related to climate change provide a framework to add or strengthen existing policies in the Regional Official Plan to enhance the Region's ability to address the predicted impacts of climate change.

The integration of key land use planning policies will assist the Region in reducing GHG emissions and achieve a healthy and sustainable community, which are essential to building resilience to the impacts of climate change.



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# Provincial Greenbelt Plans



## What are the provincial greenbelt plans?

The Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan were introduced to minimize the encroachment of urban development and ensure the protection of the agricultural lands as well as the natural environment surrounding the Greater Golden Horseshoe.

## What is the Region doing?

- Supporting agricultural systems planning to strengthening the agricultural sector
- Supporting natural heritage and water resource systems planning
- Integrating infrastructure and land use planning, including stormwater management
- Recognizing the role of the natural environment in mitigating climate change
- Revising and introducing new mapping to reflect updates to the provincial plans

## Why are provincial greenbelt plans important?

- The Greater Golden Horseshoe contains some of the most ecologically and hydrologically significant natural environments and scenic landscapes, including the Oak Ridges Moraine and the Niagara Escarpment
- These areas provide Peel and the surrounding area with drinking water, habitat for many species of animals and plants, recreational opportunities, and fertile soil for productive farmland

## Regional Official Plan policies will...

- Conform and implement the Provincial policy direction within the three Provincial Greenbelt Plans
- Provide direction to the local municipalities to protect agricultural lands, enhance natural features and areas, preserve cultural heritage and support recreation



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# Provincial Greenbelt Plans

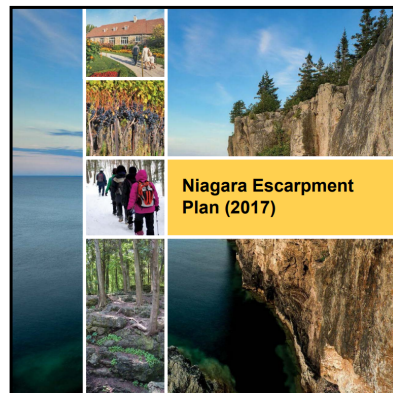
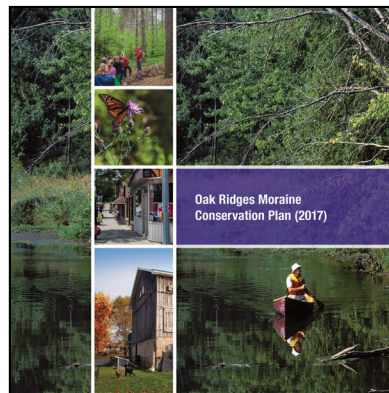


## How are provincial greenbelt plan policies formed?

In 2017, all three of the Provincial Greenbelt Plans were updated and are being reviewed to ensure continued Regional Official Plan conformity.

A Place to Grow, together with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan, are Provincial land use plans which provide detailed and geographically-specific policies, including Peel Region, to meet certain objectives, such as managing growth, and protecting agricultural lands and the natural environment.

Changes to Provincial Greenbelt Plans mapping is being updated in accordance with the updated Provincial plans.



Provincial Greenbelt Plans

Provincial Land Use Plans



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# Water Resources



## What are water resources?

Water resources are features and areas such as rivers, streams, ponds, wetlands, and lakes. The Credit River, Humber River, Etobicoke Creek and their tributaries form the major watersheds in Peel.

## What is the Region doing?

- Identifying and protecting a system of water resource features and areas
- Protecting drinking water sources from incompatible land uses
- Providing direction for integrating watershed planning and growth management
- Requiring stormwater master plans
- Ensuring appropriate studies are undertaken so that ground and surface water quantity and quality is protected, improved or restored

## Why are water resource policies important?

- Sustain the Region's social, economic and environmental well-being
- Ensure clean drinking water for residents
- Maintain healthy aquatic and land-based ecosystems
- Protect water resources from the impacts of growth and development

## Regional Official Plan policies will...

- Implement the Provincial policy direction by managing growth in a manner which protects and enhances water resources
- Provide direction to the local municipalities to identify, protect and enhance water resources features and areas
- Protect sources of drinking water from land uses that may have negative impacts



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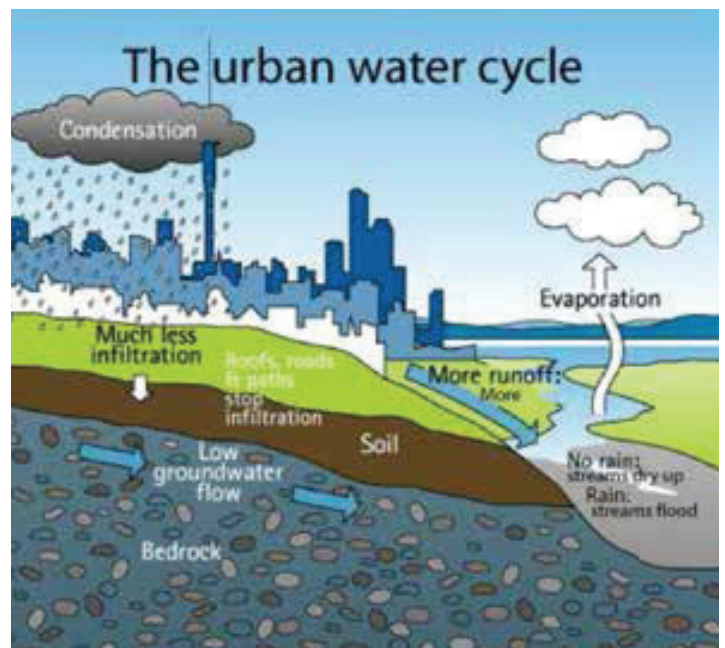
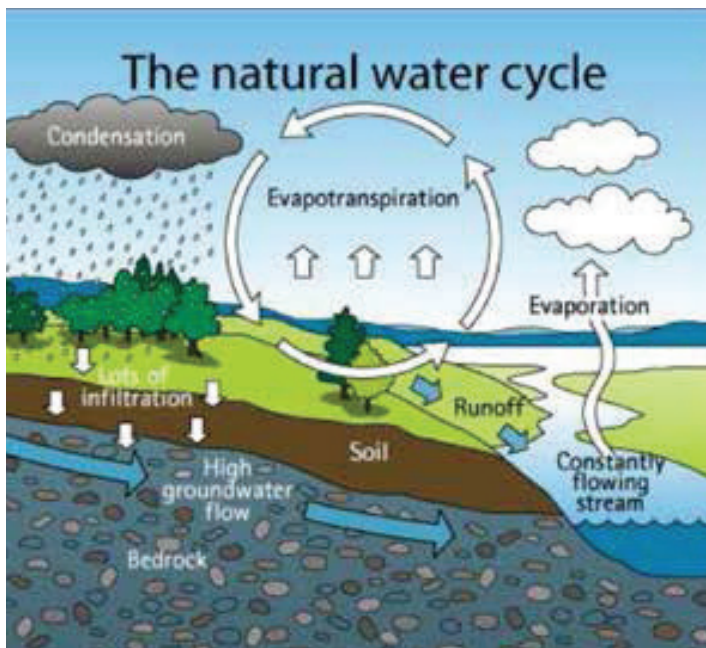
# Water Resources



## How are water resource policies formed?

Provincial requirements direct the Region's policy development for water resources. Also, the Region undertakes a number of technical studies and consults with stakeholders to guide policy development.

New mapping will be introduced that identifies various features and areas related to water resources in accordance with Provincial requirements.



Resource: The Water Cycle | SSWM



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# Wildland Fire



## What are wildland fires?

Wildland fires are fires that burn in treed or forested areas. In a natural ecosystem, wildland fires can be a necessary aspect of natural regeneration and ecosystem health. Wildland fire hazards are created when development encroaches in areas containing hazardous forest types for wildland fire.

## What is the Region doing?

- Requiring new development to be located, landscaped and designed in a way that prevents or minimizes wildland fires and fire risk
- Reviewing, updating and adding to existing policies that implement environmentally-appropriate mitigation measures for wildland fire hazards
- Introducing policies and mapping to ensure wildland fire mitigation measures are required

## Why are wildland fire policies important?

- Wildland fires are a potential cause of harm to humans and property damage
- Land use planning can assist in preventing wildland fire threats
- Land use planning decisions contribute to reducing the loss of life or injury or property damage due to wildland fire

## Regional Official Plan policies will...

- Direct the local municipalities to avoid locating development near hazardous forest type or implement mitigation solutions to protect persons and property
- Require the local official plans to provide detailed direction that implements these protective measures
- Propose new mapping that identifies potential locations of hazardous forest types for wildland fire in accordance with Provincial requirements



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# Greenlands System



## What are greenland systems?

Greenland systems, also referred to as natural heritage systems, are broadly defined as systems made up of natural heritage features and areas, and linkages that provide connectivity between natural heritage features and areas for the movement of plants and animals. Natural heritage features and areas include woodlands, wetlands, valley and stream corridors, wildlife habitat, habitat of endangered and threatened species, Areas of Natural and Scientific Interest, and Environmentally Significant or Sensitive Areas.

## What is the Region doing?

- Reviewing the Greenlands System policies in the Regional Official Plan to be consistent with Provincial policy direction
- Updating the Region's natural heritage system planning policies
- Identifying a Regional Natural Heritage System and updating Greenlands System mapping
- Protecting, restoring and enhancing the Greenlands System through land use policies in collaboration with local municipalities and the conservation authorities

## Why are greenland systems important?

- Protect, restore and enhance natural areas in Peel to support biodiversity and ecological integrity
- Provide ecosystem services that are life sustaining or improve quality of life, including a clean and reliable supply of ground water and surface water, moderation of air quality and recreation opportunities

## Regional Official Plan policies will...

- Help the Region adapt to Climate Change
- Ensure that Peel's natural features and their functions will be preserved over time
- Create and maintain a system of viable, wellfunctioning environmental features to ensure a healthy, resilient and self-sustaining natural environment within Peel Region



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# Greenlands System

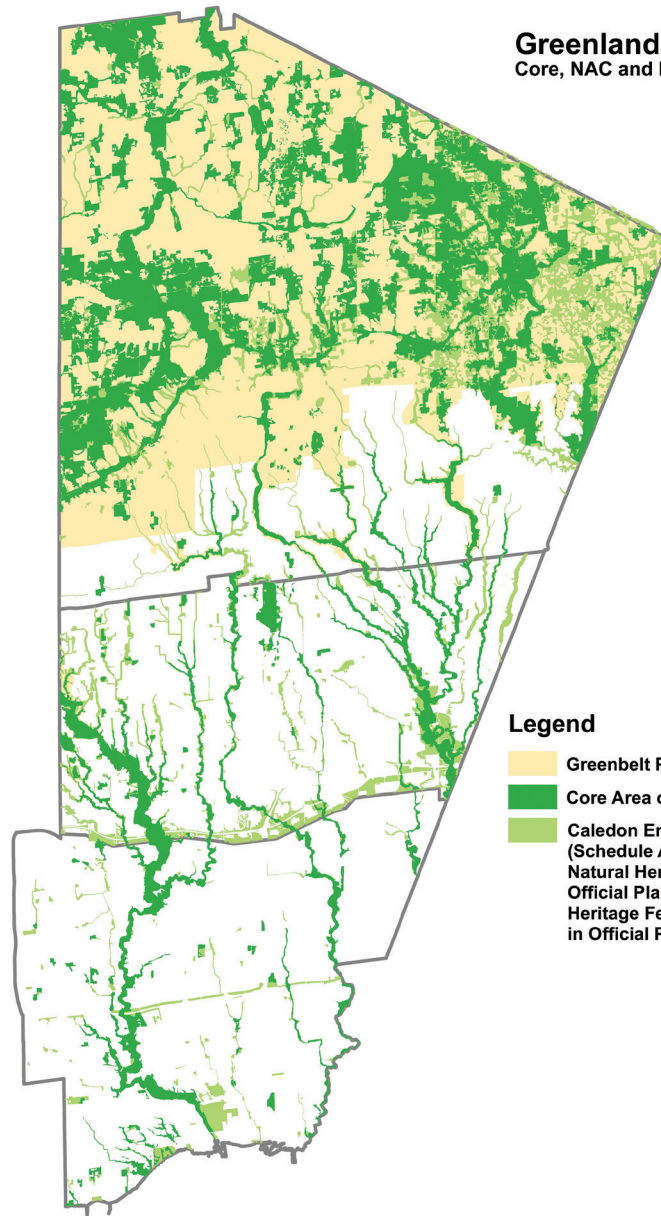


## How are greenlands system policies formed?

The Region's Greenlands System policies and mapping implement policy direction outlined in the Provincial Policy Statement. The policies work in conjunction with the natural heritage system policies of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Growth Plan.

## What are the components of the Greenlands System in Peel?

- Core Areas represent provincially and regionally significant features (e.g. woodlands, wetlands and valleylands) that are mapped in the Regional Official Plan.
- Natural Areas and Corridors (NACs) and Potential Natural Areas and Corridors (PNACs) are components of the Greenlands System that are further interpreted, identified and mapped in the local municipal official plans.
- The Conservation Authorities have updated mapping based on natural heritage science and landscape ecology which the Region is using to refine its Greenlands System mapping.



**Greenlands System in Peel**  
Core, NAC and PNAC Features and Areas

### Legend

- Greenbelt Plan Area
- Core Area of the Greenlands System
- Caledon Environmental Protection Areas (Schedule A in Official Plan), Mississauga Natural Heritage System (Schedule 3 in Official Plan) and Brampton Natural Heritage Features and Areas (Schedule D in Official Plan)



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# Growth Management



## What are growth management?

Growth management is an integrative approach to manage where and how population and employment growth is accommodated taking into consideration how growth will be planned, serviced, and financed in a manner that meets municipal objectives.

## What is the Region doing?

- Determining how much land is required to accommodate growth to 2041
- Allocating population and employment growth to the municipalities in Peel
- Planning for densities that support transit and affordable housing in Strategic Growth Areas
- Protecting employment areas and implementing a long-term employment strategy to provide opportunities to live and work in Peel
- Protecting environmental and agricultural resources
- Aligning with the Region's Strategic Plan and Term of Council Priorities

## Why are growth management policies important?

- Sustain the Region's social, economic and environmental well-being
- Determine where and how future growth will be accommodated
- Support the efficient use of existing infrastructure
- Protect water resources from the impacts of growth and development

## Regional Official Plan policies will...

- Allocate population and employment growth to the local municipalities
- Identify Strategic Growth Areas where growth should be directed
- Designate employment areas for long term protection
- Update Regional forecasts to be used for provision of Regional services and infrastructure
- Support implementation of the Growth Management Strategy



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# Growth Management

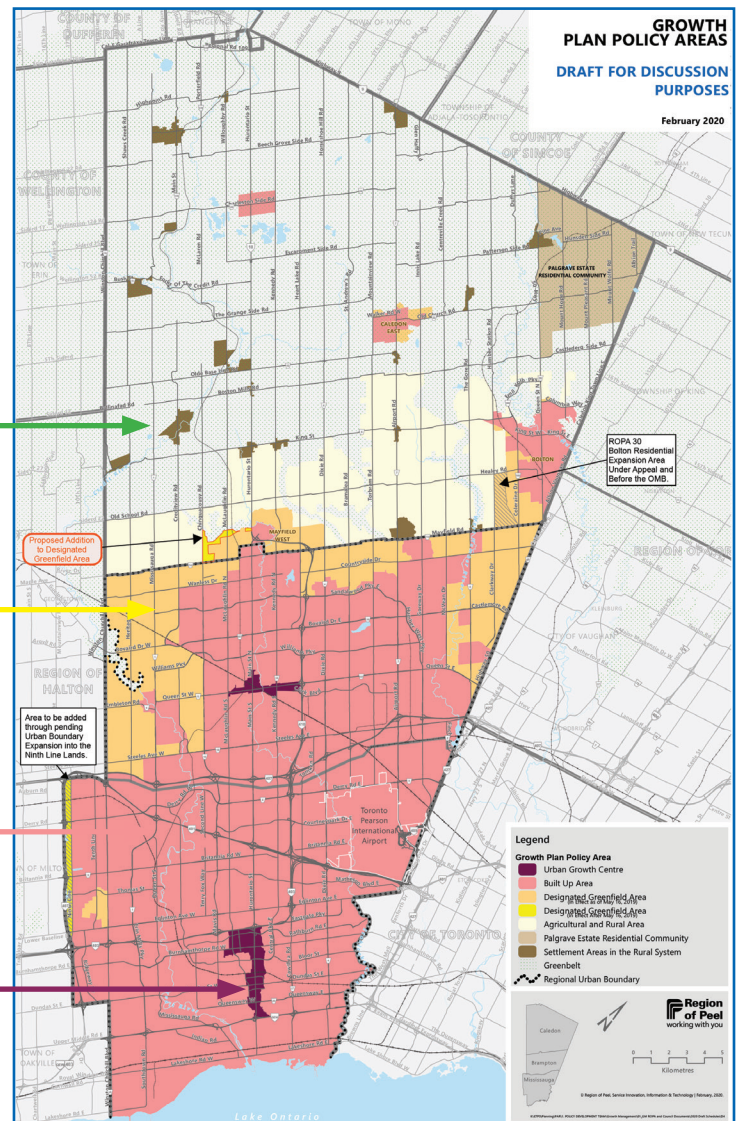


## How are growth management policies formed?

The Growth Plan, 2019 directs upper-tier municipalities to plan and manage growth in conformity with the policies of the plan by accommodating forecasted population and employment growth to 2041. The Region of Peel is taking an integrated and collaborative approach by working with the local municipalities, the development industry and the public to determine how growth will be accommodated in accordance with the Provincial requirements.

**Note:** Generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all mapping approved and in effect, see the Regional Official Plan.

**Sources:** Growth Plan, 2019



Resource: The Water Cycle | SSWM

**Greenbelt**  
Protected from development

**Designated Greenfield Area**  
Lands to accommodate current and future growth

**Built-up Area**  
Planned for growth through intensification, especially along transit corridors and in community nodes

**Urban Growth Centres**  
Planned for growth through high-density mixed use development



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# Housing



## What is housing?

Housing that meets the needs of all residents, including a range and mix of dwelling sizes (1, 2, 3+ bedrooms), forms (single or semi-detached, townhouse, apartment), tenure (rent or own) and affordability.

## What is the Region doing?

- Supporting a range and mix of housing in Peel, including medium and high-density development, rental housing, affordable housing, and other opportunities for new and existing housing stock
- Considering climate change as it relates to new housing development
- Addressing barriers to accessing housing
- Creating housing targets to ensure housing development is aligned with growth trends and the needs of Peel residents

## Why are housing policies important?

- Housing need varies greatly throughout Peel and changes over time. Policies are updated to reflect the latest Provincial policy direction and best available information
- Prioritize appropriate, affordable housing to significantly improve the quality of life of Peel residents
- Address Peel's housing affordability challenges by all levels of government, with support from the private and non-profit sectors

## Regional Official Plan policies will...

- Establish new Regional housing targets in alignment with the Peel Housing and Homelessness Plan (2018-2028)
- Align with recent Provincial direction on housing availability and affordability
- Support sustainable, compact complete communities by encouraging higher density development and building practices that mitigate climate change
- Plan for housing that meets the needs of Peel's diverse communities



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# Housing



## How are housing policies formed?

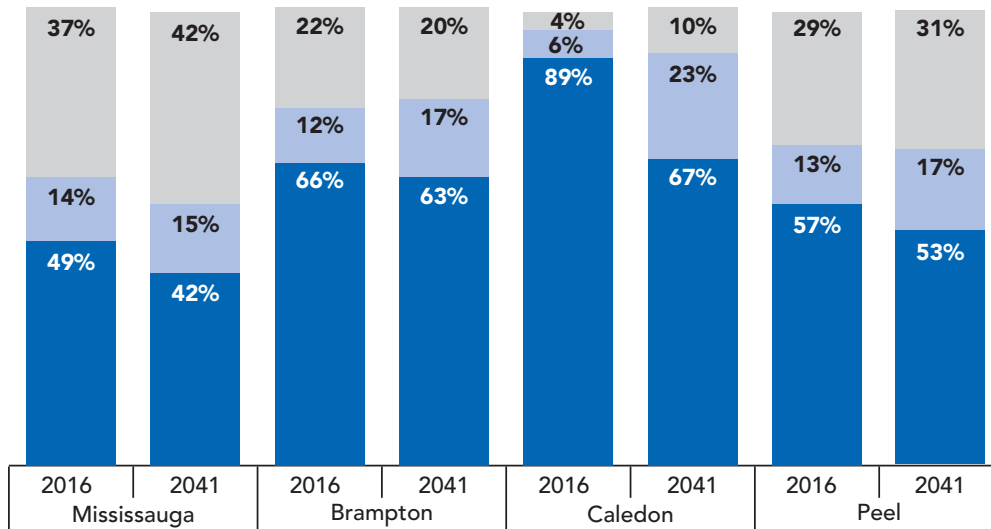
Housing policies are developed based on Provincial direction in the Planning Act, Provincial Policy Statement (2014), Growth Plan (2019) and other legislation and regulations. Further, housing policies align with Regional initiatives including the Peel Housing Strategy (2018) and the Peel Housing and Homelessness Plan (2018-2028), which reflect local needs. Draft housing policies are also revised and refined through ongoing collaboration and input from our local municipalities, stakeholders and the public.



### Housing Continuum

Homelessness    Emergency Shelter    Transitional Housing    Supportive Housing    Subsidized Rental    Affordable Rental    Private Market Rental    Affordable Homeownership    Market Homeownership

**Peel Total Housing Stock Mix by Type (2016 and 2041)**



**24%**  
of Peel households rent

**32%**  
of Peel residents pay more than 30% of their household income on housing

■ Single/Semi-detached    ■ Row    ■ Apartment

**Source:** Statistics Canada Census, 2016; Endorsed Growth Scenario, February 2019



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# Major Transit Station Areas



## What are major transit station areas?

Higher density, mixed-use and transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities. These areas are within a 500-800 metre radius (a 10-minute walk) of a transit station or stop, primarily along existing or planned GO rail stops, Bus Rapid Transit, or Light Rail Transit.

## What is the Region doing?

- Aligning transit investment and land use planning by directing transit-supportive densities to Major Transit Station Areas (MTSAs) along priority transit corridors
- Collaborating with the local municipalities to identify and prioritize MTSAs, and provide minimum densities
- Developing Regional Official Plan policies to guide how MTSAs will develop in Peel

## Why are major transit station area policies important?

- Support the efficient use of land use and sustainable modes of transit
- Provide opportunities to live and work close to transit in complete communities
- Promote mixed use transit-supportive neighborhoods

## Regional Official Plan policies will ...

- Delineate the boundaries of MTSAs in Peel
- Provide minimum densities for each MTSA
- Prioritize and define the types of transit stations in Peel (more details)
- Establish a framework to guide implementation planning by the local municipalities



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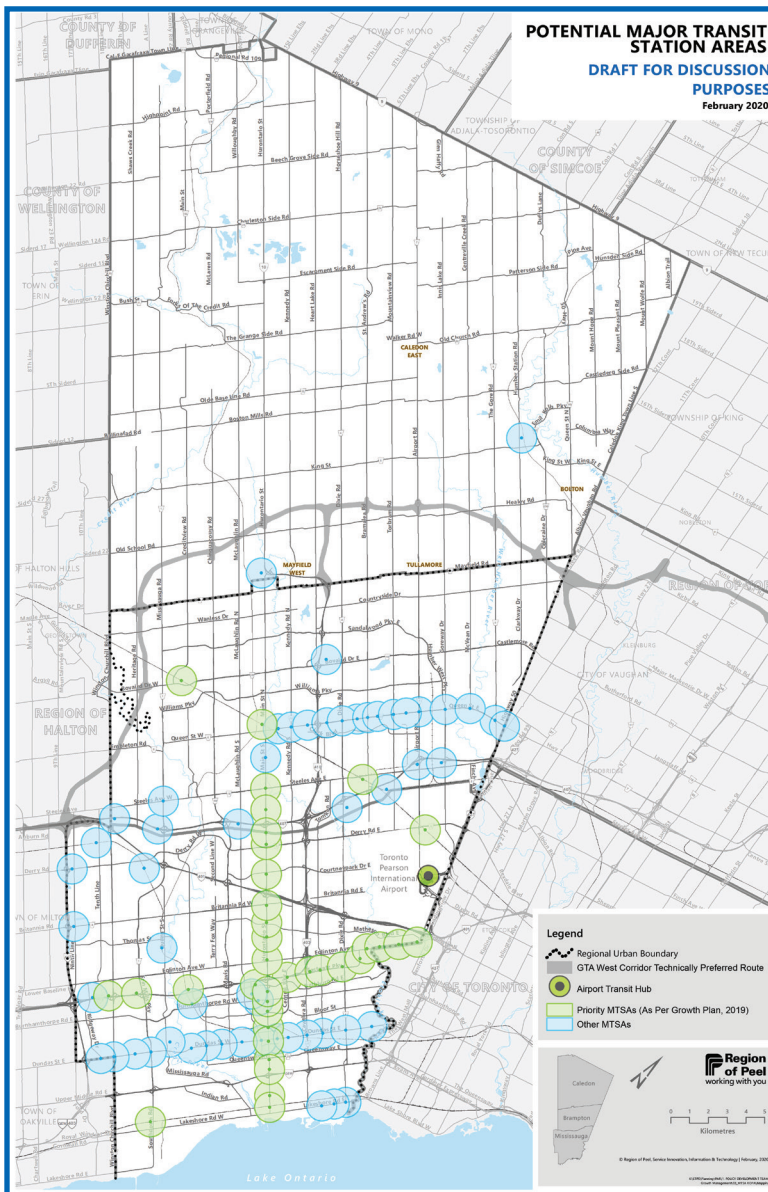


# Major Transit Station Areas



## How are major transit station policies formed?

The Growth Plan, 2019 provides direction for upper-tier municipalities to work collaboratively with lower-tier municipalities to align transit investment and land use planning by directing transit-supportive densities to MTSAs along priority transit corridors.



Note: Proposed mapping of MTSAs in accordance with provincial requirements.



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# Settlement Area Boundary Expansion



## What is a settlement area boundary expansion?

Strategically expanding the development boundary to accommodate future growth while considering the natural environment and agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.

## What is the Region doing?

- Undertaking a four-phased study to determine the appropriate location(s) to accommodate community (residential) and employment growth to the year 2041 in the Town of Caledon
- Preparing a number of technical studies to support the selection of the future growth areas
- Undertaking broad consultation to receive input from residents, stakeholders and the Indigenous community throughout the study
- Proposing Regional Official Plan policies to guide future detailed secondary planning of these potential lands

## Why are settlement area boundary expansion policies important?

- The study will result in the selection of future residential and employment lands through consideration of many factors, some of which include:
  - Fiscal responsibility
  - Efficient use of water and transportation infrastructure
  - Protection of the natural environment and agricultural system
  - Requirements for successful employment lands

## Regional Official Plan policies will...

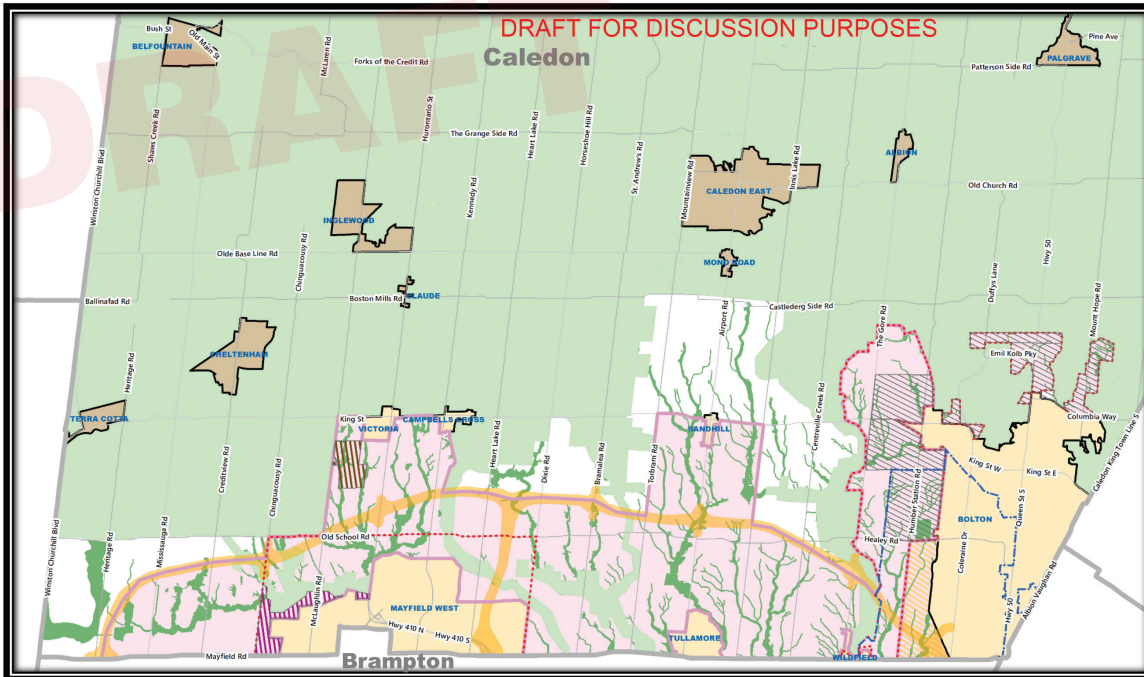
- Identify the 2041 residential and employment settlement boundaries
- Require that future secondary plans undertaken by the Town of Caledon will:
  - Identify the detailed land uses
  - Protect the natural environment
  - Require the minimum density target be met for residential employment development
  - Require that development be phased in a manner that is fiscally responsible
  - Identify how the development will contribute to affordable housing targets
  - Ensure the development results in a healthy and complete community



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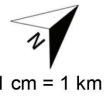
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# Settlement Area Boundary Expansion



**Disclaimer:** This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the Settlement Area Boundary Expansion Study Phase A: Focus Study Area report.

- Note:**
- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
  - (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
  - (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
  - (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.



## Criteria themes considered when identifying the focused study area



For full criteria considered when identifying the Focus Study Area:  
<https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>



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# Transportation Planning



## What is transportation planning?

Identifying policies, financing, and implementation of key infrastructure and strategies in support of moving people and goods safely. Key focus areas for Regional transportation planning include sustainable mobility, safe mobility, and vehicular and goods movement mobility.

## What is the Region doing?

- Creating safer roads for pedestrians, cyclists, and vehicle operators through sustainable infrastructure upgrades and implementation of the Vision Zero strategies
- Optimizing the existing system to manage congestion to keep people and goods moving efficiently
- Developing a framework for implementing a balanced approach that shifts 50 per cent of travel to sustainable modes such as walking, cycling, public transit and carpooling by 2041

## Why are transportation policies important?

- Focus future transportation infrastructure investment on making sustainable travel options more viable
- Mitigate potential impacts to the environment and health of future generations
- Develop a policy framework that manages the significant growth expected in the Region of Peel by 2041

## Regional Official Plan policies will...

- Support increased share of trips using sustainable modes of transportation
- Move goods more efficiently to help manage congestion and mitigate its effects on the environment and health of residents
- Support the implementation of short and long-term strategies to explore advancement in transportation technology to both maximize and manage existing network capacity and safety
- Conform with the Accessibility for Ontarians with Disabilities Act
- Integrate land use planning with transportation planning
- Measure and monitor performance indicators to understand efficiency and effectiveness of the Region's transportation network



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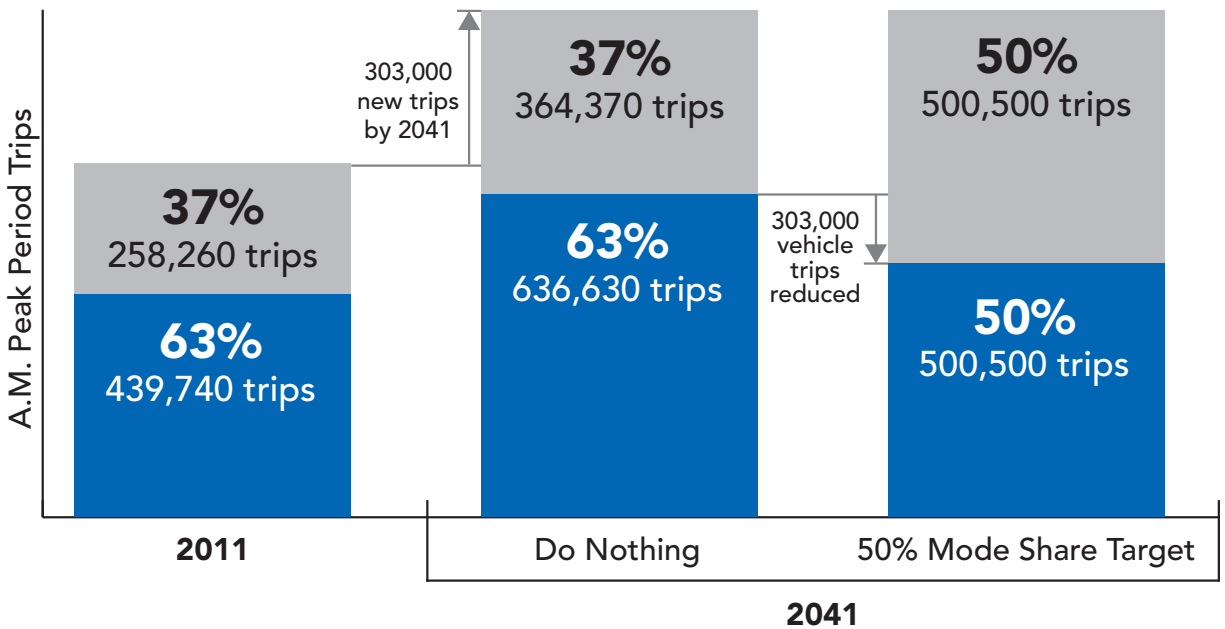
# Transportation Planning



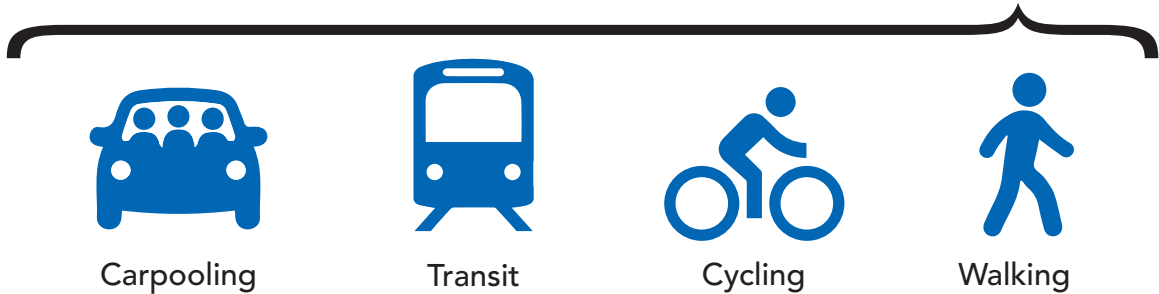
## How are transportation policies formed?

Provincial legislation and policy requirements, current and future trends in transportation identified through the Long Range Transportation Plan, as well as extensive technical analysis and consultation drive transportation policy development.

A.M. Peak Travel Demand, 2041 Horizon



■ Driving Alone ■ Sustainable Mode



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# Aggregate Resources



## What are aggregate resources?

Aggregate resources include gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other materials prescribed under the *Aggregate Resources Act*.

## What is the Region doing?

- Ensuring that Regional Official Plan policies are consistent with provincial plans and policies
- Ensuring that Regional Official Plan Schedule C reflects the updated Provincial bedrock mapping produced by the Ministry of Northern Development and Mines
- Considering further policy direction related to aggregate conservation, aggregate recycling and aggregate rehabilitation best practices research and guidance from agencies such as the Ministry of Natural Resources and Forestry, non-governmental organizations and aggregate associations

## Why are aggregate resource policies important?

- Mineral aggregate resources form an important component of Peel's economy
- Identify and protect high potential mineral aggregate resource areas
- Protect Peel's communities and environmental and cultural features from potential adverse impacts associated with mineral aggregate resources extraction
- Support rehabilitation of resource extraction sites

## Regional Official Plan policies will...

- Conform with and implement Provincial policy direction
- Reflect updated Provincial bedrock mapping
- Incorporate modern approaches to aggregates planning



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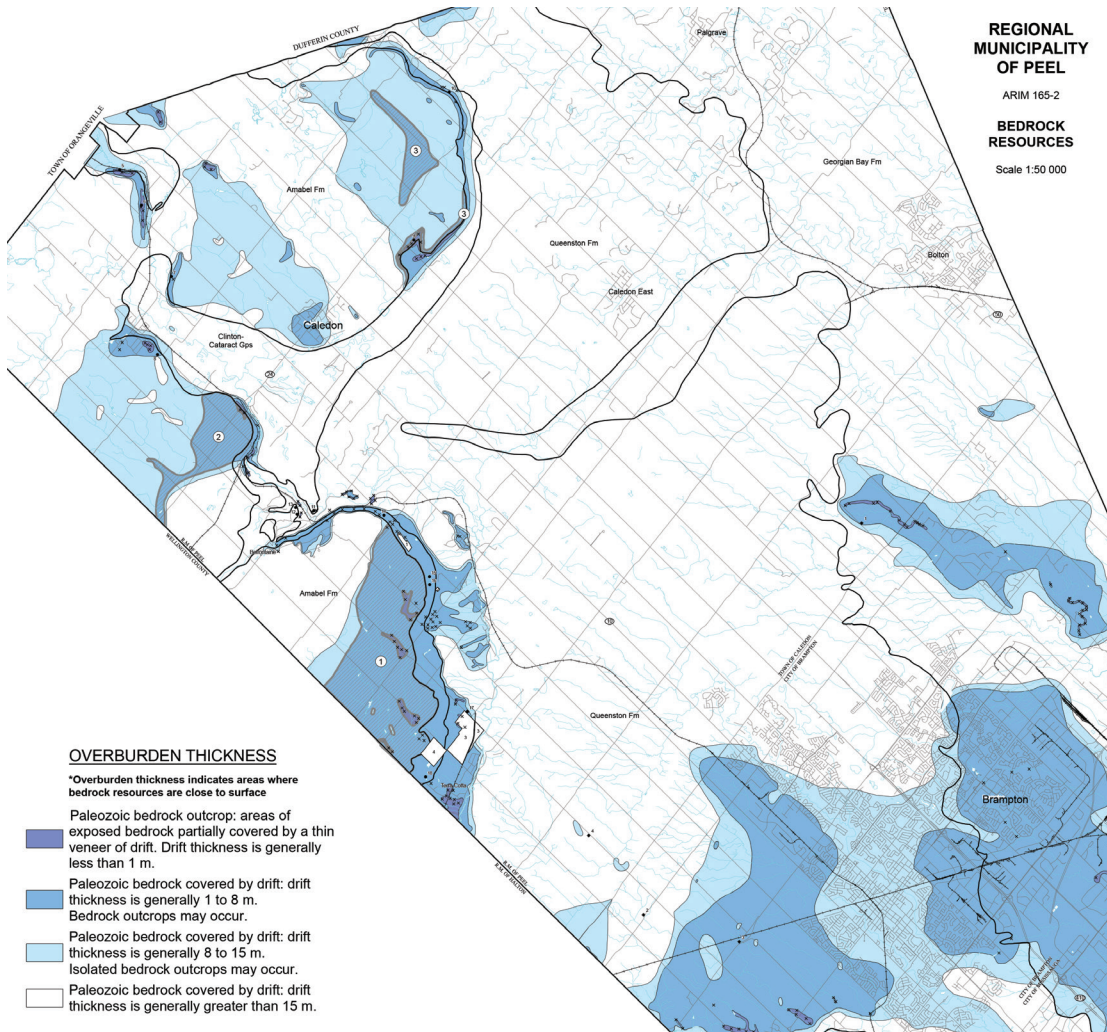
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# Aggregate Resources



## How are aggregate policies formed?

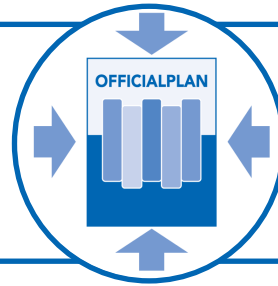
They are developed based on Provincial policy direction and other legislation and best practices. A constraints analysis is applied to identify areas where extraction is not appropriate, informing updates to aggregates mapping. Draft aggregate policies and maps are also revised and refined through ongoing collaboration and input from local municipalities, stakeholders and the public.



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# Other Policies



## What other policies are changing under the Regional Official Plan Review?

Recently updated Provincial plans and policies have identified other areas that require changes for consistency and conformity purposes. Some of these gaps to existing policies are related to waste management, Indigenous community engagement and cultural heritage.

### What is the Region doing?

**Cultural heritage:** Updating definitions and policy linkages between the interests of Indigenous communities, cultural heritage conservation and archaeological resource management policies

**Indigenous community engagement:** Improving acknowledgment and recognition of Indigenous communities, their heritage, treaty rights, and unique relationship to the land and resources in the Regional Official Plan

**Waste management:** Implementing a policy framework for a circular economy with zero waste from residential sources and zero greenhouse gas emissions from residential waste management

### Why are these other policies important?

**Cultural heritage:** Continue the cooperative efforts that support the identification, conservation and preservation of cultural heritage and archaeological resources

**Indigenous community engagement:** Better acknowledge Indigenous communities' unique role, perspectives and traditional knowledge in the land use planning process

**Waste management:** Provide cost-effective, efficient, environmentally responsible waste management services to residents throughout Peel

### Regional Official Plan policies will...

**Cultural heritage:** Improve linkages and provide stronger direction on Indigenous, cultural heritage and archaeological policies, including their interconnectedness and in creating a sense of place

**Indigenous community engagement:** Strengthen existing policies to encourage building constructive and meaningful engagement and coordination of planning, and better acknowledgment of Indigenous communities in the Plan

**Waste management:** Design and deliver waste management services and reduce the negative impact of waste



#### How can I stay involved?

Follow @regionofpeel twitter page or request notification at [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca)