



**THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
MINUTES**

Members Present:	G. Carlson P. Fortini N. Iannicca J. Innis L. Kiernan	M. Medeiros C. Parrish R. Starr A. Thompson P. Vicente
Staff Present	J. Baker, Chief Administrative Officer K. Lockyer, Interim Commissioner of Corporate Services S. VanOfwegen, Commissioner of Finance and Chief Financial Officer P. O'Connor, Regional Solicitor A. Smith, Interim Chief Planner A. Warren, Interim Commissioner of Public Works J. Sheehy, Commissioner of Human Services	T. Ricketts, Director of Transportation J. Hardcastle, Director of Development Services A. Adams, Deputy Regional Clerk and Acting Director of Clerk's C. Thomson, Deputy Regional Clerk and Manager of Legislative Services S. Jurrius, Committee Clerk S. Valleau, Legislative Specialist R. Khan, Legislative Technical Coordinator

1. CALL TO ORDER

Councillor Parrish, Committee Chair, called the Region of Peel Planning and Growth Management Committee meeting to order on February 18, 2021 at 1:32 p.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Other Regional Councillors Present: S. Dasko; J. Downey; C. Fonseca; I. Sinclair

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

RECOMMENDATION PGMC-1-2021:

That the agenda for the February 18, 2021 Region of Peel Planning and Growth Management Committee meeting, include a delegation from Sylvia Roberts, Resident, City of Brampton, to be dealt with under Delegations – Item 4.1;

And further, that the agenda for the February 18, 2021 Region of Peel Planning and Growth Management Committee meeting be approved, as amended.

4. DELEGATIONS

Additional Item – Item 4.1

4.1 Sylvia Roberts, Resident, City of Brampton

Regarding Peel 2041+ Regional Official Plan Review

Received

Sylvia Roberts, Resident, City of Brampton, expressed concerns with the population projections used for the Peel 2041+ Regional Official Plan Review. She requested that the Region of Peel consider a coordinated plan for transportation and rapid transit routes system and, significant increase in population and employment.

5. REPORTS

5.1 Peel 2041+ - Regional Official Plan Review and Municipal Comprehensive Review Overview (Oral)

Presentation by Adrian Smith, Interim Chief Planner and Director; and, Tara Buonpensiero, Acting Manager, Regional Planning and Growth Management
(Revised Presentation)

Received

RECOMMENDATION PGMC-2-2021:

That staff be directed to report back to the March 18, 2021 Planning and Growth Management Committee with information as to how the planning policy framework and process in the Town of Caledon differs from the Cities of Brampton and Mississauga as it relates to the Region of Peel;

And further, that the report to the March 18, 2021 include an overview of Regional Official Plan Amendment 30 (ROPA 30), including how the Local Planning Appeal Tribunal decision may impact the decisions of the Committee.

Adrian Smith, Interim Chief Planner and Director; and, Tara Buonpensiero, Acting Manager, Regional Planning and Growth Management, provided an overview of the regional planning framework to ensure consistency with provincial plans and legislation; key regional changes in the Growth Plan; recent Official Plan amendments for Mayfield West Phase 2, Stage 2 and Bolton Residential Expansion Area; collaborative framework with local municipalities, conservation authorities, industry working groups and other stakeholders; projected timelines to bring a recommended Municipal Comprehensive Review (MCR) Regional Official Plan Amendment to Council; an update on public consultations held in 2020 and plans for future public consultations; and, key

emerging themes in Peel 2041+. Comments received from the February 18, 2021 Planning and Growth Management Committee meeting will help staff with the ongoing engagement, work plan and development of the updated Regional Official Plan MCR to meet the provincial conformity deadline of July 1, 2022.

Members of the Committee discussed and raised questions regarding: status and implications of the Local Planning Appeal Tribunal (LPAT) decision on Regional Official Plan Amendment 30 (ROPA 30); local and regional planning policy framework; population and employment allocations; provincial policy changes to wetland mapping; and, projected provincial timelines and approval of the Regional Official Plan.

Councillor Innis requested that staff report back to the March 18, 2021 Planning and Growth Management Committee with information as to how the planning policy framework and process in the Town of Caledon differs from the Cities of Brampton and Mississauga as it relates to the Region of Peel; and, an overview of the ROPA 30, including the LPAT decision, as to how it may impact the Committee's future decisions.

Patrick O'Connor, Regional Solicitor, stated that the implications of the Minutes of Settlement and the LPAT's adoption of the Settlement may be presented in public session; however, questions about the solicitor-client privilege advice provided to the ROPA 30 Appeals Oversight Committee should be dealt with in closed session.

5.2 Growth Management (Oral)

Presentation by Duran Wedderburn, Principal Planner, Regional Planning and Growth Management and Russell Mathew, Partner, Hemson Consulting

Received

Duran Wedderburn, Principal Planner, Regional Planning and Growth Management and Russell Mathew, Partner, Hemson Consulting, discussed the Region of Peel's Growth Management Focus Area as part of the overall Peel 2041+ Official Plan Review, including key findings outlined in the report, listed as Item 5.5 on the February 18, 2021 Planning and Growth Management Committee agenda; preliminary draft growth forecasts; the trends and analysis that supports the Region's draft allocation and preliminary findings as it relates to population, housing and growth employment over the next 30 years; the Province's new land needs assessment methodology; the transportation policy framework; and, next steps.

Members of the Committee discussed and raised questions regarding: concerns about Caledon's allocated population growth numbers; impacts of the pandemic as it relates to the employment forecasts in the Region, such as home based businesses; consideration of working from home data and the trends for office development; projections related to transportation corridors; the Region's Long Range Transportation Plan; and, the GTA West Transportation Corridor.

Councillor Parrish requested that future reports related to the draft 2051 municipal growth allocation and land needs assessment include the associated financial and infrastructure impacts.

5.3 Major Transit Station Areas (Oral)

Presentation by Duran Wedderburn, Principal Planner and Joy Simms, Acting Principal Planner, Regional Planning and Growth Management; and, Paul Kulig, Principal, Perkins and Will

Received

RECOMMENDATION PGMC-3-2021:

That staff be directed to report back to a future Planning and Growth Management Committee meeting to provide clarification as to how the Major Transit Station Areas delineation in the Town of Caledon differs from the Cities of Brampton and Mississauga.

Duran Wedderburn, Principal Planner and Joy Simms, Acting Principal Planner, Regional Planning and Growth Management; and, Paul Kulig, Principal, Perkins and Will, provided an overview of the Major Transit Station Areas (MTSA) as it relates to the Regional Official Plan; provincial policy drivers; transportation planning; identification of potential MTSA's, including strategic transit corridors and hubs across Peel and emerging corridors; process to delineate MTSA's; establishment of minimum densities that support transit-oriented development; challenges and opportunities; the Regional approach and study methodology; public and stakeholder engagement; impacts of draft MTSA policies and proposed mapping; and, next steps.

Members of the Committee discussed and raised questions regarding: set boundaries or delineations for MTSA's; transportation or highway corridor solutions; and, greenbelt and developable lands.

5.4 Settlement Area Boundary Expansion - Status Update and Policy Directions (Oral)

Presentation by Kathryn Dewar, Principal Planner, Regional Planning and Growth Management and Stefan Krzeczunowicz, Associate Partner, Hemson Consulting (**Revised Presentation**)

Received

RECOMMENDATION PGMC-4-2021:

That staff report back to the March 18, 2021 Planning and Growth Management Committee meeting to provide clarification regarding regional and local planning

principles and framework as they relate to urban design and decision making and community and neighbourhood.

Kathryn Dewar, Principal Planner, Regional Planning and Growth Management and Stefan Krzeczunowicz, Associate Partner, Hemson Consulting, provided an update on the work to date regarding Settlement Area Boundary Expansion (SABE) including the four phases of work for the SABE Study; Focus Study Area; conceptual SABE 2051 boundary area; summary of changes to land needs, approved settlement areas, rationale of employment and community area concepts; existing and planned infrastructure that will be used for detailed technical analysis; policy directions; and next steps.

Members of the Committee discussed and raised questions regarding: the SABE concept map as it relates to the Whitebelt and Greenbelt boundary areas; Zones 6 and 7 water and wastewater servicing requirements; urban boundaries for future growth; goods movement; and, consideration of contractor yards, underground economy and trucking industry, as part of the Regional Official Plan.

Councillor Thompson requested that Regional staff take into consideration the need to develop policies for contractor yards, the implications of the underground economy and the identification of infrastructure to meet trucking industry needs based in Peel as part of the Regional Official Plan.

The Committee Clerk undertook to provide copies of the updated slides, related to Items 5.1 and 5.4 on the February 18, 2021 agenda, to the Members of the Committee.

5.5 Peel 2041+ Regional Official Plan Review and Municipal Comprehensive Review Update

RECOMMENDATION PGMC-5-2021:

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, listed on the February 18, 2021 Region of Peel Planning and Growth Management Committee agenda, 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.

Adrian Smith, Interim Chief Planner and Director of Regional Planning and Growth Management, provided clarification that the intent of the report recommendation, listed as Item 5.5 on the February 18, 2021 Planning and Growth Management Committee agenda, is to seek authorization to proceed with the Peel 2041+ Regional Official Plan Review, Municipal Comprehensive Review work plan and consultations with the local municipalities, agencies, Indigenous communities, stakeholders and the public for their review and comments.

5.6 Response to Provincial Consultation on Minister's Zoning Orders

RECOMMENDATION PGMC-6-2021:

That the staff comments on the proposed implementation of amendments to the Planning Act that provide the Minister of Municipal Affairs and Housing enhanced authority to address certain matters as part of a Minister's Zoning Order as outlined in the report of the Interim Commissioner of Public Works, listed on the February 18, 2021 Region of Peel Planning and Growth Management Committee agenda, titled "Response to Provincial Consultation on Minister's Zoning Orders", be endorsed;

And further, that a copy of the subject report be forwarded to the Ministry of Municipal Affairs and Housing, the City of Brampton, the Town of Caledon and the City of Mississauga.

6. COMMUNICATIONS

Nil.

7. OTHER BUSINESS

Nil.

8. IN CAMERA

Nil.

9. NEXT MEETING

Thursday, March 18, 2021
 9:30 a.m. – 11:30 a.m.
 Council Chamber, 5th Floor
 Regional Administrative Headquarters
 10 Peel Centre Drive, Suite A
 Brampton, Ontario

Please forward regrets to Stephanie Jurrius, Committee Clerk, at stephanie.jurrius@peelregion.ca.

10. ADJOURNMENT

The meeting adjourned at 3:51 p.m.