

Peel2051

Regional Official Plan Review and Municipal Comprehensive Review

Statutory Public Meeting

November 4, 2021

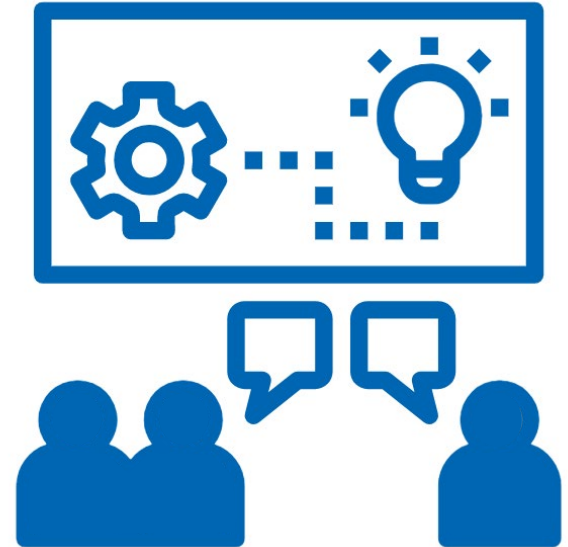
**Adrian Smith, Chief Planner & Director of Planning & Development
Services**

Public Meeting

- Forum for gathering feedback from the public, an important aspect of planning
- Conducted in accordance with the *Planning Act*
- Receiving public input on the proposed Regional Official Plan Amendment and Municipal Comprehensive Review (MCR)
- Changes apply to the entirety of Peel
- Province is the approval authority
- Ontario Land Tribute appeal rights limited to municipality

Notification

- Statutory requirements for open houses and public meeting notification have been met by providing appropriate notice to:
 - notification list (those who have requested notice through planpeel@peelregion.ca or at previous in-person consultation events)
 - prescribed bodies (as required under Ontario regulations, includes municipalities, agencies, stakeholders, utilities, etc.)
 - Indigenous communities
 - in four local newspapers
 - social media
 - community boards
 - Website
 - Peel Connects newsletter



Consultations

- Over 60 engagement events including informal in-person and virtual open houses, pop up events, and open houses
- Feedback received through online surveys, workshops, and targeted stakeholder, community and Indigenous engagement sessions
- Latest open houses took place October 26-27
- Additional ask the planner sessions being planned for those unable to attend open houses/ public meeting
- Any materials received via email or through delegation will be considered and responded to by staff
- Oral or written comment submissions will appear on agendas and minutes of reports and as public record of the proceedings in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*
- Comments received since August and to November 30, 2021 will be considered in final recommendation



Background

What is a Regional Official Plan?

The Regional Official Plan is a long-term plan that provides policies and mapping that guide future growth.

Peel 2051 will update the Official Plan to include updated and progressive policies that will apply to future growth in the Region.

What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (MCR) is a process required by the Province.

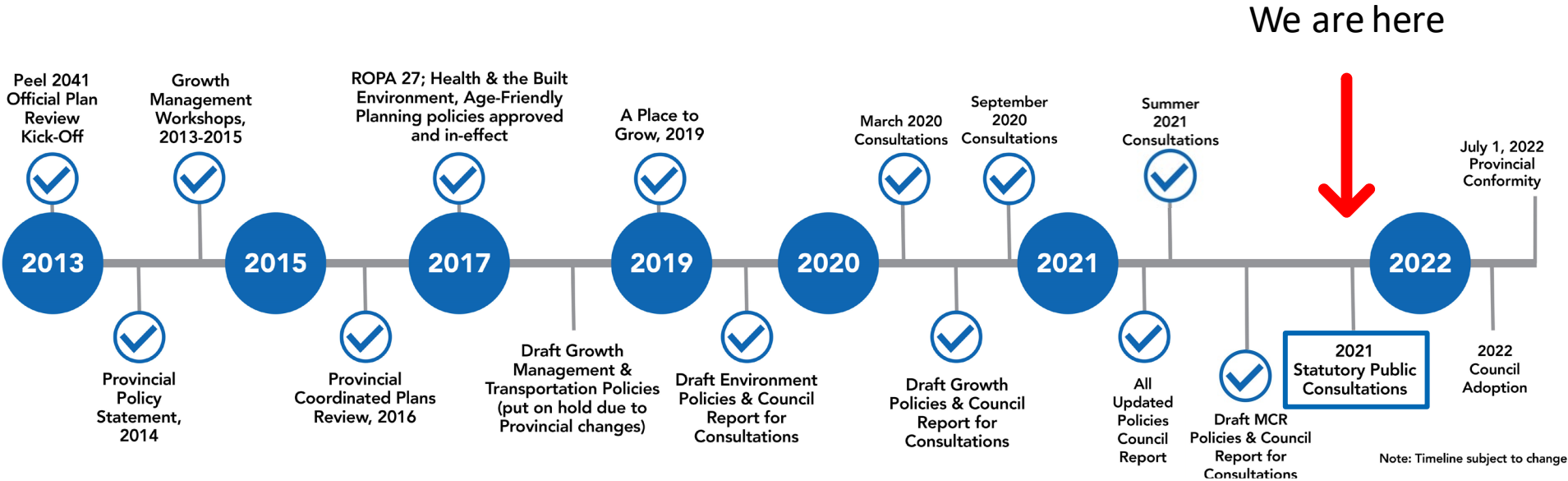
An MCR results in a new official plan or official plan amendments requiring Provincial approval based on various policies (see diagram).

Purpose and Effect of Peel 2051

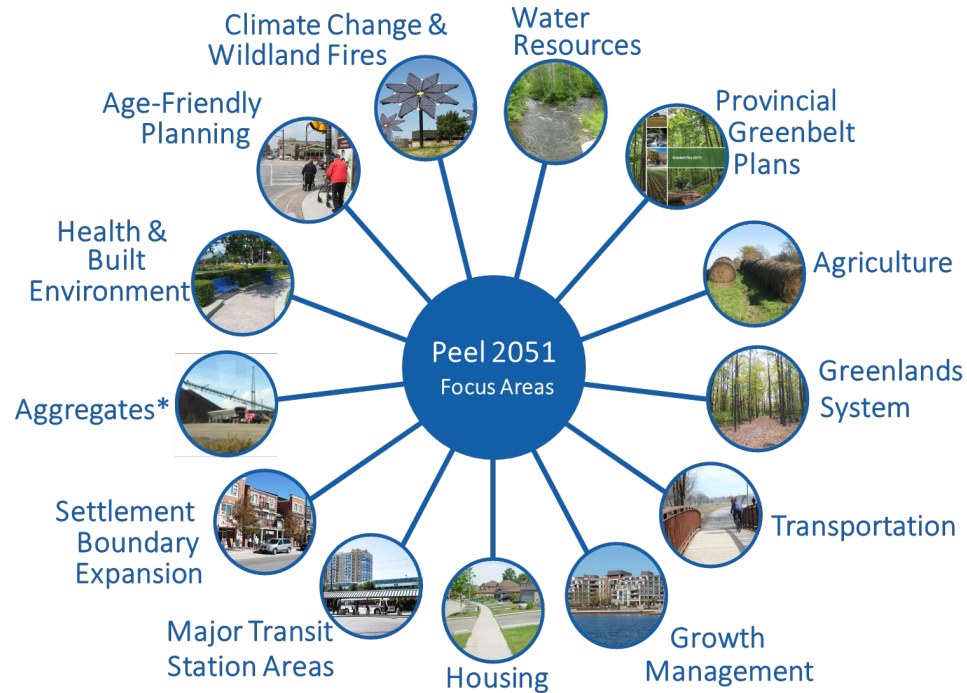
- Comprehensively update the Regional Official Plan to conform to Provincial plans, policies and legislation and address Regional needs
- Address allocation of growth to 2051, review Regional Structure, identify Strategic Growth Areas and Employment Areas, Settlement Area Boundary Expansion and identify Agricultural, Rural and Natural Heritage Systems



Process to Date



Peel 2051: Focus Areas Draft Policies



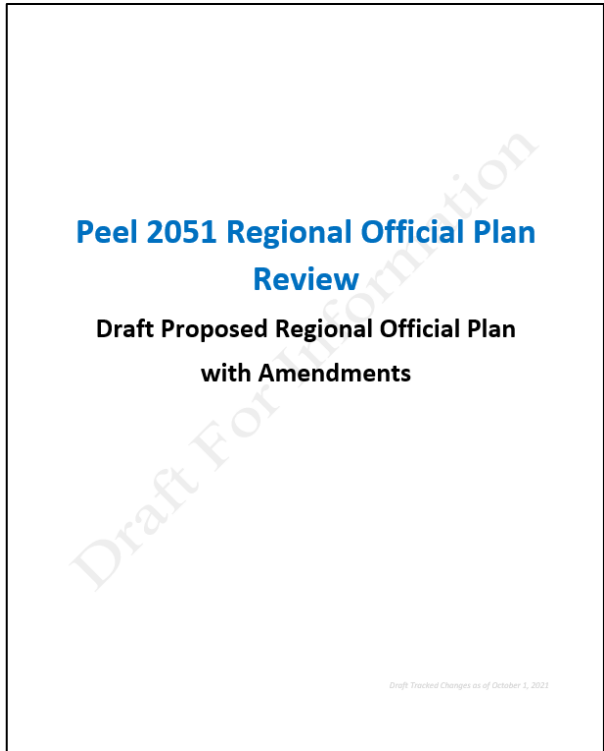
Comprehensively address provincial plans and legislation, Regional priorities and a 2051 planning horizon

* Aggregates focus area proceeding separately as a staged policy review and ROPA.

Technical Studies



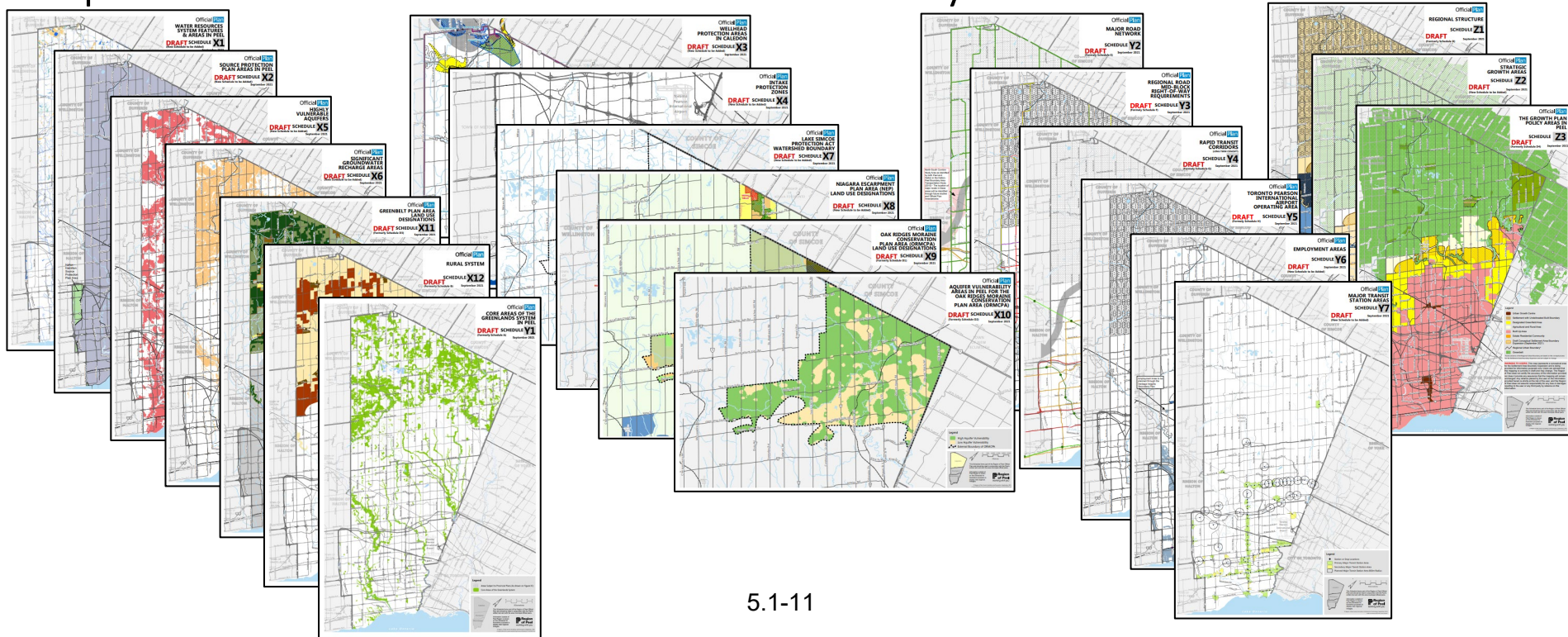
Peel 2051: Draft Policies



- Statutory consultation on the draft Regional Official Plan (October 2021 Consolidation)
- Comprehensive revisions, additions and deletions introduced by the **Peel 2051 Official Plan Review** found in:
 - Chapter 1 – **Introduction**
 - Chapter 2 – **The Natural Environment**
 - Chapter 3 – **Resources**
 - Chapter 4 – **Growth Management Forecasts**
 - Chapter 5 – **Regional Structure**
 - Chapter 6 – **Services**
 - Chapter 7 – **Implementation**
 - Glossary

Peel 2051: Draft Schedules & Figures

Schedules and Figures being carried forward, added, replaced, or deleted are a part of the **Peel 2051 Official Plan Review** statutory consultation



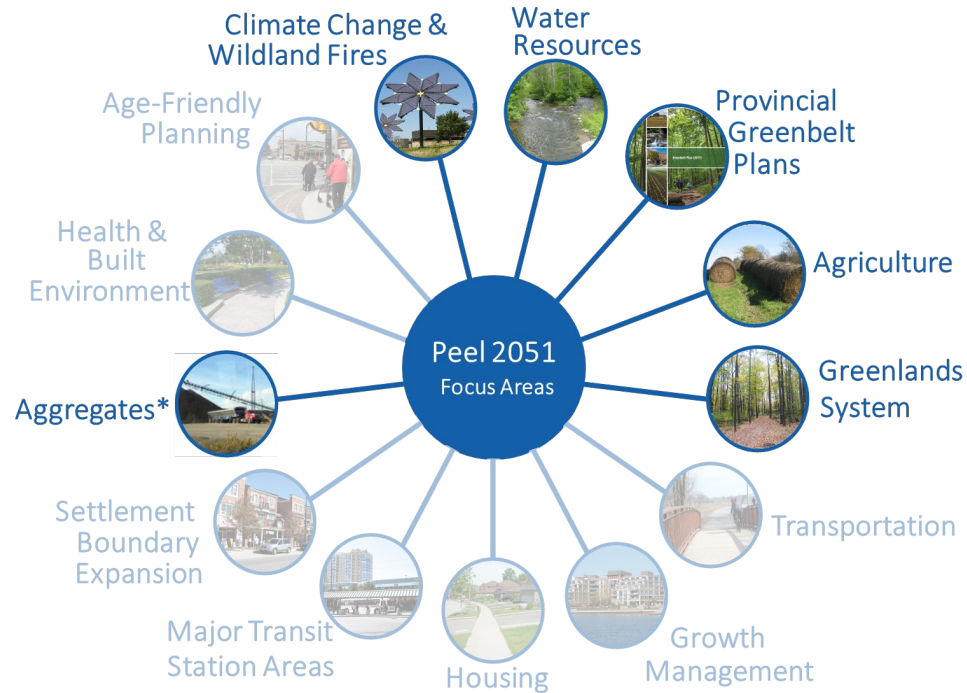
Key Policy Themes

- Action against climate change
- Protecting and enhancing the Region's natural heritage, and agricultural and rural landscapes
- Fiscally sustainable growth
- Healthy, complete development of communities
- Increase affordable housing
- Changing economy and encourage job growth
- Encourage active transportation



Environment and Resources

Related Focus Areas



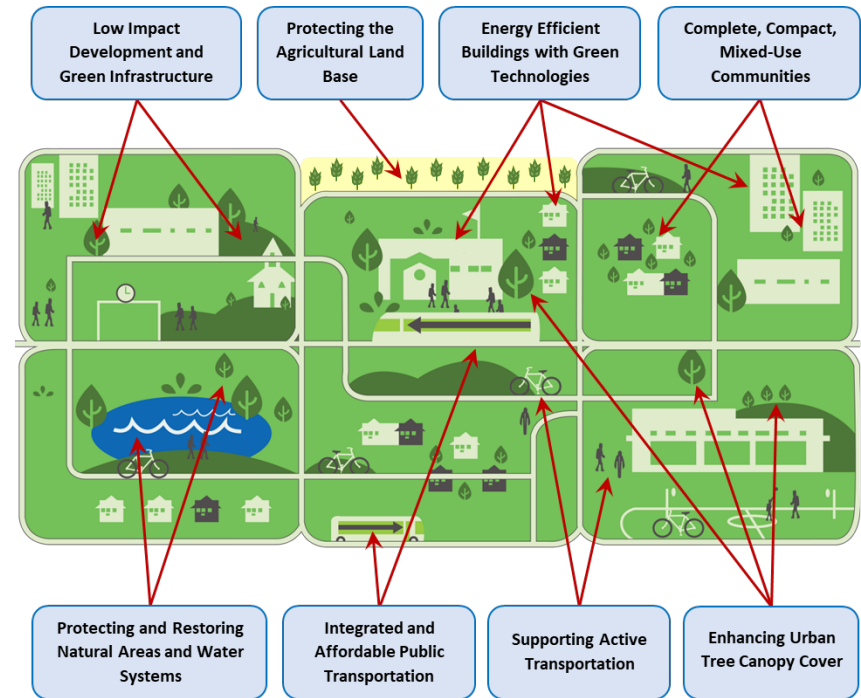
Emphasize systems approach and integrate new policies on climate change across all themes

* Aggregates focus area proceeding separately as a staged policy review and ROPA.

Climate Change



- New climate change section added with broad climate goals and policy direction for collaborative climate change planning to reduce greenhouse gas emissions, reduce vulnerability, and increase resilience and adaptation
- Climate change policies embedded throughout key theme areas of the Official Plan



Water Resources



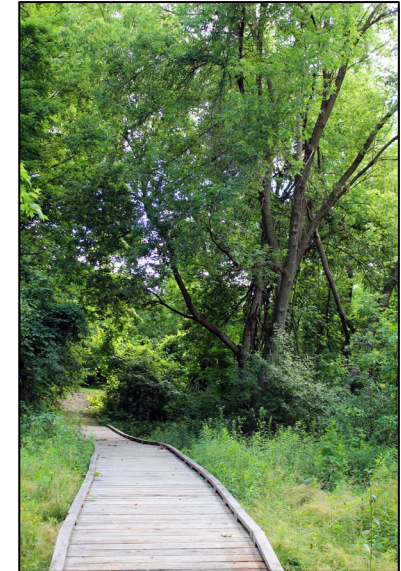
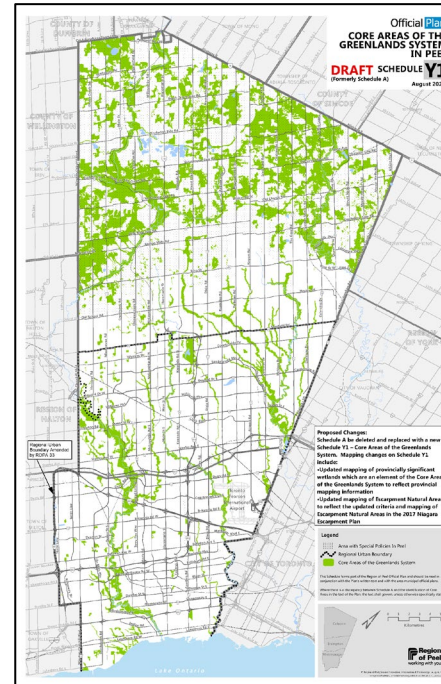
- Updated Water Resource System policies to identify, protect, improve or restore vulnerable and sensitive surface and ground water
- New policies protect sources of drinking water
- New requirements added for stormwater master plans, low impact development and green infrastructure stormwater practices



Greenlands Systems



- Transition from feature-based to system-based natural heritage system planning
- Ensure natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities
- Greenlands System mapping updates are included



Provincial Greenbelt Plans



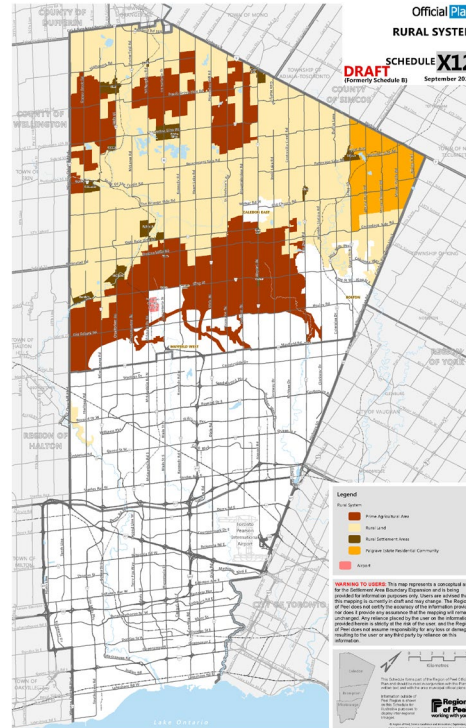
- Policy revisions incorporate recent updates to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan and apply them to the Regional and local context



Agriculture and Rural Systems

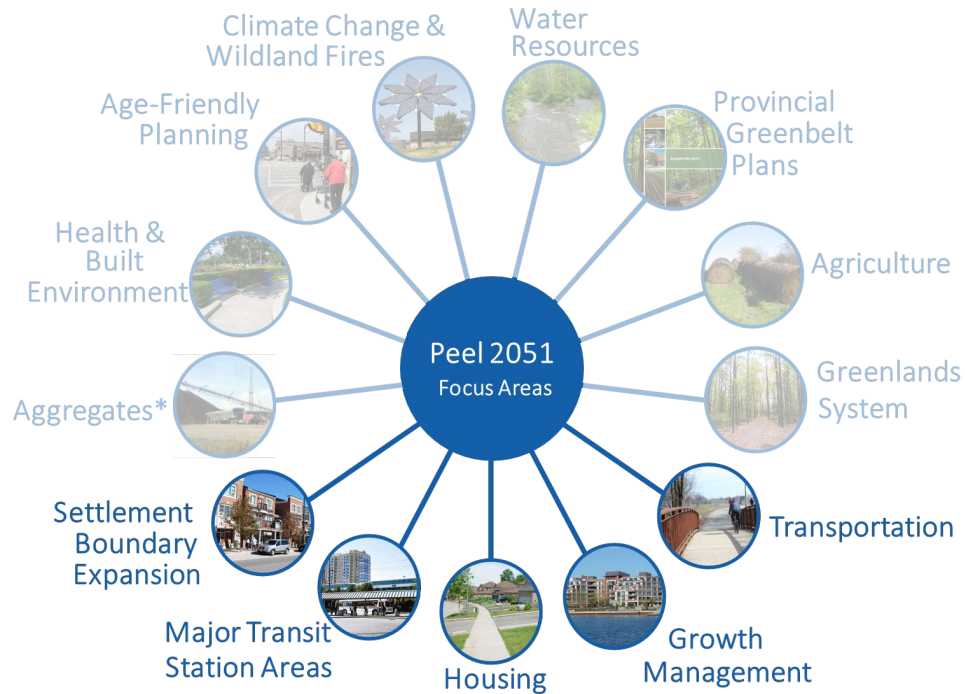


- Incorporate an agricultural system approach to protect Prime Agricultural Areas and support agriculture
- Identify a Rural System and designate Rural Settlement Areas, Rural Lands and Prime Agricultural Areas
- New definitions and permissions for agricultural, agriculture-related and on-farm diversified uses
- Provide policy direction respecting rural servicing, lot creation and cemeteries



Growth Management

Related Focus Areas



Emphasize managing growth in a fiscally sustainable manner, providing affordable housing, responding to a changing economy, encouraging job growth, active transportation and ensuring the healthy development of our communities

Growth Management



- Set the framework to guide how Peel will accommodate new population and employment growth to 2051 to achieve a fiscally sustainable complete community
- Direct new growth to areas with increased mobility
- Respond to the changing nature of employment
- Designate Regional employment areas

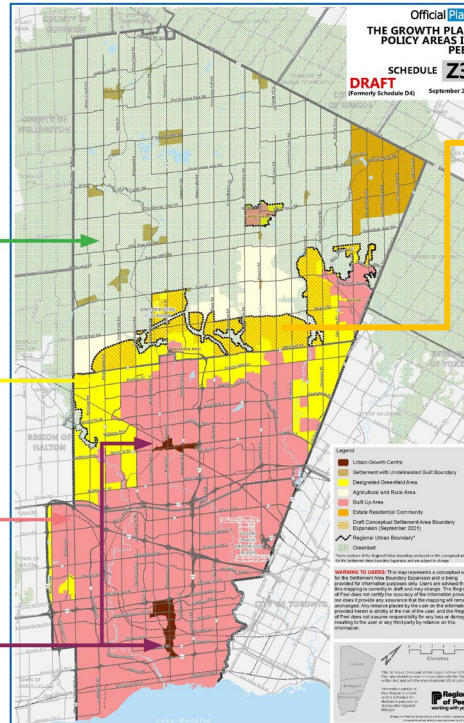
Municipal Growth Allocation				
	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

Land Needs Assessment Results



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

Sources: Growth Plan, 2019



Greenbelt
Protected from major development

Designated Greenfield Area
Lands to accommodate current and future growth at 70 ppj/ha*

Built-up Area
A minimum of 55% of Peel's growth is planned through intensification in the built-up area

Urban Growth Centres
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development

****Draft Conceptual Settlement Area Boundary Expansion (SABE) -Additional land need**
3,000ha of Community Area Land Need
1,400ha of Employment Area Land Need

Community Area Need
700,000 Additional People
271,000 Additional Units
75% of additional people to be accommodated within existing areas

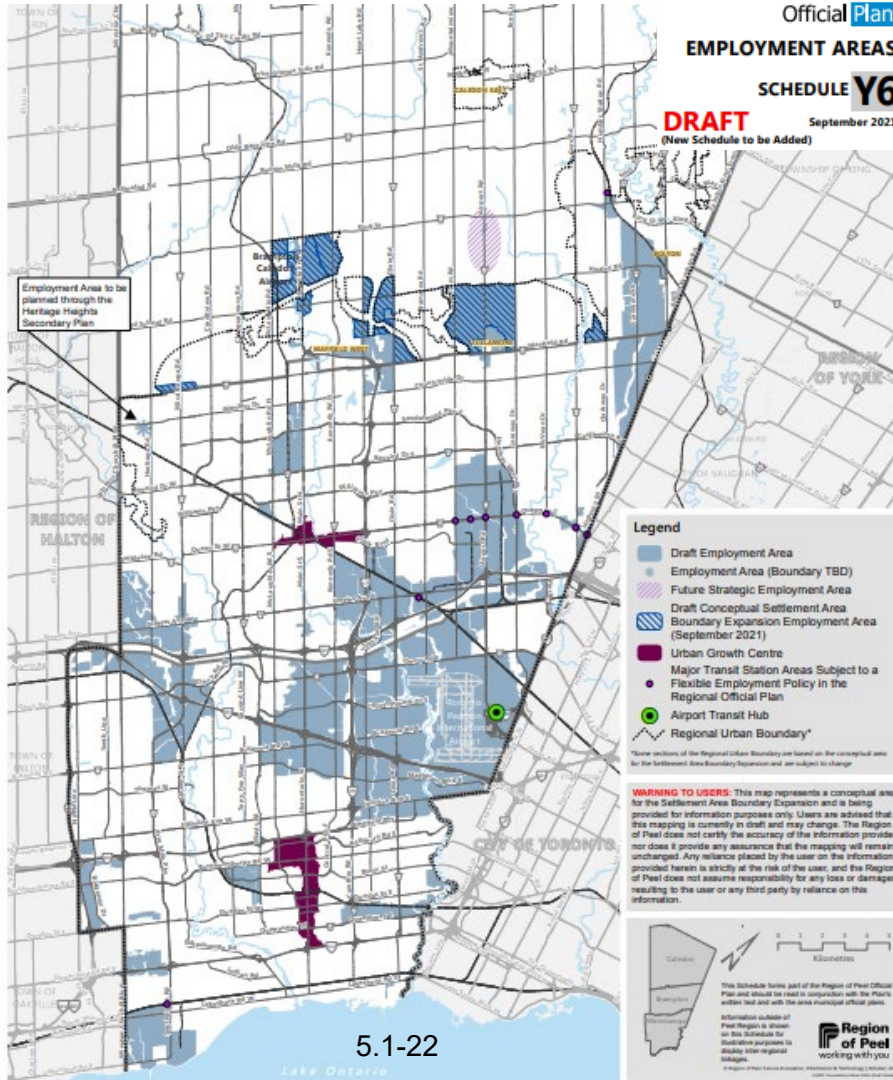
Employment Area Need
335,000 Additional Jobs
80% of additional jobs to be accommodated within existing areas

Existing areas are comprised of land within the delineated built-up-area and designated greenfield areas

*Minimums being used in the Region's technical planning analysis and background work

Employment Areas

- Designate Employment Areas
- 48 Employment Conversion Requests considered



Housing



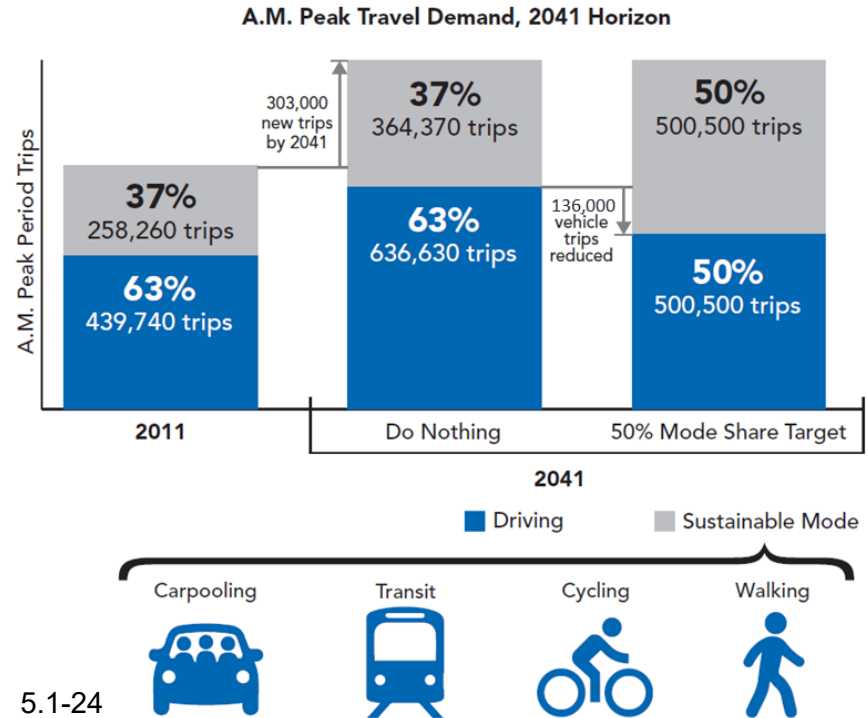
- Strengthen and support policies for a range and mix of housing options, density, and tenure and increase affordable housing
- Set strong needs-based targets
- Implement new tools and mechanisms to encourage and support new affordable housing
- Inclusionary Zoning policies in Regional and Local Official Plans to require a % of affordable housing units in Major Transit Station Area developments

Target Area	Target
Affordability	<p>That 30% of all new housing units are affordable housing.</p> <p>Encourage 50% of all affordable housing to be affordable to low income residents.</p>
Tenure	<p>That 25% of all new housing units are rental tenure.</p>
Density	<p>That 50% of all new housing units are in forms other than detached and semi-detached houses.</p>

Transportation



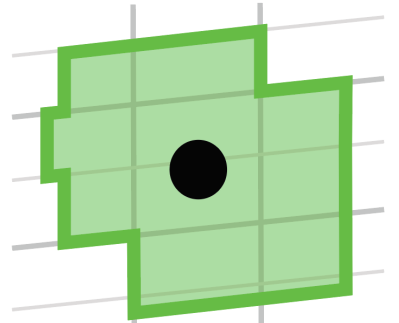
- Manage growth through a balanced approach that shifts 50 percent of travel to sustainable modes such as walking, cycling, public transit, and carpooling
- Maximize the use of existing transportation infrastructure to ensure financial feasibility while keeping people and goods moving safely and efficiently



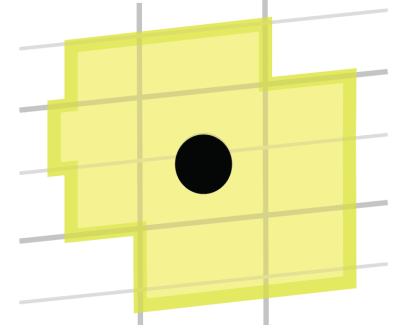
Major Transit Station Areas (MTSA's)



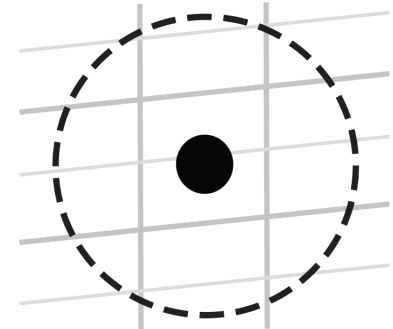
- Identify MTSA's in ROP
- Establish minimum density targets for delineated “Primary” and “Secondary” MTSA's
- Guide implementation planning by the local municipalities to support context appropriate development
- Protect MTSA's for future transit-oriented development



PRIMARY STATION
(Delineated Boundary, Growth Plan Min Density)



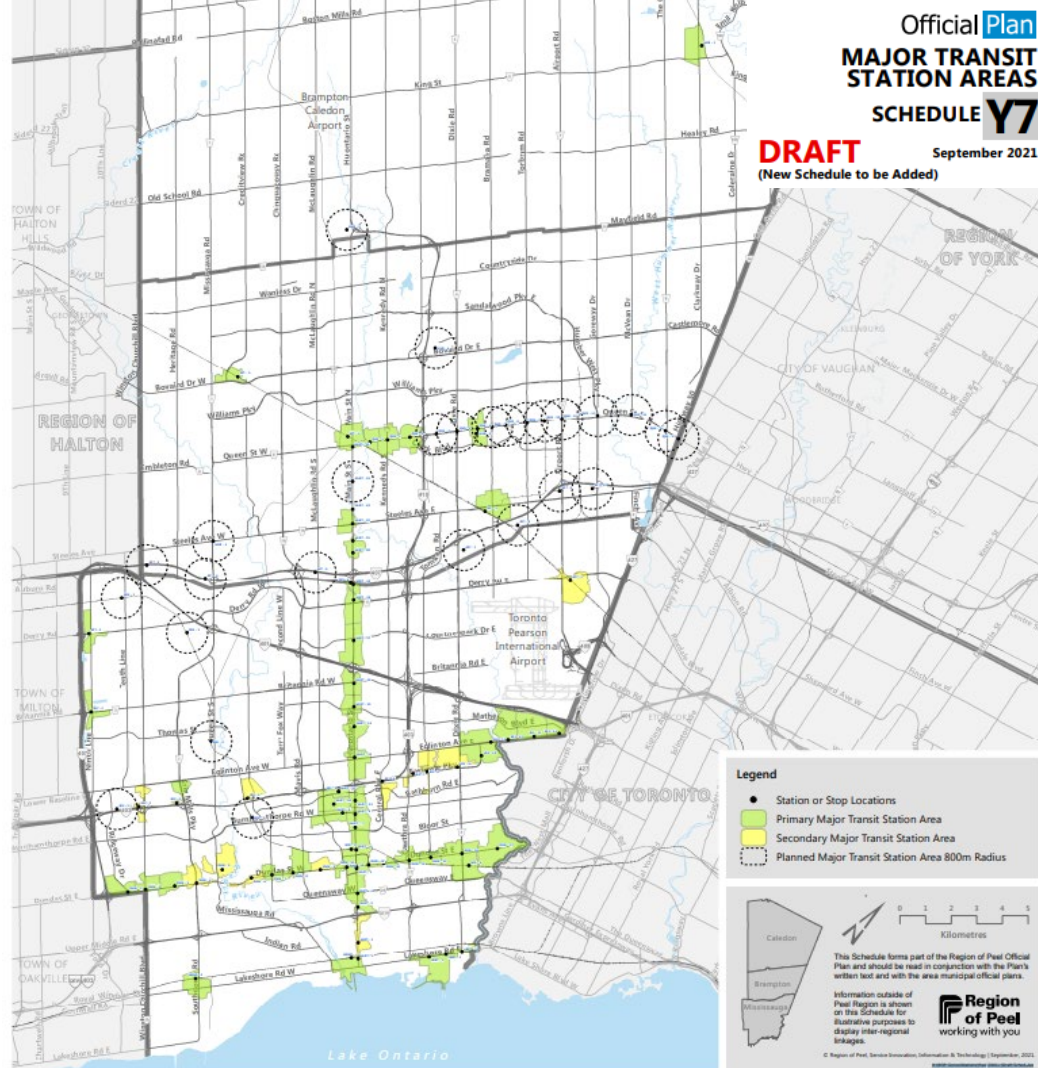
SECONDARY STATION
(Delineated Boundary, Alternative Density)



PLANNED STATION
(No MTSA boundary/Not yet delineated)

Major Transit Station Areas

5.1-26



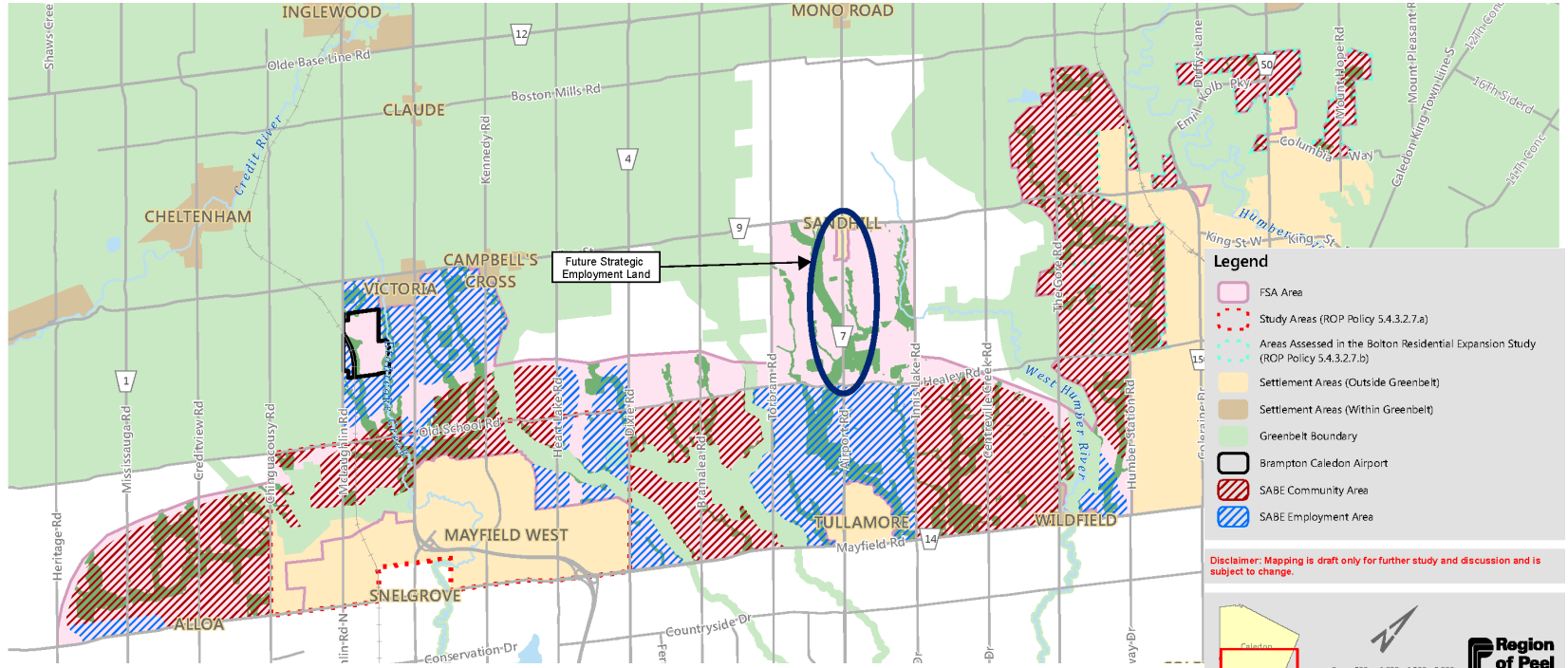
Settlement Area Boundary Expansion



- **New 2051 Community Area** (Designated Greenfield Area) policies based on findings of technical studies
- Staging and sequencing of development, efficient provision of infrastructure, and financial sustainability
- Ensure future community and employment areas reduce resource consumption, energy use, and carbon footprint of the built environment
- Mitigation of impact to agricultural areas
- Structure and approach for the provision of transit to support the future development to 2051



Draft Settlement Area Boundary Expansion (Sept. 2021)



Legend

- FSA Area
- Study Areas (ROP Policy 5.4.3.2.7.a)
- Areas Assessed in the Bolton Residential Expansion Study (ROP Policy 5.4.3.2.7.b)
- Settlement Areas (Outside Greenbelt)
- Settlement Areas (Within Greenbelt)
- Greenbelt Boundary
- Brampton Caledon Airport
- SABA Community Area
- SABA Employment Area

Disclaimer: Mapping is draft only for further study and discussion and is subject to change.

Region of Peel
working with you

0 500 1,000 1,500 2,000
Metres

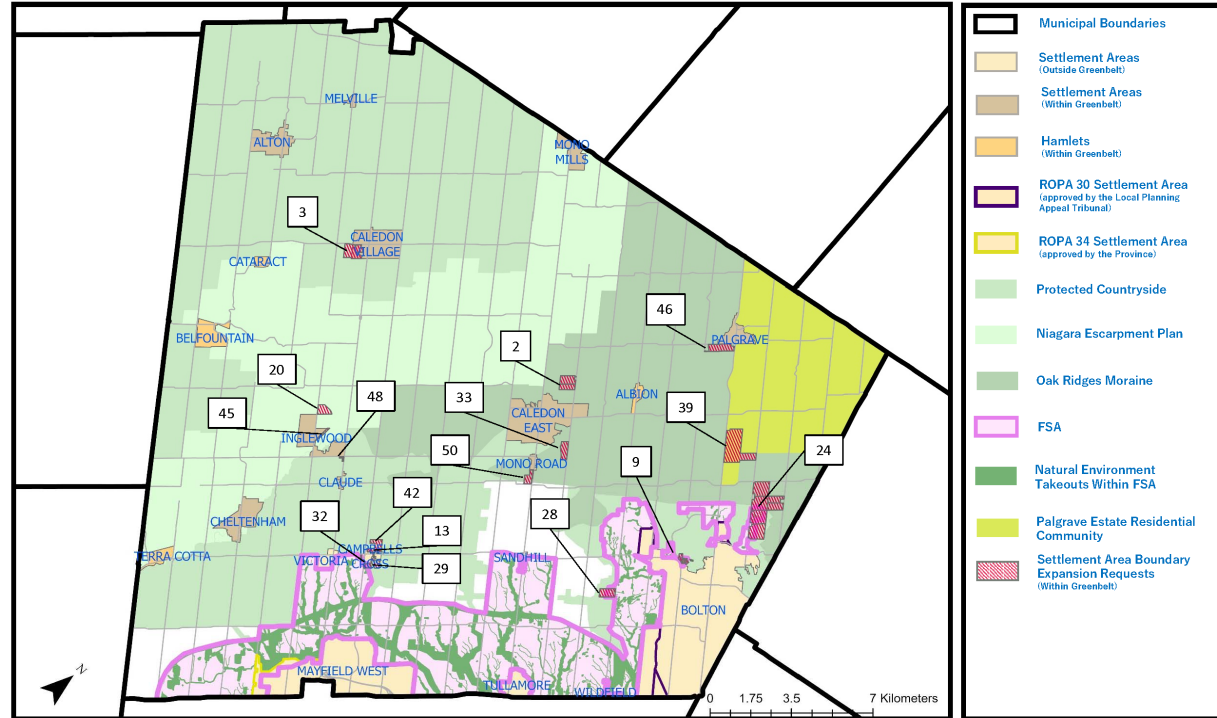
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Rural Settlement

Expansion Requests in the Greenbelt



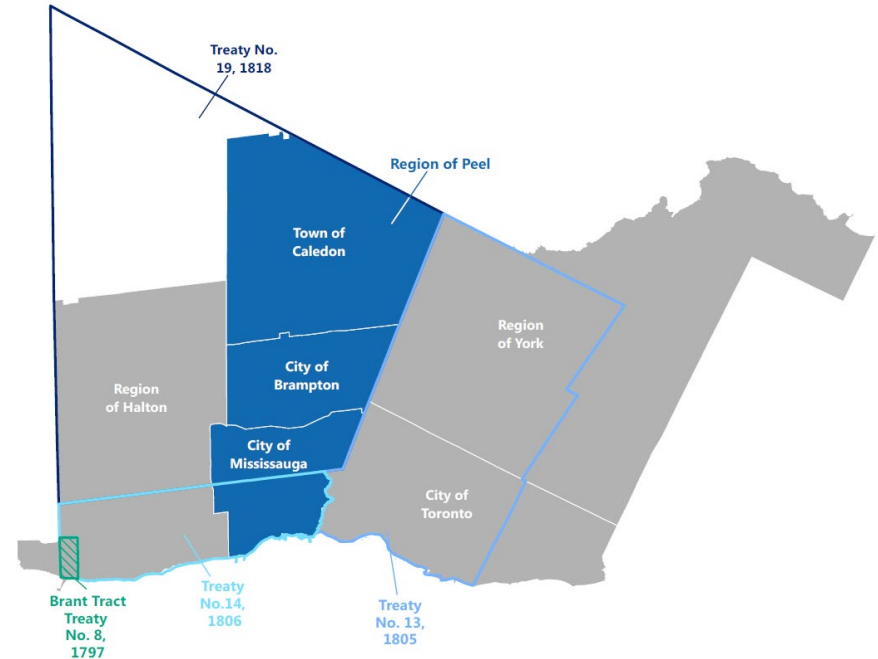
- Several property requests received for expansion into Settlement Areas/removal from the Greenbelt.
- Strict Provincial Policies do not allow for the majority of the requests to be included for expansion.
- Two requests warrant further study for potential future expansion:
 - Caledon Village (ID#3); 0 Charleston Side Road and 2785 Charleston Side Road
 - Inglewood (ID#48); 15344 Hurontario Street



Cultural Heritage and Indigenous Engagement



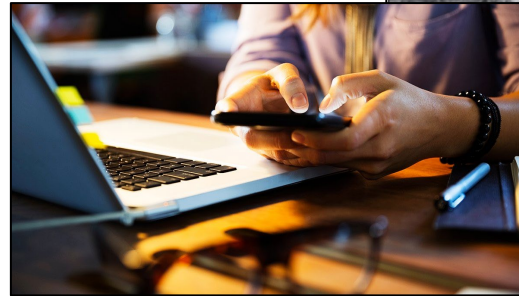
- Improve linkages in policies between cultural heritage and Indigenous engagement
- Help support a sense of place, community character, and Peel's environmental sustainability goals
- Improve recognition of Indigenous communities in the Regional Official Plan



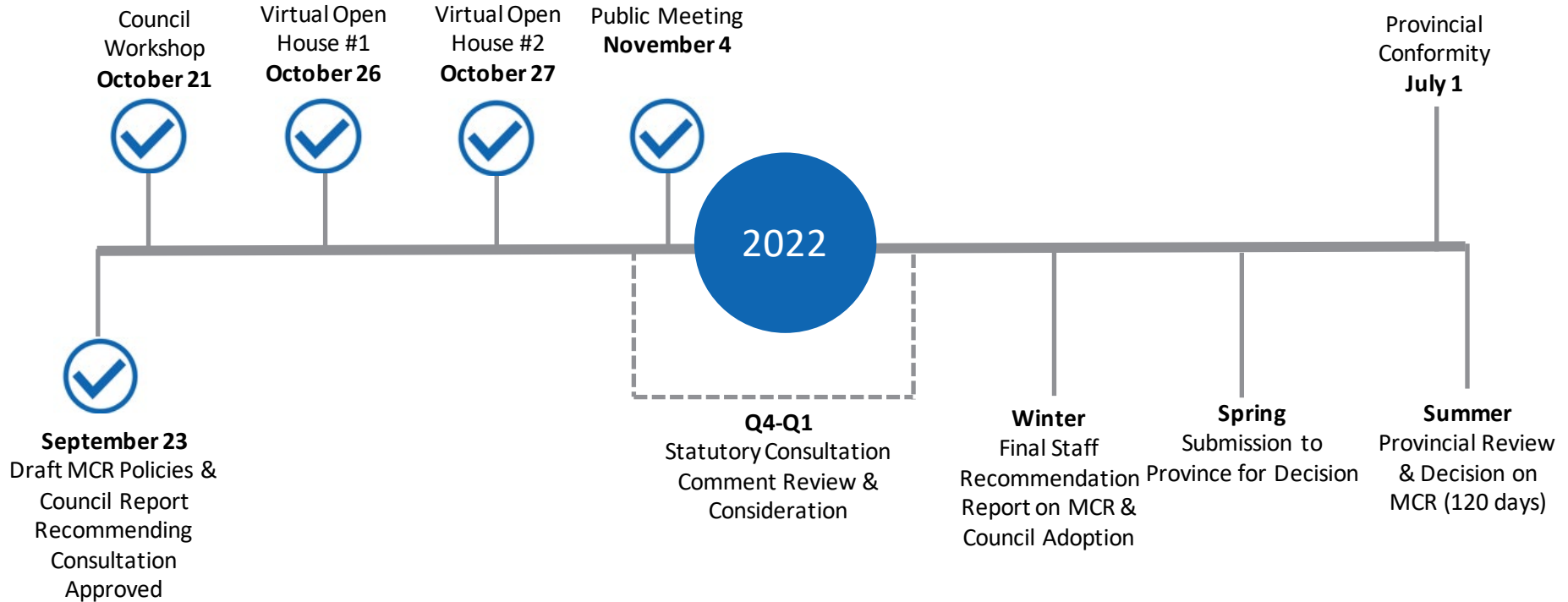
Other Policy Changes and Updates



- Policies that conform to the Region's long-term waste management strategy and changing Provincial waste management policy framework
- Opportunities for including broadband and pipeline infrastructure policies
- Policies that will advance Regional objectives surrounding diversity, equity and inclusion
- Rural Settlement Area Boundary Refinement



Next Steps



Additional Information

- Information available on www.peelregion.ca/officialplan/review
- Comments due no later than November 30, 2021
- Questions, request for notification and comments on Peel 2051 can be directed to
 - EMAIL: planpeel@peelregion.ca
 - PHONE: Virpal Kataure, Principal Planner 905-791-7800 ext. 4364
 - MAIL: Planning & Growth Management, 10 Peel Centre Drive, Suite A, 6th Floor Brampton ON L6T 4B9
- To be notified of the decision of council, you must make written request to
 - Kathryn Lockyer, Director & Regional Clerk
 - EMAIL: regional.clerk@peelregion.ca
 - PHONE: 905-791-7800 ext. 4502
 - FAX: 905-791-1693
 - MAIL: Regional Clerk, 10 Peel Centre Drive, Suite A 5th Floor, Brampton ON L6T 4B9