

# Peel2051

## Regional Official Plan Review and Municipal Comprehensive Review

### Overview & Process

### Planning & Growth Management Committee Workshop

October 21, 2021

Adrian Smith, Chief Planner & Director of Regional Planning &  
Growth Management

# Purpose of Peel 2051

- Comprehensively update the ROP to address planning matters affecting the Region Ensure conformity to Provincial plans, policies and legislation
- Address allocation of growth to 2051, review the Regional Structure, identify Strategic Growth Areas and Employment Areas, Settlement Area Boundary Expansion and identify Agricultural, Rural and Natural Heritage Systems



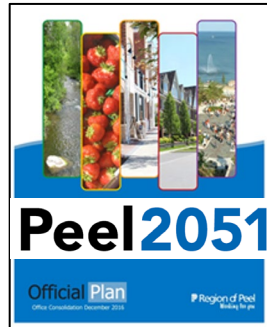
# Policy Framework

## Province



- Planning Act
- Provincial Policy Statement
- Growth Plan
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Plan
- Metrolinx Regional Transportation Plan
- Clean Water Act
- Environmental Assessment Act
- Waste-Free Ontario Act

## Region



- Official Plan Review and Amendments
- Regional Planning Studies
- Settlement Area Boundary Expansion
- Major Transit Station Area Planning
- Environmental Studies
- Resource Studies
- Employment Areas

## Local Municipalities

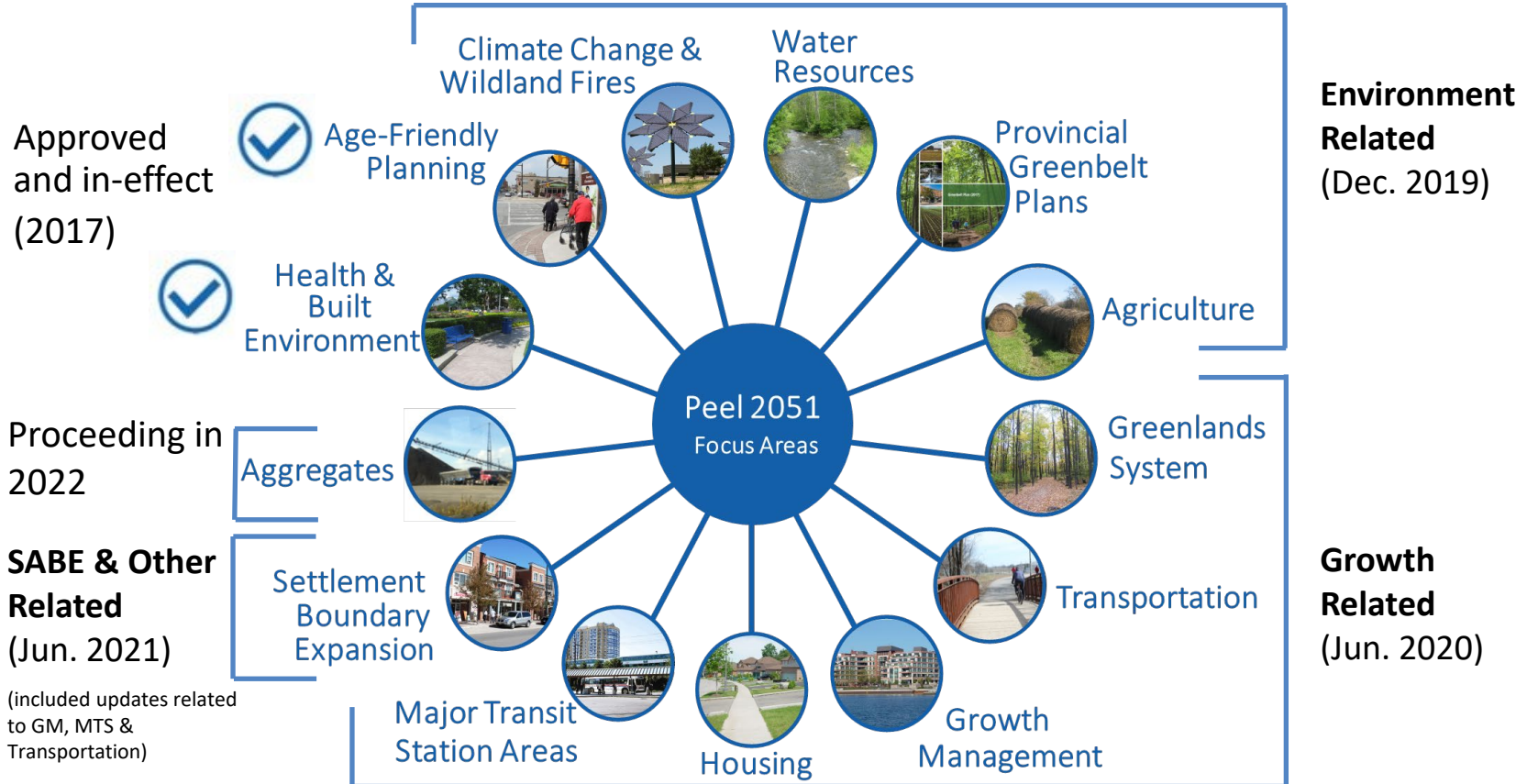


- Strategic Plans
- Area Municipal Official Plan Reviews
- Land Use Approvals
- Secondary Plans
- Community or Block Plans
- Zoning By-laws
- Plans of Subdivision
- Site Plans
- Other Planning Act Tools

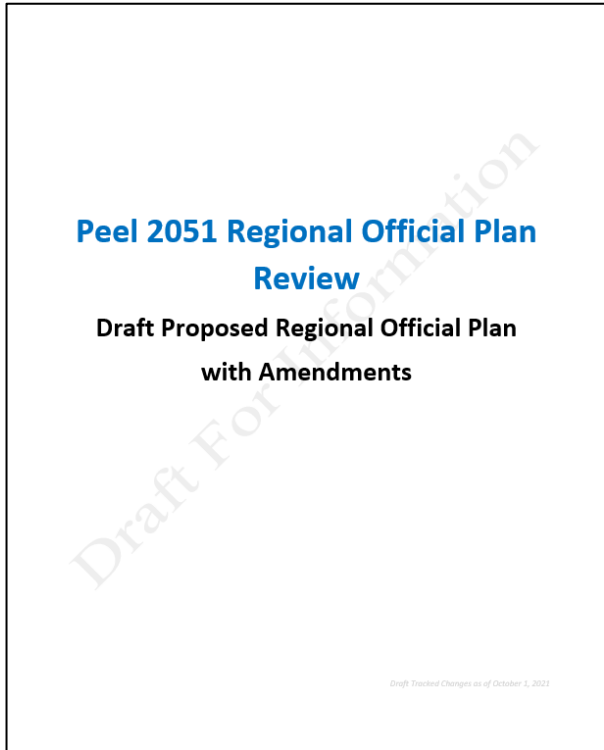
# Process



# Peel 2051: Focus Areas Draft Policies



# 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 Policies

## Peel 2051 Regional Official Plan Review Draft Proposed Regional Official Plan with Amendments

Draft Tracked Changes as of October 1, 2021

- Example of changes within the Regional Official Plan (October 2021 Consolidation)

An underlying premise of this Plan is that provincial policy will be implemented *jointly* through both the Regional Plan and [area-local](#) municipal plans. [Area Local municipal official plans](#) will contain more detailed policies. Where a policy in this Plan directs the local municipalities to include specific policies in their official plans, the direction and the provisions contained in the policy and in any provincial plans referred to are policies of Regional Council with respect to the Region's planning decisions.

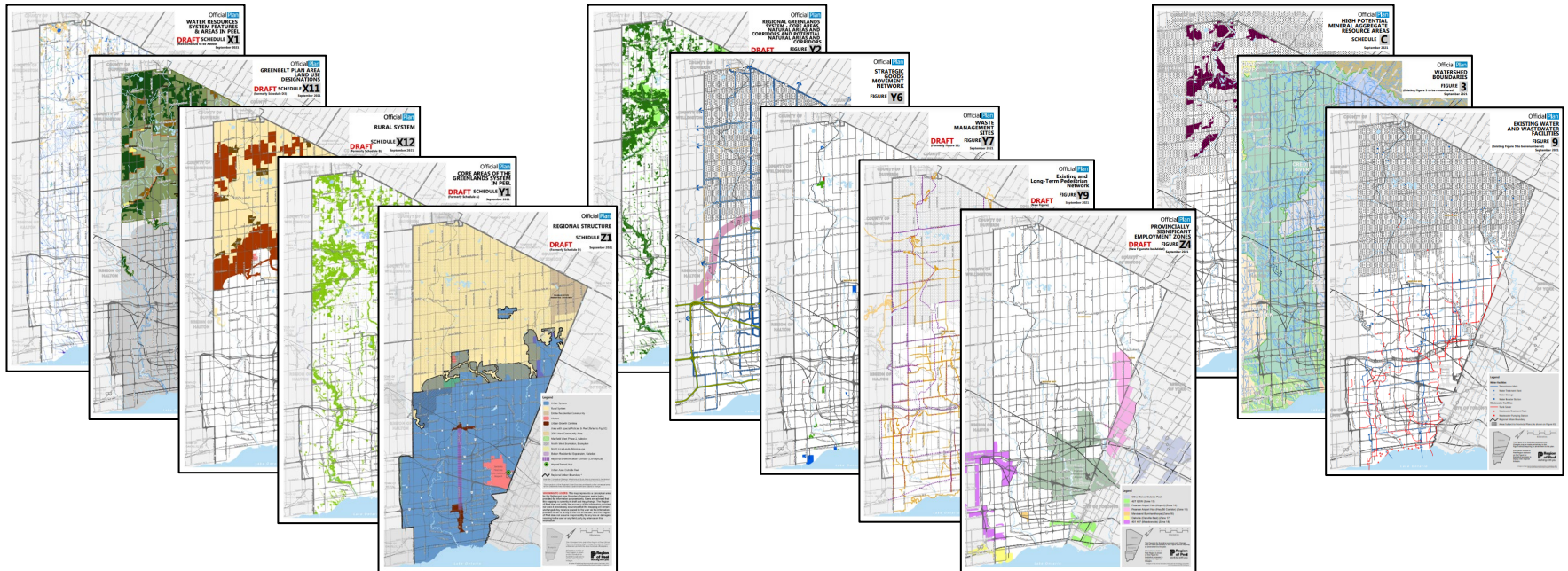
### 1.3.2.1.5 Five Principles of the Plan

This Plan is based on a set of five principles formulated by the Regional Official Plan Technical Advisory Committee as part of the "Regional Official Plan Outline" (revised August 13, 1993) and approved by the Regional Official Plan Steering Committee and Council. The following are the principles identified for the preparation of this Plan:

- a) The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for [Peel](#) and incorporating the strategic objectives of the [area-local municipalities](#);
- b) The Plan should aim to disentangle [area-local](#) municipal, regional and provincial activities in planning, eliminate duplication and not complicate [area-local](#) municipal planning efforts. To accomplish this, the Plan must remain focused on the responsibilities mandated in the Regional Municipality of Peel [Act](#);

# Peel 2051: Draft Mapping

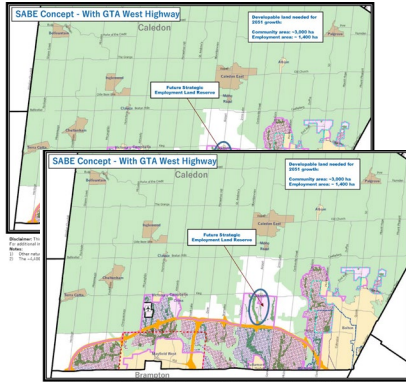
Schedules and Figures being carried forward, added, replaced, or delated are a part of the **Peel 2051 Official Plan Review** statutory consultation



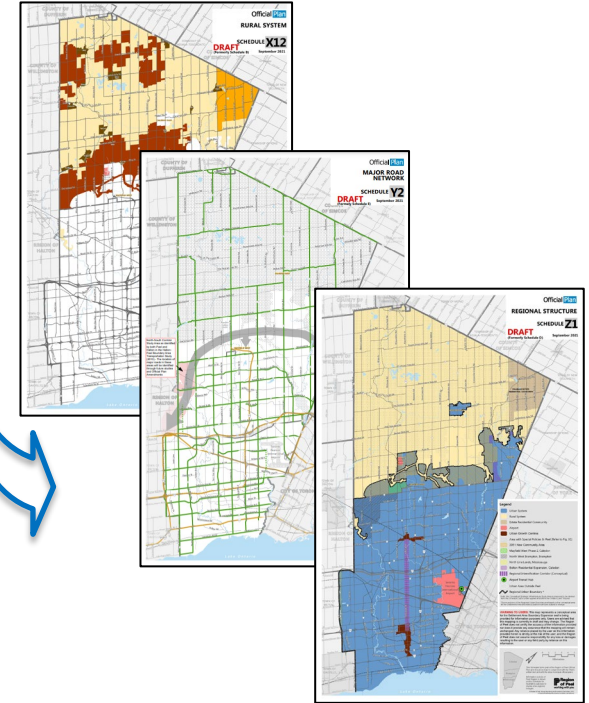
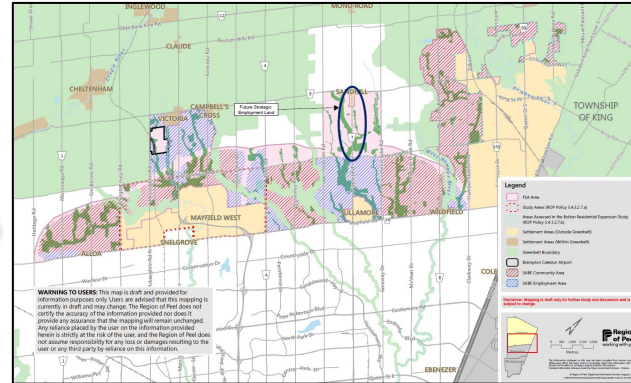
Staff recommended SABE



# Peel 2051: Background Studies to Draft Policies and Mapping



#	Description	Inten. (%)	Density (PPJ)	Community Area (ha)	Employment Area (ha)
0	LNA Base (Dec 2020)	55	65	3,000	1,200
1	New LNA Base	55	65	3,000	1,400
2	High DGA Density	55	75	2,500	1,400
3	Low DGA Density	55	55	3,200	1,400
4	Minimum Intensification	50	65	4,200	1,600
5	No GTA West	55	65	3,000	1,400



Background Studies informing **Peel 2051** (e.g. SABLE & LNA)

Draft Staff Recommended SABLE

Updated Schedules and Figures in the Regional Official Plan

# 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



# Next Steps

