



# Corporate Report

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**DATE:** December 12, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 8, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Delegation of Planning Responsibilities by the Region of Peel - Pursuant to the Growth Plan for the Greater Golden Horseshoe**

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**RECOMMENDATION:** That the Region of Peel be requested to enact a By-law to delegate to the City of Mississauga the planning responsibilities assigned by the Growth Plan for the Greater Golden Horseshoe, pursuant to Section 5.4.2.4 of the Growth Plan: growth forecasts; intensification targets and density targets for urban growth centre; density targets for designated greenfield areas and policy directions that cross municipal boundaries; and further, that the report titled "Delegation of Planning Responsibilities by the Region of Peel -Pursuant to the Growth Plan for the Greater Golden Horseshoe" dated December 12, 2006 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

**BACKGROUND:** On June 16, 2006, the Province released the final "Places To Grow - Better Choices. Brighter Future - Growth Plan for the Greater Golden Horseshoe", hereafter referred to as "the Growth Plan".

Mississauga previously commented on various drafts of the Plan and related legislation since 2004. On January 18, 2006, City Council adopted the recommendations of the report titled "Places To Grow - Better Choices. Brighter Future - Proposed Growth Plan for the Greater Golden Horseshoe" dated December 13, 2005 from the Commissioner of Planning and Building, and the following:

*“That a resolution be prepared for Council, requesting that the planning responsibilities be delegated to large municipalities with population of over 100,000 and further, that the Commissioner of Planning and Building, together with a member of council, meet with Provincial representatives to discuss Mississauga's concerns.”*

This resulted in Resolution 0007-2006 being adopted, which, among other matters, stated:

*“That the Minister of Public Infrastructure Renewal be requested to amend the Proposed Growth Plan for the Greater Golden Horseshoe to include large, lower-tier municipalities, such as Mississauga, in the preparation of sub-area assessments, and to provide upper-tier municipalities the authority to delegate the planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities; and that the Region of Peel be requested to support this resolution and to advise the Minister of Public Infrastructure Renewal with respect to delegating the planning responsibilities assigned to it by the Proposed Growth Plan to the local area municipalities...”*

The complete resolution is contained in Appendix 1.

Subsequently, Regional Council, on March 9, 2006, adopted the recommendation of the attached report (Appendix 2) dated February 17, 2006 titled “Planning Policy and Research, Places to Grow – Area Municipal and Region of Peel Collaboration” from the Regional Commissioner of Planning which states in part:

*“THEREFORE BE IT RESOLVED, that the Minister of Public Infrastructure Renewal be requested to amend the Proposed Growth Plan for the Greater Golden Horseshoe to include all affected municipalities in the Greater Toronto Area and Hamilton in the preparation of sub-area assessments, and to provide upper-tier municipalities the authority to delegate the planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities in accordance with the cooperative principles of their respective Regional Official Plans.”*

**PRESENT STATUS:** The Growth Plan was approved by the Lieutenant Governor in Council and took effect on June 16, 2006. The Province recognized the requests of the Councils of the City of Mississauga and Region of Peel by amending the Proposed Growth Plan to incorporate a new Section, 5.4.2.4, which states that, if at the time the Growth Plan comes into effect, a lower-tier municipality's population is greater than 50% of the population of the upper-tier municipality, the upper-tier municipality may assign some or all of its responsibilities, pursuant to the policies of the Plan, to the applicable lower-tier municipality, provided that the applicable allocations and targets are met at the regional or county level.

**COMMENTS:**

**1. Response of the Growth Plan**

Based on the 2006 population, Mississauga has approximately 58% of the total population of Peel Region. Consequently, Peel Region may delegate some or all of the responsibilities explicitly assigned to it by the Growth Plan in accordance with Section 5.4.2.4. These responsibilities are:

- growth forecasts;
- intensification targets and density targets for urban growth centres;
- density targets for designated greenfield areas; and
- policy direction on matters that cross municipal boundaries.

The report titled "Region and Area Municipal Planning Responsibilities" dated September 25, 2006 from the Commissioner of Planning and Building identified that resolution of the shared responsibilities was tied, in part, to the implementation of the Growth Plan. The Region and Area Municipalities are currently undertaking studies to implement the requirements of the Growth Plan.

Discussion is required to formulate protocols and interrelated planning work programs among the Region and the Area Municipalities to ensure that duplication is minimized and that, wherever feasible, the area municipalities lead the process of the Growth Plan implementation within their geographic areas. Consequently, the issue of delegating planning responsibilities by the Region to Mississauga needs to be addressed at this time to allow for the development of the work programs.

In view of the foregoing, the resolutions of Councils of the Region of Peel and City of Mississauga, and the response of the Growth Plan to them, it is recommended that Mississauga request the Region of Peel to delegate to Mississauga the responsibilities in accordance with Section 5.4.2.4 of the Growth Plan.

**FINANCIAL IMPACT:** The additional planning responsibilities, if delegated, will be carried out by existing staff with no anticipated financial impact.

**CONCLUSION:** The Growth Plan was revised to respond to the requests of the Councils of the City of Mississauga and Region of Peel to provide upper-tier municipalities the authority to delegate selected planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities. The City of Mississauga meets the criterion of the Growth Plan for this delegation to take place. The delegation of planning responsibilities will further reduce duplication and allow for the development of the interrelated planning work programs among the Region and Area Municipalities to implement the Plan. The planning responsibilities which are proposed for delegation constitute all of the responsibilities which may be delegated in accordance with the Growth Plan, and is the best that can be achieved at this time.

**ATTACHMENTS:** APPENDIX 1: Resolution 0007-2006 (City of Mississauga).  
APPENDIX 2: Planning Policy and Research Places to Grow – Area Municipal and Region of Peel Collaboration dated February 17, 2006 from the Regional Commissioner of Planning.

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ron Miller, Acting Manager, Long Range Planning*

**Resolution 0007-2006**

0007-2006 Moved by: P. Saito

Seconded by: K. Mahoney

WHEREAS the Proposed Growth Plan for the Greater Golden Horseshoe assigns many local land use planning functions such as growth forecasts, designated growth areas, the size and scale of urban growth centres, and the amount and location of intensification to the Minister of Public Infrastructure Renewal and/or upper-tier municipalities;

AND WHEREAS these matters are best performed by large local municipalities, such as Mississauga, which have an experienced planning staff, with the necessary detailed knowledge of their own municipality to effectively carry out these functions;

AND WHEREAS the Proposed Growth Plan assigns sub-area assessments of the economy, transportation, servicing, the natural environment and other matters to the Minister of Public Infrastructure, in consultation with upper and single-tier municipalities;

AND WHEREAS Mississauga strongly objects to the loss of local planning functions and autonomy which will result if the Proposed Growth Plan is approved in its present form;

AND WHEREAS Mississauga is the third largest municipality in Ontario with a population of 700,000 persons and 425,000 jobs, but will not be consulted in the preparation of the sub-area assessments;

AND WHEREAS municipalities smaller than Mississauga such as Hamilton, the Region of Halton and the Region of Durham will have direct input to these vital matters which will affect Mississauga;

AND WHEREAS significantly smaller municipalities such as Windsor, Barrie, Orillia and Kawartha Lakes will have more power in municipal planning than will Mississauga;

AND WHEREAS this will effectively disenfranchise the residents of Mississauga;

AND WHEREAS the Provincial Policy Statement assigns an increased role on local planning matters to upper-tier municipalities;

AND WHEREAS the Region of Peel and local municipalities are currently reviewing the allocation of planning responsibilities in the Region of Peel;

AND WHEREAS a collaborative working relationship is well established between staff of the Region of Peel and local municipalities;

AND WHEREAS growth forecasting within Peel has historically been conducted by the Area Municipalities; and

AND WHEREAS Regional staff have indicated that the Proposed Growth Plan will create new responsibilities for regional planning, that in its implementation, Regional staff will need to respect the five principles contained in the Regional Official Plan, and be undertaken in collaboration with the area municipalities;

NOW THEREFORE LET IT BE RESOLVED:

That the Minister of Public Infrastructure Renewal be requested to amend the Proposed Growth Plan for the Greater Golden Horseshoe to include large, lower-tier municipalities, such as Mississauga, in the preparation of sub-area assessments, and to provide upper-tier municipalities the authority to delegate the planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities; and

That the Region of Peel be requested to support this resolution and to advise the Minister of Public Infrastructure Renewal with respect to delegating the planning responsibilities assigned to it by the Proposed Growth Plan to the local area municipalities; and

That the Mayor and the Commissioner of Planning and Building meet with appropriate representatives of the Provincial government to discuss these concerns; and

Further that this Resolution be circulated to the Association of Municipalities of Ontario, the Region of Peel, City of Brampton, Town of Caledon, and all Members of Provincial Parliament.

Carried  
LA.07.PRO

PL-B1-1

**REPORT**  
General Committee

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DATE: February 17, 2006

SUBJECT: **PLANNING POLICY AND RESEARCH  
PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL  
COLLABORATION**

FROM: Nick Tunnacliffe, Commissioner of Planning

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**RECOMMENDATION**

**WHEREAS** the Proposed Growth Plan for the Greater Golden Horseshoe assigns many local land use planning functions such as growth forecasts, designated growth areas, the size and scale of urban growth centres, and the amount and location of intensification to the Minister of Public Infrastructure Renewal and/or upper-tier municipalities;

**AND WHEREAS** these functions are best performed by local municipalities which have an experienced planning staff, with the necessary detailed knowledge of their own municipality to effectively carry out these functions, in cooperation with their respective upper-tier municipality;

**AND WHEREAS** the Proposed Growth Plan assigns sub-area assessments of the economy, transportation, servicing, the natural environment and other matters to the Minister of Public Infrastructure Renewal, in consultation with upper- and single-tier municipalities;

**AND WHEREAS** the Region of Peel strongly objects to the loss of local planning functions and autonomy which will result if the Proposed Growth Plan is approved in its present form;

**AND WHEREAS** this will effectively disenfranchise the residents of the City of Brampton, City of Mississauga and Town of Caledon;

**AND WHEREAS** the Provincial Policy Statement assigns an increased role with regard to local planning matters to upper-tier municipalities;

**AND WHEREAS** a collaborative working relationship is well established between staff of the Region of Peel and staff of the Area Municipalities;

**AND WHEREAS** Regional staff has indicated that the Proposed Growth Plan will create new responsibilities for regional planning, that in their implementation, Regional staff will need to respect the cooperative principles contained in the Regional Official Plan, and be undertaken in collaboration with the Area Municipalities;

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**PLANNING POLICY AND RESEARCH****PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL COLLABORATION**

**THEREFORE BE IT RESOLVED**, that the Minister of Public Infrastructure Renewal be requested to amend the Proposed Growth Plan for the Greater Golden Horseshoe to include all affected municipalities in the Greater Toronto Area and Hamilton in the preparation of sub-area assessments, and to provide upper-tier municipalities the authority to delegate the planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities in accordance with the cooperative principles of their respective Regional Official Plans;

And further, that the subject report be forwarded to the Provincial Minister of Public Infrastructure Renewal (PIR); the Minister of Municipal Affairs and Housing (MMAH); the Minister of Transportation (MTO); and the Federal Minister of State for Infrastructure and Communities;

And further, that the subject report be circulated to the Cities of Brampton, Mississauga, Toronto and Hamilton; the Town of Caledon, the Greater Toronto Area regional municipalities and to the Association of Municipalities of Ontario (AMO) for information.

**REPORT HIGHLIGHTS**

- On January 26, 2006 Regional Council referred the report titled "Regional Response to the Proposed Growth Plan" to a future General Committee meeting to allow the three area municipalities to develop consistent wording as comments on the Growth Plan, to the Province.
- The Technical Advisory Committee (TAC) met on February 16, 2006, with staff from each of the three area municipalities and Region in attendance, and developed a revised resolution relating to the involvement of the area municipalities in sub-area assessments and requesting authority for upper-tiers to delegate planning responsibilities assigned by the Growth Plan to lower-tiers.
- Staff are recommending that the recommendations in this report and the January 4, 2006 staff report commenting on the Growth Plan be endorsed by Council as the comments of the Region of Peel on the Growth Plan.

**DISCUSSION****1. Background**

On January 26, 2006, Regional Council considered a report from the Commissioner of Planning titled "Regional Response to Proposed Growth Plan", and passed resolution 2006-76:

"That the report of the Commissioner of Planning, dated January 4, 2006, titled "Regional Response to Proposed Growth Plan", be referred to a future General Committee meeting, to allow time for the three area municipalities to develop consistent wording for the resolutions which will constitute the municipal comments on the Growth Plan, to the Province."

On February 16, 2006 a meeting of the Technical Advisory Committee (TAC) was held and attended by staff from Brampton, Caledon and Mississauga, and the Region. At the meeting, TAC confirmed that they continue to support the Regional staff report "Regional Response to Proposed Growth Plan" and that the task of the Committee is to develop a resolution that the area municipalities and the Region can agree upon, using the City of



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**PLANNING POLICY AND RESEARCH  
PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL COLLABORATION**

of Mississauga resolution as a starting point. City of Mississauga resolution 0007-2006 is attached as Appendix I to this report.

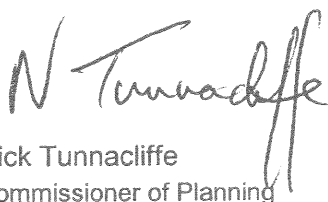
The resolution as prepared by TAC is set out as the recommendation in this report. This resolution is based on the City of Mississauga resolution and incorporates revisions which, in the opinion of TAC members, are required to make it applicable to the Region of Peel. The resolution refers to delegation of upper-tier planning responsibilities to lower-tier municipalities in accordance with the co-operative principles of their respective Regional Official Plans. In Peel, the co-operative principles are the five principles of the Plan contained in Section 1.3.2 of the Regional Official Plan. Attached as Appendix II are the five principles in the Regional Official Plan.

Staff are recommending that Regional Council adopt the resolution as revised by TAC and that this form part of the Region of Peel comments on the Places to Grow Plan which will be forwarded to the Minister of Public Infrastructure Renewal.

The Ministry of Public Infrastructure Renewal is now analyzing comments received on the Proposed Growth Plan and indicate that staff will be recommending a final Growth Plan to provincial Cabinet for adoption in the spring of 2006.

**CONCLUSION**

Staff of the area municipalities and the Region collaborated to prepare a council resolution on the Places to Grow Proposed Growth Plan based on City of Mississauga Resolution 0007-2006. Staff are recommending that the resolution together with the staff report titled "Regional Response to Proposed Growth Plan", dated January 4, 2006, be endorsed as the Region of Peel's comments on the Proposed Growth Plan.



Nick Tunnacliffe

Commissioner of Planning

**Approved for Submission:**

D. Szwarc, Acting Chief Administrative Officer

Authored By: B. Hill

c. Legislative Services

## APPENDIX I

February 17, 2006

PL-BI-4

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**PLANNING POLICY AND RESEARCH  
PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL COLLABORATION**City of Mississauga  
Resolution 0007-2006

The Corporation of the City of Mississauga at its meeting held on January 18, 2006

Moved by: P. Saito  
Seconded by K. Mahoney

WHEREAS the Proposed Growth Plan for the Greater Golden Horseshoe assigns many local land use planning functions such as growth forecasts, designated growth areas, the size and scale of urban growth centres, and the amount and location of intensification to the Minister of Public Infrastructure Renewal and/or upper-tier municipalities;

AND WHEREAS these matters are best performed by large local municipalities, such as Mississauga, which have an experienced planning staff, with the necessary detailed knowledge of their own municipality to effectively carry out these functions;

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AND WHEREAS Mississauga strongly objects to the loss of local planning functions and autonomy which will result if the Proposed Growth Plan is approved in its present form;

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AND WHEREAS the Region of Peel and local municipalities are currently reviewing the allocation of planning responsibilities in the Region of Peel;

AND WHEREAS a collaborative working relationship is well established between staff of the Region of Peel and local municipalities;

AND WHEREAS growth forecasting within Peel has historically been conducted by the Area Municipalities; and

APPENDIX I  
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**PLANNING POLICY AND RESEARCH  
PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL COLLABORATION**

AND WHEREAS Regional staff have indicated that the Proposed Growth Plan will create new responsibilities for regional planning, that in its implementation, Regional staff will need to respect the five principles contained in the Regional Official Plan, and be undertaken in collaboration with the area municipalities;

**NOW THEREFORE LET IT BE RESOLVED:**

That the Minister of Public Infrastructure Renewal be requested to amend the Proposed Growth Plan for the Greater Golden Horseshow to include large, lower-tier municipalities, such as Mississauga, in the preparation of sub-area assessments, and to provide upper-tier municipalities the authority to delegate the planning responsibilities assigned to them by the Proposed Growth Plan to lower-tier municipalities; and

That the Region of Peel be requested to support this resolution and to advise the Minister of Public Infrastructure Renewal with respect to delegating the planning responsibilities assigned to it by the Proposed Growth Plan to the local area municipalities; and

That the Mayor and the Commissioner of Planning and Building meet with appropriate representatives of the Provincial government to discuss these concerns; and  
Further that this Resolution be circulated to the Association of Municipalities of Ontario, the Region of Peel, City of Brampton, Town of Caledon, and all Members of Provincial Parliament.

PLANNING POLICY AND RESEARCH  
PLACES TO GROW - AREA MUNICIPAL AND REGION OF PEEL COLLABORATION

Region of Peel Official Plan

1.3.2 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 municipalities;
- b) The Plan should aim to disentangle area municipal, regional and provincial activities in planning, eliminate duplication and not complicate area municipal planning efforts. To accomplish this, the Plan must remain focused on the responsibilities mandated in the Regional Municipality of Peel Act;
- c) The Plan must add value to the planning and *development* process in *Peel*. The Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role;
- d) The Plan should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities; and
- e) The Plan must be prepared with a view to having the Province delegate authority to the Regional, area municipal and/or conservation authority level.