



Corporate Report

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PDC NOV 16 2009

DATE: October 27, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 16, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Regional Official Plan Amendment 24 (ROPA 24) – Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands, and Greenbelt Policies**

- RECOMMENDATION:**
1. That the proposed *Regional Official Plan Amendment 24 - Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands, and Greenbelt Policies*, attached under separate cover, be supported subject to the modifications identified and detailed in Appendix 1 of the report titled "*Regional Official Plan Amendment 24 (ROPA 24) - Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands, and Greenbelt Policies*" dated October 27, 2009 from the Commissioner of Planning and Building.
 2. That the report titled "*Regional Official Plan Amendment 24 (ROPA 24) - Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands, and Greenbelt Policies*", dated October 27, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, the City of Brampton and the Town of Caledon.

BACKGROUND: The Peel Regional Official Plan Review (PROPR) is underway to bring the Regional Official Plan into conformity with recent provincial

initiatives and legislation. It is also the mandatory five-year review required by the *Planning Act*.

A report titled “*Peel Region Official Plan Review – Update*” from the Commissioner of Planning and Building which summarized the PROPR process was brought forward to Planning and Development Committee on January 12, 2009.

The PROPR work program was approved by Regional Council in September 2007. It consists of 15 focus areas as illustrated in Figure 1 below. Mississauga staff have participated on working committees, reviewed draft discussion papers and attended Regional workshops as part of the PROPR process.

FIGURE 1:
Region of Peel Official Plan Review, 15 Focus Areas



The results of the PROPR are intended to be implemented through several Regional Plan Amendments (ROPAs). *Regional Official Plan Amendment 24 - Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands, and Greenbelt Policies (ROPA 24)* incorporates policies for Greenbelt Conformity, Regional Forecasts, Growth Management, Employments Land, Strategic

Infrastructure Study Areas and Implementation. It was brought forward to Regional Council on July 9, 2009.

Previous comments on ROPAs have been brought forward on:

- ROPA 23: Housing Policies (September 21, 2009);
- ROPA 22: Transportation Policies (June 29, 2009);
- ROPA 21 Regional Official Plan Amendment 21 Proposing Changes to Natural Heritage, Agriculture, Air Quality and Integrated Waste Management (May 4, 2009); and,
- ROPA 20 – Sustainability and Energy Policies (March 30, 2009).

The amendments, focus areas, and anticipated dates for the remaining ROPAs to be brought forward to Regional Council are:

- ROPA 25 – Monitoring and Housekeeping (Bill 51 only) (September 2009); and,
- ROPA 26 – Transportation Schedules and Housekeeping (Fall 2009 to Winter 2010).

The proposed ROPA bundles and dates are guidelines. The timing and grouping of focus areas may change as staff work through the PROPR process.

PRESENT STATUS: The Region of Peel has requested comments on ROPA 24, attached under separate cover.

COMMENTS: **1. ROPA 24: Places to Prosper**

ROPA 24 revises and adds policies to the following areas:

- Greenbelt Conformity – a new section is proposing policies pertaining to the Greenbelt Plan;
- Regional Forecasts – new forecasts are proposed to a 2031 planning horizon which are based on the *Growth Plan*

forecasts. These will be used to guide planning decisions within the Region;

- Growth Management – A new set of policies to address intensification and greenfield policies have been developed to address the challenges of growth management;
- Employment Lands – Policies on employment and employment lands consistent with the *Growth Plan* and the *Provincial Policy Statement* (PPS) are included in this amendment;
- Strategic Infrastructure Study Area – Adds planning and protection policies for a conceptual multi-use linear corridor. It is a response to the *Growth Plan*'s "Future Transportation Corridor" which runs along the Caledon-Brampton border; and,
- Implementation Policies – Adds policies which introduce a health assessment tool and amends the provisions for a Regional Official Plan Amendment.

Detailed comments are provided in Appendix 1 and summarized below.

Greenbelt Conformity

The Greenbelt policies in ROPA 24 deal with the Provincial Greenbelt conformity, which is limited to Caledon and a small portion of Brampton. Mississauga is not within the Greenbelt. There are no Greenbelt policies in ROPA 24 that apply to Mississauga and, therefore, there are no comments in relation to this part of the amendment.

Regional Forecasts

ROPA 24 amends the population and employment forecasts to conform to the targets established in the *Growth Plan*. The combined municipal population and employment forecasts for 2031 exceed the forecasts in the *Growth Plan* for the Region of Peel which are 1,640,000 persons and 870,000 jobs.

The 2031 population and employment forecasts in Table 3 of ROPA 24 do not correspond with Mississauga Council's adopted Growth Forecasts. Mississauga's 2031 forecasts have been reduced by 5,000 persons and 6,000 jobs to 807,000 persons and 513,000 jobs as shown in the table below.

ROPA 24 Adjustments of Mississauga Population and Employment Forecasts				
		Mississauga Forecasts	Region of Peel Allocations	Adjustments
2011	Population	738,000	738,000	0
	Employment	455,000	455,000	0
2021	Population	775,000	770,000	-5,000
	Employment	500,000	500,000	0
2031	Population	812,000	807,000	-5,000
	Employment	519,000	513,000	-6,000

The Region of Peel's forecasts are required to conform to the population and employment allocations in the *Growth Plan*. The population and employment forecasts in Table 3 represent a proportional reduction of growth for each municipality. This method is regarded as the most reasonable approach proposed to meet the *Growth Plan* targets and the growth aspirations of all the area municipalities. Staff will continue to monitor for changes which might influence Mississauga's ability to meet its City growth initiatives; however, staff are also aware that the Region of Peel's forecasts are required to correspond with the population and employment allocations in the *Growth Plan*. While, no reduction to Mississauga's forecasts would be preferable, the adjustments are reasonable in these circumstances.

Staff have comments on the following issues in relation to the Regional Forecast Policies in ROPA 24:

- phasing of development;
- lands adjacent to highways; and,
- land use policies and policies for the Urban Growth Centre and Intensification Corridors.

ROPA 24 provides no direction regarding phasing of development and how this will take place despite policies which speak to this issue (5.2.1.3). Staff are requesting clarification on this.

A policy proposing to preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses (5.3.1.9) fails to consider the diversity of the lands where these uses are located across the Region. While staff agree with the underlying principle of this policy, there are many areas of Mississauga with existing stable residential development adjacent to highways and rail corridors. This policy does not recognize this and should be revised to reflect the different land use contexts across the Region.

Finally, there are a number of policies which deal with local planning matters in relation to Urban Growth Centres (5.3.3.2.3 and 5.3.3.2.4). These policies should be revised to reflect Regional responsibilities. Selected Growth Management policies (5.5.1.6) regarding complete communities and type and scale of development (5.5.3.2.7) also extend into local planning responsibilities. The Regional Official Plan should establish a Regional policy framework and local area municipal plans should include detailed land use policies.

Growth Management

Generally, the Growth Management Policies proposed in ROPA 24 are supported, however, staff have concerns that there has been no study to determine if the proposed density targets for lands around transit station areas are appropriate. As well, this policy does not reflect the diversity of contexts within the Region. Some of the transit station areas in Mississauga, for example, are in the Parkway Belt West and the proposed densities of 100 persons and jobs per hectare could not be achieved. This policy should be modified to reflect local circumstances.

Employment Lands

Clarification is sought on a number of the policies relating to Employment Lands in ROPA 24. The introduction in this section refers to employment growth by type (5.6). The association of this with land uses is unclear. Staff are also inquiring what is intended by a healthy activity rate (5.6.2.13).

Staff do not support the proposed employment land density of 50 jobs per hectare (5.6.2.13) for employment lands within the built-up area. This is not a requirement of the *Growth Plan*. It has long been recognized that existing employment lands have lower densities and imposing this density target may lead to the development of inappropriate uses in order to meet this target. Further, there has been no study undertaken to determine the impact or achievability of this policy (e.g. road capacity, destabilization of existing businesses). This policy should be deleted.

Strategic Infrastructure Study Areas

A Strategic Infrastructure Study Area (SISA) has been identified in ROPA 24 to coincide with a conceptual “Future Transportation Corridor” identified in the *Growth Plan*. The SISA is a large east-west corridor of land that runs in the vicinity of the border between Caledon and Brampton. Staff have no comments on these policies, however, continue to monitor for implications for north-south linkages through the Region and implications for infrastructure.

Implementation

As part of the implementation policies proposed in ROPA 24, policies pertaining to public health impacts are introduced. Although the City of Mississauga supports the public health and urban form initiatives of the Region, the work on an assessment tool identified in these policies (7.9.2.5) is ongoing and, as a result, these policies are premature.

Glossary

Staff are asking for clarification of two terms included in this amendment:

- ROPA 24 should define what is meant by *Region Intensification Corridor*; and,
- the definition of the *Airport Employment Lands* should be defined by major roads as employment district boundaries can change.

2. Provincial Comments

Comments on ROPA 24 have also been provided to Regional staff by the Province. The Province has provided direction on the following issues relating to ROPA 24:

- the role of the Regional Official Plan;
- population and employment allocations;
- intensification targets; and,
- boundary expansions.

Role of the Regional Official Plan

The Province has stated that one of the roles of the Region is to provide sufficient and clear policy direction with respect to matters assigned to the Region in the *Growth Plan* and PPS. The Region has been asked to take a stronger role in relation to a number of policies including:

- where growth should go within the Region;
- phasing strategies and monitoring programs to direct growth;
- type of development and redevelopment;
- new policies directing municipalities to include policies to support pedestrian friendly environments and provide transit-supportive opportunities for redevelopment, intensification and mixed land use;
- the location of employment lands and what types of uses are allowed;
- the role, function and preparation of Urban Growth Centre policies;
- detailed policy direction with respect to servicing within the Rural system; and,
- intensification corridors and major transit station areas, including density targets.

Although Regional staff have not yet prepared a response to these comments, a consequence of these may be that some matters which typically have been delegated to the area municipalities may also find a role at the Regional level.

Population and Employment Allocations

The *Growth Plan* provides specific population and employment allocations for the Region of Peel. The Province has stated that these should not be modified. The ROPA 24 allocations exceed the provincial forecasts by 5,000 persons and 5,000 jobs.

In addition, the Province commented that in assigning the forecasts, intensification, redevelopment and greenfield opportunities need to be fully considered. The forecast should accommodate growth in a manner that optimizes the use of existing infrastructure by:

- maximizing opportunities for intensifying built-up areas in (particularly in Mississauga and Brampton);
- creating more compact, complete and higher density communities in designated greenfield areas; and,
- minimizing the need for boundary expansions.

Intensification Targets

The Provincial comments have a strong emphasis on maximizing opportunities for intensification. In relation to the intensification targets required by the *Growth Plan*, the Province has stated that there are opportunities in the Region of Peel to exceed the 40% intensification target. Further, they support higher density targets for the Urban Growth Centre, especially in Mississauga.

In addition, Provincial comments state that information density targets be established for intensification areas including intensification corridors and major transit station areas and policies be included regarding the intensification of employment areas.

In general, Mississauga supports the intensification policies in the *Growth Plan* and have adopted policies which conform and in some instances exceed these policies. However, City staff are of the opinion that policies for intensification around major transit station areas should be location-specific as there are limited opportunities for densities around selected transit station areas in Mississauga. Finally, the introduction of density targets in employment areas are a concern.

These targets may compromise other City objectives such as directing office development to nodes and corridors in proximity to existing and planned higher order transit facilities.

Boundary Expansions

A number of Provincial comments address the issue of expansions of the built boundary. The policies state that the ROPA 24 exercise should be used to determine if boundary expansions are required both for the 2021 and 2031 forecasts. They state that the *Growth Plan* requires that prior to a municipality expanding its settlement area boundary it must undertake a municipal comprehensive review. As part of this exercise opportunities to accommodate the forecasted growth through intensification and in existing greenfields is to be explored. The Province has commented that a number of the policies in ROPA 24 could provide more clarity and direction on this issue.

3. Additional Comments

Although ROPA 24 addresses forecasted growth by the area municipalities, a clear direction for growth in the Region is not perceptible in this amendment. Sustainability was identified as an overall theme for the Regional Official Plan in ROPA 20. A disconnect seems to have resulted between this theme and other amendments including the growth management policies proposed in ROPA 24.

STRATEGIC PLAN:

ROPA 24 policies regarding matters such as the allocation of population and employment and density targets address the “*Direct Growth*” Strategic Goal in the “*Developing a Transit Oriented City*” pillar and the “*Develop Walkable, Connected Neighbourhoods*” Strategic Goal in the “*Complete our Neighbourhoods*” pillar.

The Region’s allocation of population growth to Mississauga does not meet Action 17 *Increase our Population* target in the City’s Action Plan. Action 17 states that the City’s population forecast of 768,800 persons for 2031 will not achieve the “complete” city objective. It also states that the City will need to develop population targets and direct growth in a way that creates the City envisioned in the Strategic

Plan including funding required infrastructure and required higher-order transit. Despite this difference, the proposed reduction is a reasonable approach that meets the *Growth Plan* targets. Staff will continue to bring these issues forward through the Region's Technical Advisory Committee.

FINANCIAL IMPACT: Not applicable

CONCLUSION: ROPA 24 amends and establishes policies for Greenbelt Conformity, Regional Forecasts, Growth Management and Employments Lands, as required by the *Growth Plan*, PPS and Greenbelt Plan. It also establishes new policies for Strategic Infrastructure Study Areas and amends its Implementation policies.

Generally, the policies in ROPA 24 can be supported. Modifications to selected policies are suggested in the comments where the policies extend to local planning matters. The 2021 and 2031 population and employment forecasts do not correspond with Mississauga Council adopted growth forecasts. Staff are aware that the Region of Peel's forecasts are required to correspond with the population and employment allocations in the *Growth Plan* and while no reduction to Mississauga's forecasts would be preferable, the adjustments to Mississauga's population and employment growth is reasonable in these circumstances.

ATTACHMENTS: Attached under separate cover: Peel Region Official Plan Review (PROPR) – Draft Regional Official Plan Amendment (ROPA 24) – Places to Prosper, Proposing Changes Related to Growth Management, Employment Lands and Greenbelt Policies
APPENDIX 1: Summary of Comments

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Emily Irvine, Planner

APPENDIX 1: SUMMARY OF COMMENTS

ROPA 24 Policy		Comments	Recommendation
Regional Forecasts			
4.2.1.2	To encourage population, household and employment growth based on the objectives and policies outlined in Chapter 5.	There is no discussion of how household forecast have been derived or reduced to meet the Provincial forecasts. The methodology used to determine the number of proposed households needs to be discussed.	This should be clarified.
4.2.2.2.	Require an amendment to this Plan for changes to the population, household and employment forecasts shown in Table 3.	With this policy would the local area municipalities be required to include household projections in their Official Plan?	This should be clarified.
4.2.2.3	Use, in cooperation with the area municipalities, among other factors, the population, household and employment forecasts shown in Table 3 for determining Regional services and establishing land requirements to accommodate growth to the year 2031. Forecasts beyond the 2031 planning horizon may be used for long-term infrastructure planning studies undertaken by the Region and/or Area Municipalities, as long as they maintain consistency with the Regional Population, Household and Employment Forecasts located in Table 3 up to 2031.	<p>The 2031 population and employment Forecasts for Peel Region do not correspond with Mississauga's Council adopted Growth Forecasts. Staff are aware that the Region of Peel's forecasts are required to correspond with the population and employment allocations in the <i>Growth Plan</i>. Combined municipal forecasts exceed the <i>Growth Plan</i> allocations. The population and employment forecasts in Table 3 represent a proportional reduction of growth for each municipality. This method is regarded as a reasonable approach to addressing the <i>Growth Plan</i> targets.</p> <p>In addition, population and employment allocations in Table 3 exceed the <i>Growth Plan</i> allocations for the Region of Peel. Comments from the Province on ROPA 24 indicate that the allocations in the Region Official Plan need to be consistent with the population and employment number of Schedule 3 of the <i>Growth Plan</i>. As such, further reductions to Table 3 will be required. The proportional reduction methodology should be applied to the additional reduction.</p>	The policy could be supported with the recommended modifications.

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ROPA 24 Policy		Comments	Recommendation
5.3.1.2	To achieve sustainable development within the Rural System.	Sustainability within the urban system a desirable objective as well. Could this be included?	
5.2.1.3	To phase urban development within the 2031 Regional Urban Boundary to ensure development occurs in a well planned and cost-effective manner and contributes to achieving the Growth Plan intensification and density targets and at the same time allowing agricultural activities to continue as long as possible.	How will the Region phase development?	This should be clarified.
5.3.1.9	Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where feasible.”	This policy goes against many established land uses in Mississauga and would result in a number of non-conforming sites. This policy should be modified to allow for flexibility across the different land use contexts for these lands across the Region.	This policy could be supported with the recommended modifications.
5.3.2.1	Define the Urban System, as shown on Schedule D, to include: all lands within the 2031 Regional Urban Boundary including lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, Lester B. Pearson International Airport, and Regional Urban Nodes Urban Growth Centres.	The Airport is referred by a different name in this ROPA than it is in ROPA 22.	
5.3.3.2.3	Examine jointly, with the area municipalities, Urban Growth Centres, addressing the following: a) the specific role of each Urban Growth Centre context of the region and the Greater Toronto and Hamilton; b) the provision of opportunities for residents work within the Urban Growth Centre;	The Regional Official Plan should provide a high level policy framework for the two distinct Urban Growth Centres in Peel. Land uses within the Urban Growth Centre are local area municipal responsibilities. This policy should be amended to reflect these issues.	This policy could be supported with the recommended modifications.

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ROPA 24 Policy	Comments	Recommendation
<p>5.3.3.2.4 Require the area municipalities to prepare, in a reasonable time frame if they have not already effectively done so, policies for the Urban Growth Centres that are identified in this Plan and consistent with the Growth Plan, addressing the following:</p> <ul style="list-style-type: none"> a) intended role and character of the centre; b) the extent of the centre; c) the population and employment capacity objectives of the centre; d) the location, type and density of land uses; e) the achievement of a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier; f) the nature of the streetscape, focusing on pedestrian safety and security; g) the transportation system to and within the centre; and h) compatibility with the characteristics of existing communities.5.3.3.2.4. 	<p>The Regional Official Plan should provide a high level policy framework for the two distinct Urban Growth Centres in Peel. Land Uses within the Urban Growth Centre are local area municipal responsibility. The issues in (a) to (h) are local planning matters.</p> <p>The Province has also indicated they are supportive of the City of Mississauga's Urban Growth Centre policies striving to achieve densities of between 300 to 400 residents and jobs and have commented that the Region should add policies to this effect in ROPA 24.</p>	<p>This policy could be supported with the recommended modifications.</p>
<p>5.3.3.2.7 Direct the area municipalities to identify Regional Intensification Corridors in their official plans, where appropriate, consistent with the policies in this Plan.</p>	<p>Regional Intensification Corridors have not defined in the glossary.</p>	<p>This policy should be clarified</p>
Growth Management		
<p>5.5.1.6 To plan for and achieve complete communities in Peel that are well-designed, offer transportation choices, accommodate people at all stages of life and have an appropriate mix of</p>	<p>The characteristics identified in this policy are local planning matters. Could this policy be revised to recognize this?</p>	<p>This policy could be supported with the recommended modifications.</p>

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ROPA 24 Policy		Comments	Recommendation
	housing, a good range of jobs, and easy access to retail and services to meet daily needs.		
5.5.1.7	To protect and promote human health, specially the health of vulnerable populations.	What is meant by vulnerable populations? What role are municipalities expected to play? Does this relate to diverse populations identified in Regional Official Plan Amendment 23?	This should be clarified.
5.5.4.2.2	Require the area municipalities to plan to achieve a minimum greenfield density of 50 residents and jobs combined per hectare or a minimum of 60 residents per hectare and a minimum of 35 jobs per hectare by 2031.	In stating “60 residents per hectare <u>and</u> a minimum of 35 jobs per hectare,” this policy reads that a density of 95 ppj needs to be achieved. Was this the intent?	This should be clarified.
5.5.4.2.6	Encourage the area municipalities to require development around major transit stations within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.	How far around transit stations does the development referred to in this policy apply?	This should be clarified.
		There has been no study to determine the minimum density target of 100 residents and jobs is appropriate. In many cases this density could not be achieved. In Mississauga some of transit stations are in the Parkway Belt and cannot be developed. Other stations in Mississauga are in employment areas and no residential development is permitted. Development around transit stations needs to be examined on a case-by-case basis and this is a local planning matter. Staff understand the Province has commented that minimum density targets be established around major transit station areas. We maintain that this policy should allow flexibility to reflect local circumstances.	This policy can be supported with the recommended modifications.
Employment Lands			
5.6	Employment Lands This Plan recognizes the importance of employment lands and plans for approximately 50% of all employment growth in the Region including manufacturing, warehousing and office. The	This policy is unclear. Land use designations, including the allocation of lands for manufacturing, warehousing and office, is a local area responsibility.	This should be clarified.

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ROPA 24 Policy	Comments	Recommendation
remainder of employment growth, including retail, services and institutional will be planned for at the area municipal level.		
5.6.2.13 Encourage employment land to be developed at a density of 50 jobs per hectare to contribute to achieving the greenfield density target and to promote a healthy activity rate of 50% across the region.	<p>It has been recognized that employment lands have lower densities and land extensive uses. A policy which requires densities on employment lands may lead to some inappropriate uses in employment areas in order to achieve this target. It may also compromise the ability to direct growth to nodes.</p> <p>Has there been any research which shows this density target is achievable? Is there sufficient capacity in the transportation network to support these densities? Many of the employment areas in Mississauga have congestion issues. How will this density affect the existing goods movement?</p> <p>Although the Provincial comments indicate there is some support for this direction, it is not a requirement of the <i>Growth Plan</i> and it is uncertain if it would be achievable or desirable.</p>	This policy should be deleted.
Implementation		
7.9.2.5 Prepare, jointly with the area municipalities, an assessment tool that will allow evaluating the public health impacts of proposed plans or development as part of the approval process.	Although the City of Mississauga supports the public health and urban form initiatives of the Region, the work on an assessment tool to evaluate public health impacts is ongoing. It is premature to include in this amendment?	
7.9.2.10 Maintain consistency with strategic long-term Principles of the Plan and strategic objectives of the Region of Peel and area municipalities by requiring a Regional municipal comprehensive	Would this policy result in a conflict with the City's identification of intensification corridors now or in the future? Dundas is identified in the City of Mississauga's OPA	This should be clarified.

APPENDIX 1: SUMMARY OF COMMENTS

ROPA 24 Policy	Comments	Recommendation
<p>review and a Regional Official Plan Amendment in the following circumstances:</p> <ul style="list-style-type: none"> - proposed amendment to the 2031 Regional Urban Boundary - proposed amendment to the 2021 or 2031 Rural Service Centres boundary - proposed amendment to the boundary for the Palgrave Estate Residential Community - designation of a new Urban Growth Centre - designation of a new Regional Urban Corridor 	95 as an intensification corridor.	
Definitions		
<i>Regional intensification Corridor</i>	This should be defined.	
Airport Employment Lands	This should be defined by major roads as employment district boundaries can change.	This can be supported with the recommended modifications.

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PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT (ROPA 24) – PLACES TO PROSPER PROPOSING CHANGES RELATED TO
GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 24 – PLACES TO PROSPER

AN AMENDMENT TO UPDATE GROWTH MANAGEMENT, EMPLOYMENT LANDS, AND GREENBELT POLICIES

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**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT (ROPA 24) – PLACES TO PROSPER PROPOSING CHANGES RELATED TO
GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES**

THE CONSTITUTIONAL STATEMENT

Part A, The Preamble does not constitute part of this Amendment.

Part B, The Amendment, consisting of amendments to the Text, the Tables, the Figures and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment Number 24 to the Official Plan for Peel Region.

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PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT (ROPA 24) – PLACES TO PROSPER PROPOSING CHANGES RELATED TO GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this amendment is to revise and add policies in the Region of Peel Official Plan (ROP) for the purposes of conformity to Provincial initiatives in areas such as growth management, regional forecasts, employment lands, and Greenbelt conformity,

2. Location

This Amendment applies throughout the Regional Municipality of Peel.

3. Basis

The ROP was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The ROP was subsequently updated through the ROP Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review of the Official Plan. This scoped review included three major amendments to the ROP related to regional forecasts and structure – ROP Amendment 8 (updated population and employment forecasts reflecting the 2001 Census), ROP Amendment 15 (North West Brampton urban boundary expansion), and ROP Amendment 17 (established the 2021 Mayfield West Rural Service Centre Boundary). The 1996 ROP, as amended by the above-noted amendments, constitute the current version of the ROP pertaining to growth management and regional forecasts.

In accordance with the endorsed work program, PROPR is being completed through several concurrent policy review projects resulting in several ROP Amendments. ROPA 24 includes additions and/or updates of the Plan's Greenbelt, growth management, growth forecasts, employment lands and new policies areas such as a strategic infrastructure study area. Through the policy review projects, revisions to the Plan's text, tables, schedules and figures are being proposed to ensure that the ROP is up-to-date and conforms to provincial policy requirements.

Implementation of the Greenbelt Plan

The Greenbelt Plan was established under Section 3 of the *Greenbelt Act, 2005*, to take effect on December 16, 2004. Conformity to the Greenbelt Plan is a provincial requirement that must be addressed during the review and update of official plans. The *Greenbelt Act, 2005*, enabled the creation of the Greenbelt Plan to protect environmentally sensitive and agricultural land in the Golden Horseshoe from urban development and sprawl. It moves the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP) policies forward and improves linkages between these areas and the surrounding major lake systems and watershed. The

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policies of the ORMCP and the NEP continue to apply and supersede the Greenbelt Plan, except for the parks and trails section.

The Greenbelt Plan contains two main designations - the Protected Countryside and Settlement Areas, which are delineated as Towns, Villages and Hamlets. The Protected Countryside is made up of two types of land use areas: the Agricultural System and the Natural System. Each land use area has its own set of policies, as well as, general policies that apply to each. In addition, parkland, open space and trail policies apply across the whole of the Greenbelt Area including the ORMCP, the NEP and the Parkway Belt West Plan Area.

In November 2008, the Region released a discussion paper on the Greenbelt Plan and this was followed by a session at the environment workshop held on November 24, 2008. Additional consultation with stakeholder groups, including the Peel Federation of Agriculture - Environment Sub-Committee, is ongoing.

This amendment proposes to establish a new section, 2.2.10 Greenbelt Plan and a new Schedule D3, in the Regional Official Plan with policies pertaining specifically to the Greenbelt Plan.

Regional Forecasts

On June 18, 2005 Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) that updated population, household and employment forecasts, and extended the planning horizon for the Urban System to 2031. This amendment was approved by the Ontario Municipal Board (OMB) on December 8, 2006. The planning horizon for the Rural System was not changed at that time and remained at 2021.

Major changes, affecting the state of Peel's forecasts, have occurred since the current Regional forecasts in ROPA 15 were adopted by Regional Council and approved by the OMB. The Growth Plan came into effect on June 16, 2006 introducing upper-tier growth forecasts to 2031 and related policies amongst other requirements. All three area municipalities in Peel Region have undertaken reviews of their population and employment forecasts as part of the implementation of the Growth Plan. These forecasts were supported by studies and endorsed by respective Councils.

As part of the PROPR, Regional staff has studied and analyzed the Places to Grow requirements and resulting forecasts at the regional and area municipal level. The work has been done in close co-operation with the area municipalities through a Technical Advisory Committee (TAC) group representing senior-level municipal staff. Regional Council endorsed the approach that was reflected in report P-08-39 dated October 20, 2008 that states that "Regional staff and TAC use the Provincial *Growth Plan* targets and the themes of environment, infrastructure, finance, transportation, agriculture, employment and housing to evaluate and determine a preferred population and employment growth scenario to guide Peel's growth to 2031."

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The totals of the three municipal population and employment figures for 2031 are higher than the Growth Plan forecasts. The 2031 municipal totals exceed the *Growth Plan* targets by 23,000 people and 17,000 jobs. Differences also exist for the 2011 and 2021 planning horizons. In order to conform to specific *Growth Plan* targets, four alternative growth options were developed in consultation with the Peel area municipalities: the municipal option, the 40% intensification option; the higher intensification option; and the greenfield density option. The later three options are variations of the municipal option and were geared towards meeting specific *Growth Plan* targets. All options were consulted with the stakeholders during the workshop on April 30, 2009. This consultation also addressed such aspects of growth as: regional finances, transportation, human services, water and wastewater infrastructure and growth management.

The proposed Regional forecasts are consistent with the *Growth Plan* forecasts for the 2021 and 2031 planning horizons. Distribution to the three area municipalities reflects the latest municipal data input and adjustments that were developed in co-operation with municipal staff and are consistent with the key findings of the Managing Growth Stakeholders Workshop held on April 30, 2009. When adopted and approved, these forecasts will guide all planning decisions within the Region. Area municipalities should reflect these respective figures in their official plans.

Growth Management

One of the main objectives of the Growth Plan is to create compact, complete communities across the Greater Golden Horseshoe (GGH). To achieve this objective, the Growth Plan promotes intensification of the existing built-up areas particularly urban growth centres, intensification corridors and major transit stations. In addition, the Growth Plan also encourages more compact greenfield development. In order to achieve its objectives, the plan sets out particular growth and intensification targets which need to be achieved within each upper- or single-tier municipality. The ROP, in its original version as well as in subsequent amendments, addressed many aspects of growth management including some issues identified later by the Growth Plan. However, to bring the ROP into full conformity with the Growth Plan, some changes are needed to the existing policies in Chapter 5 as well, a new section specific to growth management.

Regional staff, in consultation with the area municipalities, has developed a set of new policies that better address challenges associated with growth management. Proposed policies specifically address intensification and greenfield development including a minimum of 40 per cent residential intensification target and a minimum greenfield density of 50 residents and jobs combined per hectare. Formulation of these policies was based on the input obtained from stakeholders at two Managing Growth workshops held in October, 2008 and April, 2009.

During the consultation process, Regional staff clearly heard that the Region should plan to achieve a higher intensification rate than the minimum of 40% established by the Growth Plan. In order to achieve this, the intensification policies clearly favour intensification in appropriate areas of Peel Region. In terms of Greenfield density, the

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analysis showed that implementing a minimum greenfield density of 50 residents and jobs combined per hectare is more challenging than implementing a strictly residential intensification target. Various policy options have been explored to determine the best method to achieve this combined target. The policy options presented in this ROP Amendment propose to achieve the minimum Greenfield density target by a variety of means with the goal of reaching the overall target on a regional basis.

Employment Lands

Places to Grow provides strong policy direction in the area of employment lands in response to national, provincial and Regional changes in population and labour, driven by population increases and employment shifts. On a regional basis, the need is to provide a variety of employment land opportunities to accommodate employment forecasts and protect the integrity of the existing employment land supply. This area has been studied thoroughly during which the Region prepared an Employment and Employment Lands discussion paper in October of 2008. The discussion paper includes the results of technical exercises and reviews undertaken to support this amendment to the Regional Official Plan.

The Growth Plan requires that the Region meet certain employment forecasts and contains policies on employment lands. The study reviewed and analyzed employment and employment land in Peel, and developed policy directions consistent with the Growth Plan and the Provincial Policy Statement. The study involved the area municipalities, and together with the Region, policy directions for the ROP were determined. Implementation of this planning framework was developed in the study, and a draft Official Plan amendment was written.

Strategic Infrastructure Study Area

The Provincial Growth Plan, June 2006, identifies a conceptual "Future Transportation Corridor" that generally extends east from the Guelph area to the area of Highway 50 and possibly beyond, along the boundary of Brampton and Caledon. The Ministry of Transportation has initiated the first phase of an Environmental Assessment study which will more specifically define the "GTA-West" "Future Transportation Corridor" as identified conceptually in the Growth Plan.

At the February 12, 2009 Peel Regional Council meeting a Council Resolution was passed:

"that staff be directed to use the Peel Region Official Plan Review process, in collaboration with the City of Brampton and the Town of Caledon, to take appropriate measures to protect the GTA-W corridor through Peel; And further, that staff be directed to review and monitor developments in neighbouring municipalities which could jeopardize or preclude the GTA-W Corridor, Highway 427 extension and/or the link between the two highways and report on the same to Regional Council;"

The population and employment forecasts in Chapter 4 of the Plan indicate that significant residential and employment growth will occur in Peel Region to 2031. This growth will create increased demands for travel, electricity, utilities and employment

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land. The same growth will create demands for urban development pressures that have the potential to encroach on lands that contain the optimal route for the GTA West corridor and related transportation facilities, utilities and employment land. In order to plan and provide for these increased demands the Region is establishing a strategic infrastructure study area with associated policies for the protection and further study of the *Strategic Infrastructure Study Area*.

PART B – THE AMENDMENT

All of the Amendment entitled **PART B – THE AMENDMENT**, consisting of the attached text and Schedules constitutes Amendment Number 24 to the Region of Peel Official Plan 1996.

a. Amendments to Text

1. Chapter 1, Introduction, Section 1.2 is amended by deleting the second paragraph and replacing it with the following:

The *Region of Peel* Official Plan applies to the combined areas of the City of Brampton, the City of Mississauga, and the Town of Caledon. In portions of *Peel*, such as the areas covered by the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the *Parkway Belt West Plan*, special provincial plans are in effect. These provincial plans take precedence over this Plan (see Figure 2 in the Appendix).

2. Chapter 1, Introduction, Section 1.3.4, is amended by deleting the second sentence in paragraph three and replaced it with the following:

“Chapter 4 contains growth forecasts to the year 2031 for *Peel*, allocates the forecasted population, household and employment growth among the three area municipalities, and contains policies regarding population, household and employment growth.”

3. Chapter 2, The Natural Environment, Section 2.1.1, Purpose is amended by adding the words “the Greenbelt Plan,” after the words “official plans” in the sixth line of paragraph four.
4. Chapter 2, The Natural Environment, Section 2.2, Large Environmental Systems is amended by adding the words “the Greenbelt” after the word “Bioregions” in line three.

5. Chapter 2, The Natural Environment, is amended by adding the following new Section :

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2.2.10 Greenbelt Plan

The Greenbelt Plan provides policy direction within an area extending from Niagara Falls to Durham Region, referred to as the Golden Horseshoe. Through the Greenbelt Act, 2005 and the accompanying Greenbelt Plan, the Province identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan includes the Protected Countryside and lands within the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan, and complements and supports other provincial level initiatives such as the Parkway Belt West Plan Area. It also seeks to improve ecological linkages between these areas and the surrounding major lake systems and watersheds.

The Protected Countryside is made up of an Agricultural System and a Natural System, together with a series of Settlement Areas. Each land use area has its own set of polices as well as general policies that apply. Within Peel, the Agricultural System includes prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of southern Ontario. The settlement areas, identified as Towns/Villages and Hamlets, vary in size, diversity and intensity of uses and are found throughout the Protected Countryside. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism uses, areas and opportunities.

Lands within the Protected Countryside, as shown on Schedule D3, are subject to the entirety of the Greenbelt Plan.

Within the Oak Ridges Moraine Conservation Plan Area (ORMCPA), the requirements of the ORMCP, made under the *Oak Ridges Moraine Conservation Act, 2001*, continue to apply, and the Protected Countryside policies do not apply with the exception of the policies related to parkland, open space and trails.

The requirements of the NEP, established under the *Niagara Escarpment Planning and Development Act*, continue to apply and the Protected Countryside policies do not apply with the exception of the policies related to parkland, open space and trails.

The boundary and land use provisions for the Greenbelt Plan Area within Peel are shown on Schedule D3 in this Plan. The Greenbelt stretches across the northwestern half of Peel and, with the exception of a small portion of the

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Greenbelt Plan Area in Brampton, the majority of the area falls within the Town of Caledon. The Greenbelt Plan also identifies river valley connections outside of the Greenbelt, which extends from the Greenbelt to Lake Ontario as external linkages of the Greenbelt's Natural System.

Municipal official plans and zoning bylaws must conform to the Greenbelt Plan. The majority of the provisions that are relevant at the Regional level have been incorporated into this section of the Regional Official Plan. However, these policies must be read in conjunction with the detailed provisions of the Greenbelt Plan, all other applicable policies of this Plan, and the area municipal official plans. Section 9 of the Greenbelt Plan Act, 2005 allows municipalities to refine Greenbelt Plan policies to Regional and local circumstances. Further, it allows municipalities to be more restrictive than the Greenbelt Plan except with respect to agricultural uses, mineral aggregate operations, and wayside pits and quarries unless a municipality has undertaken a comprehensive aggregate resource management study and has implemented the results into its official plan prior to the establishment of the Greenbelt Plan. A comprehensive aggregate resource management study has been completed by the Region and the Town of Caledon, and the recommended policy approaches have been incorporated into the Town of Caledon Official Plan.

A significant rural population resides in the Peel and Caledon portion of the Protected Countryside of the Greenbelt Plan Area. Together with the Town of Caledon's Official Plan and Zoning By-law, it is the intention of this Plan to recognize and protect the continuing presence of existing lawful uses, while encouraging minimum impacts on the long-term ecological integrity of the Natural System of the Greenbelt Plan Area.

Applications, matters or proceedings that commenced on or after December 16, 2004 related to areas designated as Protected Countryside must conform to the Greenbelt Plan except as may be otherwise prescribed.

Where this Plan contains terms that are defined by the Greenbelt Plan, they are *italicized and underlined*. The Greenbelt Plan should be consulted for specific direction. Also, terms that are defined in this Plan are italicized.

2.2.10.1 Goal

To implement the Greenbelt Plan to enhance in the Protected Countryside, the urban and *rural areas* and overall quality of life by promoting: agriculture and environmental protection; conservation and protection of cultural heritage resources; recreation and tourism opportunities; the identification and continued vitality of *settlement areas*; *infrastructure* maintenance and provision; and the wise use and management of renewable and non-renewable natural resources.

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2.2.10.2 General Objectives

- 2.2.10.2.1 To implement the Greenbelt Plan; through Regional planning documents and decisions in a manner that respects the Five Principles of this Plan, and refines the policies of the Greenbelt Plan to Regional and local circumstances.
- 2.2.10.2.2 To provide, where applicable to the area municipalities, direction to develop appropriate policies in their Official Plans for implementing the Greenbelt Plan.
- 2.2.10.2.3 To undertake all Regional responsibilities in a manner that respects the intent of the Greenbelt Plan.

2.2.10.3 General Policies of the Greenbelt Plan

It is the policy of *Regional Council* to:

- 2.2.10.3.1 Recognize the requirements and policies of the Greenbelt Plan.
- 2.2.10.3.2 Read and interpret the policies of Section 2.2.10 of this Plan in conjunction with all other applicable policies of this Plan and the Greenbelt Plan and apply the most restrictive policies, except where prohibited by the Greenbelt Plan.
- 2.2.10.3.3 Direct the area municipalities to develop appropriate official plan policies and zoning regulations to implement and refine the requirements of the Greenbelt Plan. This includes requirements that are more appropriately addressed at the area municipal level. Policies are to include, but are not limited to those addressing prime agricultural and rural areas, natural heritage, water resources, parkland, open space and trails; recreation; settlement areas; non-agricultural uses; infrastructure; natural resources; the continuation of existing uses; and lot creation within the Protected Countryside.
- 2.2.10.3.4 Within the Greenbelt Plan Area, there are applications under the *Planning Act* and *Condominium Act*, which due to their

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date of commencement and decision, are subject to the Transition provisions of the *Greenbelt Act, 2005*.

2.2.10.3.5 All applications for development or site alteration within the Protected Countryside, which commenced on or after December 16, 2004, are required to conform to the Greenbelt Plan.

2.2.10.3.6 Permit the area municipalities to be more restrictive in its official plans and zoning by-laws, except as prohibited by the Greenbelt Plan.

2.2.10.3.7 Recognize the external boundary of the Greenbelt Plan in Peel as shown on Schedule D3.

2.2.10.4 Geographic Specific Policies in the Protected Countryside

It is the policy of *Regional Council* to:

Agricultural Systems

2.2.10.4.1 Direct the Town of Caledon to include, in its Official Plan, policies that will support and permit normal farm practices and a full range of agricultural, agriculture-related and secondary uses within the prime agricultural area of the Protected Countryside.

2.2.10.4.2 Direct the Town of Caledon to include, in its Official Plan, policies that prohibit the redesignation of prime agricultural areas for non-agricultural uses except for:

- a) Refinements to the prime agricultural and rural area designations, subject to the criteria identified in the municipal implementation policies of section 5.2 of the Greenbelt Plan; or
- b) Settlement area expansions subject to the settlement area policies of Section 2.2.10.4.

Rural Area Policies

Rural areas of the Protected Countryside support, and provide the primary locations for a range of recreational, tourism, institutional and resource-based

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commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which would be generally directed to settlement areas but which are recognized as existing uses by the Greenbelt Plan and allowed to continue and expand subject to the existing use policies of Section 2.2.10.5 of this Plan.

It is the policy of *Regional Council* to:

- 2.2.10.4.3 Direct the Town of Caledon to include, in its Official Plan, policies to recognize within the rural areas of the Protected Countryside existing uses and allow a consideration of other uses, consistent with the requirements of the Greenbelt Plan.
- 2.2.10.4.4 Direct the Town of Caledon to allow and support within the rural areas of the Protected Countryside existing and new agricultural uses and normal farm practices and a full range of agricultural, agriculture-related and secondary uses.
- 2.2.10.4.5 Direct the Town of Caledon to permit within the Protected Countryside settlement area expansions into rural areas, subject to the settlement area policies of the Greenbelt Plan.
- 2.2.10.4.6 Direct the Town of Caledon to consider incorporating in its Official Plan policies with respect to minimum distance separation formulae, as appropriate, within the rural areas of the Protected Countryside.

Natural Heritage System

The Natural Heritage System of the Greenbelt Plan includes areas of the Protected Countryside with the highest concentration of the most sensitive or significant natural features and functions. This area and its features are to be managed as a connected and integrated natural heritage system that link to natural heritage features and areas outside of the Protected Countryside including the Niagara Escarpment, Oak Ridges Moraine, Lake Ontario and Greenlands System.

It is the policy of *Regional Council* to:

- 2.2.10.4.7 Identify the Natural Heritage System on Schedule D3 as an overlay designation of the Protected Countryside and direct the Town of Caledon and City of Brampton to identify in the local official plan schedules the Natural Heritage System as an overlay designation of the Protected Countryside. The

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area municipalities may refine the boundaries of the Natural Heritage System at the time they bring their official plans into conformity with the Greenbelt Plan.

2.2.10.4.8 Direct the Town of Caledon and the City of Brampton to include appropriate policies in their official plans for development and site alteration in the Natural Heritage System to ensure that key natural heritage features, key hydrologic features and other natural features are evaluated and protected in accordance with the Greenbelt Plan. These policies should also address how connectivity between key natural heritage features and key hydrologic features is to be maintained, or where possible, enhanced.

2.2.10.4.9 Direct the Town of Caledon and the City of Brampton to include appropriate policies in their official plans to require applicants proposing non-agricultural uses, except as it relates to non-renewable resources, within the Natural Heritage System, to demonstrate that:

- a) at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation;
- b) connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other is maintained or enhanced; and
- c) buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize the compatibility of the project with the natural surroundings.

Water Resource System

The Water Resource System of the Greenbelt comprises both ground and surface water features and functions. The ORMCP, NEP and Protected Countryside components of the Greenbelt Plan include areas of hydrologic significance that include the headwater areas of watersheds draining to Lake Ontario, discharge zones at the toe of the Niagara Escarpment and base of the Oak Ridges Moraine and major river valleys that flow from the Oak Ridges Moraine and Niagara Escarpment into Lake Ontario. These areas of hydrologic

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significance function together with other hydrologic features and watersheds within and outside of the Greenbelt.

It is the policy of *Regional Council* to:

2.2.10.4.10 Promote watershed planning to guide planning and development decisions within the Protected Countryside in accordance with Section 2.2.4 of the ROP and requirements of the Greenbelt Plan.

2.2.10.4.11 Protect *vulnerable* surface and ground water areas in accordance with provincial policy and the requirements of this Plan.

Key Natural Heritage and Key Hydrologic Features

2.2.10.4.12 Define key natural heritage features within the Natural Heritage System of the Greenbelt Plan as:

- a) significant habitat of endangered species, threatened species and special concern species;
- b) fish habitat;
- c) wetlands;
- d) life science Areas of Natural and Scientific Interest (ANSIs);
- e) significant valleylands;
- f) significant woodlands;
- g) significant wildlife habitat;
- h) sand barrens, savannahs and tallgrass prairies; and
- i) alvars.

2.2.10.4.13 Key natural heritage features outside of the Natural Heritage System within the Protected Countryside of the Greenbelt Plan shall be defined in accordance with the Greenlands System policies of this Plan.

2.2.10.4.14 Define key hydrologic features within the Protected Countryside of the Greenbelt Plan as:

- a) permanent and intermittent streams;
- b) lakes (and their littoral zones);
- c) seepage areas and springs; and
- d) wetlands.

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2.2.10.4.15 Identify key natural heritage features and key hydrologic features in accordance with criteria established by the Province where such identification is technically feasible.

2.2.10.4.16 Direct the Town of Caledon and the City of Brampton to include development and site alteration policies for key natural heritage features and key hydrologic features in their official plans in accordance with the policies of this Plan, the Town of Caledon and City of Brampton official plans and the Greenbelt Plan, including policies for associated vegetation protection zones and requirements for natural heritage evaluations and hydrologic evaluations, as detailed in the Greenbelt Plan.

Parkland, Open Space and Trails

2.2.10.4.17 Encourage the area municipalities to develop strategies to guide the adequate provision of publicly accessible recreation facilities, parkland, open space areas and trails that are in keeping with environmental plans and strategies.

Settlement Areas

2.2.10.4.18 Direct the Town of Caledon to include, in its Official Plan, policies to prohibit settlement areas outside the Greenbelt to expand into the Greenbelt.

2.2.10.4.19 Direct the Town of Caledon to include, in its Official Plan, policies that require the extensions or expansions of services to settlement areas within the Protected Countryside to be subject to the infrastructure policies of Section 2.2.10.5 of this Plan, including the requirements regarding environmental assessments.

2.2.10.4.20 Permit at the 10-year Greenbelt Plan review period, modest settlement area expansions for Towns/Villages, provided the proposed growth:

a) Is on municipal sewage and water services;

b) Would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis;

c) Complies with any applicable watershed plan;

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d) Does not extend into the Natural Heritage System; and

e) Appropriately implements the requirements of any other provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations.

2.2.10.4.21 Permit infill and intensification within the approved boundaries of Hamlets in the Protected Countryside, subject to appropriate water and sewage services.

2.2.10.4.22 Where the Town of Caledon had initiated the consideration of a settlement expansion within the Protected Countryside prior to December 16, 2004, such an expansion may be considered through the Town's exercise to bring its official plan into conformity with the Greenbelt Plan.

2.2.10.5 General Policies for the Protected Countryside

Non-Agricultural Uses

The rural areas of the Protected Countryside are intended to continue to accommodate commercial, industrial and institutional uses serving the rural resource and agricultural sectors, and support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

It is the policy of *Regional Council* to:

2.2.10.5.1 Direct the Town of Caledon to prohibit non-agricultural uses within prime agricultural areas in the rural areas of the Protected Countryside, with the exception of those uses permitted by the general policies of the Greenbelt Plan, and subject to the Natural Heritage System policies of this Plan.

2.2.10.5.2 Direct the Town of Caledon to require that proponents for proposals for non-agricultural uses in the rural areas of the Protected Countryside demonstrate that:

a) The use is appropriate for location in a rural area;

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- b) The type of water and sewer servicing proposed is appropriate for the type of use;
- c) There are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
- d) There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

Recreation

- 2.2.10.5.3 Consider, in partnership with the other agencies, opportunities to provide passive outdoor recreational amenities that serve regional needs, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan.
- 2.2.10.5.4 Direct the area municipalities to include in their official plans policies for recreational uses that are consistent with the Greenbelt Plan. These policies should include:
 - a) Restrictions on residential dwelling units that are not for employees associated with the recreational use; and
 - b) Requirements for the establishment or expansion of major recreational uses.

Infrastructure

General Infrastructure Policies

- 2.2.10.5.5 Prohibit, subject to jurisdictional limitations, transportation, utility, and infrastructure uses in all land use designations and key natural heritage features and key hydrologic features unless the requirements of the Greenbelt Plan have been addressed to the satisfaction of the applicable approval authority, such as the Region of Peel, City of Brampton and the Town of Caledon, in consultation with other relevant agencies, as appropriate.

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2.2.10.5.6 Permit all existing, expanded or new infrastructure, that is subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, within the Protected Countryside, provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
- b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.

2.2.10.5.7 Require the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, to be subject to the following:

- a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;
- b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) Where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for southern Ontario established by Greenbelt and any

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provincial growth management initiatives are supported and reinforced;

- d) New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative; and

- e) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key natural heritage feature or key hydrologic feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions, and where reasonable, maintain or improve connectivity.

- 2.2.10.5.8 Require that within the Protected Countryside all reasonable efforts be made to keep infrastructure serving the agricultural sector, such as agricultural irrigation systems, out of key natural heritage features or key hydrologic features or the vegetation protection zones.

Sewage and Water Infrastructure Policies

- 2.2.10.5.9 Require that proposals for sewer and water infrastructure within or crossing the Protected Countryside demonstrate that:

- a) Sewage and water servicing can be provided in a manner that does not negatively impact ecological features and functions, quality and quantity of ground and surface water, including stream baseflow, and is sufficient to accommodate the proposed use(s);
- b) Applicable recommendations, standards or targets within watershed plans and water budgets are reflected; and
- c) Any sewage and water servicing installation is planned, designed and constructed to minimize surface and groundwater disruption.

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2.2.10.5.10 Prohibit extensions to or expansions of existing Great Lake based services to settlements where such settlements do not currently have Great Lake based water and sewage services, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with existing services within the settlement. The capacity of the services provided in these circumstances will be restricted to that required to service the affected existing settlement plus the capacity for potential development within the approved settlement boundary

2.2.10.5.11 Support the extension and expansion of Great Lake based water and/or sewer services, to service growth within an approved settlement boundary, if the settlements currently have, or have approvals for such services. Where only Great Lake water exists or has been approved, corresponding municipal sewage service shall be required in order for any expansion of the current settlement boundary where such expansion would be permitted by the Greenbelt Plan.

2.2.10.5.12 Require, where settlement area expansions are contemplated, the completion or approval of the environmental assessment in support of expanded sewage and water services prior to amending the boundaries of the settlement within the municipal official plan. The expansion must not extend into the Natural Heritage System.

2.2.10.5.13 Permit the extension of municipal or private communal sewage or water services outside of a settlement boundary only in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above, where municipal water services exist outside of settlements areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.

2.2.10.5.14 Permit only in the following circumstances new or expanded partial servicing, if site conditions are suitable for the long-term provision of such services:

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- a) Where such servicing is necessary to address failed individual on-site sewage or water services serving existing development; or
- b) To allow for infilling and intensification within settlement areas served by partial services as of the date the Greenbelt Plan came into effect.

2.2.10.5.15 Consider the location of vulnerable areas in the siting of new municipal and other wells.

Stormwater Management Infrastructure Policies

2.2.10.5.16 Direct the City of Brampton and the Town of Caledon to prohibit, in their official plans, storm water management ponds in key natural heritage features or key hydrologic features or their vegetation protection zones, in accordance with the Greenbelt Plan.

2.2.10.5.17 Direct the City of Brampton and the Town of Caledon to require storm water management plans for applications for development and site alteration in the Protected Countryside. These storm water management plans shall meet the objectives of the Greenbelt Plan and demonstrates that

- a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
- b) Where appropriate, an integrated treatment approach shall be used to minimize storm water management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and
- c) Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

Natural Resources

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2.2.10.5.18 Permit, in the Protected Countryside uses and activities that are related to the use of renewable resources, in accordance with the Greenbelt Plan and all other applicable legislation, regulations and municipal planning documents, including the PPS.

2.2.10.5.19 Prohibit mineral aggregate operations or wayside pits within the Protected Countryside of the Greenbelt unless the appropriate requirements identified in Section 4.3.2 of the Greenbelt Plan, and the applicable policies of this Plan and the City of Brampton and Town of Caledon Official Plans, have been addressed to the satisfaction of the Region of Peel, the City of Brampton and the Town of Caledon, in consultation with the applicable conservation authority.

2.2.10.5.20 Require that operators undertaking rehabilitation of mineral aggregate operation sites in the Protected Countryside do so in a manner consistent with the requirements of the Greenbelt Plan.

2.2.10.5.21 Require that final rehabilitation in the Natural Heritage System will meet the following provisions:

- a) Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict;
- b) Where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and
- c) Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or restored, and to the extent possible, improved.

2.2.10.5.22 Encourage operators to consider and provide for public access to former aggregate sites upon final rehabilitation.

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2.2.10.5.23 Ensure *jointly* with the City of Brampton, the Town of Caledon and conservation authorities, that all land use activities related to the post extraction rehabilitation of mineral aggregate operations are consistent with any relevant approved source protection plan and relevant watershed or sub-watershed plan.

Existing Uses

2.2.10.5.24 Direct the City of Brampton and the Town of Caledon, when amending their Official Plan and Zoning By-law to bring them into conformity with the Greenbelt Plan, to:

- a) Recognize, within the Protected Countryside, existing lawful uses and new single dwellings on existing lots of record where a single dwelling would have been lawfully permitted by the Town of Caledon's existing Zoning By-law on December 14, 2003.
- b) Consider, within the Protected Countryside allowing, outside of settlement areas, expansions to legally existing uses in its Zoning By-law on a site specific basis, if no new municipal services are required, and subject to consideration of existing and potential impacts on key natural heritage features and key hydrologic features of the Greenbelt Plan.
- c) Consider allowing in its Zoning By-law on a site specific basis within key natural heritage features and key hydrologic features of the Protected Countryside, expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, if it is demonstrated that: there is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.

6. Chapter 2, The Natural Environment, Section 2.4.4.2.4 is amended by adding the following to its end:

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"that would avoid, minimize and/or mitigate storm water volume,
contaminant loads and impacts to receiving water courses.

7. Chapter 3, Resources, Section 3.3 Mineral Aggregate resources, is amended by deleting the last paragraph and replacing it with the following:

"Regional Council acknowledges and fully supports the results of the Caledon Community Resource Study that to address the future of mineral aggregate resources in the region."

8. Chapter 3, Resources, Section 3.3.2.1 is deleted and Sections 3.3.2.2 to 3.3.2.12 are renumbered to 3.3.2.1 to 3.3.2.11.

9. Chapter 3, Resources, renumbered Section 3.3.2.2 is amended by deleting it and replacing with the following:

"Permit mineral aggregate extraction sites, inside or outside of the HPMARA, only where extraction is permitted in an *area municipal official plan* and only in conformity with this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement where applicable. An amendment to Schedule C will not be required for the establishment or expansion of a mineral aggregate extraction site."

10. Chapter 3, Resources, renumbered Section 3.3.2.3 is amended by adding the following after the word "quarries" in the second line: "or any ancillary or accessory uses thereto"; and by deleting reference to "3.3.2.3" in clause e) and replacing it with "3.3.2.2".

11. Chapter 3, Resources, renumbered Section 3.3.2.4 is amended by deleting reference to "3.3.2.2" in line four and replacing it with "3.3.2.1".

12. Chapter 3, Resources, renumbered Section 3.3.2.5 is amended by deleting reference to "3.3.2.4" in the first line and replacing it with "3.3.2.3"

13. Chapter 3, Resources, renumbered Section 3.3.2.6 is amended by deleting the words "associated activities" in the first line and replacing them with the words: "ancillary or accessory use thereto".

14. Chapter 3, Resources, renumbered Section 3.3.2.8 is amended by adding the following after the words Conservation Plan in line four: "Greenbelt Plan, Provincial Policy Statement

15. Chapter 3, Resources, renumbered Section 3.3.2.10 e) is amended by deleting reference to "3.3.2.5" in line one and replacing it with "3.3.2.4"; and by adding the

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following words after the words "Escarpment Plan" in the last line: "the Greenbelt Plan and the Provincial Policy Statement"

16. Chapter 3, Resources, renumbered Section 3.3.2.10 h) is amended by deleting the word "and" in the first line and by adding the words "and portable concrete plants (PPS 2.5.5.1)" after the words "asphalt plants" in line two; and by deleting the last two lines and replacing them with the following: "Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement (PPS 2.5.5.1), unless permitted by these Plans; and"
17. Chapter 3, Resources, Section 3.5, Recreation, is amended by adding the following after the words "provincial parks" in line four: "the Greenbelt"
18. Chapter 3, Resources, Section 3.5.2.1 is amended by adding the following after the words "and services" in the last line: "(including parkland, open space trails and water-based activities)"
19. Chapter 3, Resources, Section 3.5.2.2 is amended by adding the following after the word "needs" in the last line, including small-scale structures for recreational uses consistent with the requirements of the Greenbelt Plan.
20. Chapter 3, Resources, Section 3.5.2.6 is amended by deleting the words "on the Oak Ridges Moraine" and replacing them with "in the Greenbelt"
21. Chapter 3, Resources, Section 3.6.2.1 is amended by deleting the words "and other agencies" in line four and replacing them with the following:

"other agencies and aboriginal groups"
22. Chapter 3, Resources, Section 3.2.2.11, is amended by deleting the first sentence in paragraph two and replacing with the following:

"This Policy may not be used to address a proposal that has the effect of adjusting the 2031 Regional Urban Boundary, or the 2031 boundary for the Caledon East Rural Service Centre, or the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres."
23. Chapter 4, is amended by deleting the Title "POPULATION AND EMPLOYMENT" and replacing it with "REGIONAL FORECASTS"
24. Chapter 4, Section 4.1.1 Purpose, is amended by deleting it and replacing with the following:

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4.1.1 Purpose

The population and employment forecasts contained in this chapter of the Plan (Table 3) provide a framework for future growth in *Peel*. The forecasts serve as the basis for determining Regional services and establishing land requirements to accommodate growth to the year 2031. In addition, the forecasts will assist the *Region*, other levels of government and the private sector when making growth related investment decisions.

Figure 4 in the Appendix provides an indication of the past growth in population, employment and activity rates (the ratio of employment/population expressed as a percentage) for the period 1971 2006 in *Peel* by area municipality. The Population, Household, and Employment forecasts for the years 2011, 2021 and 2031 are shown in Table 3. The forecasts provide an indication of how population, household and employment growth are expected to proceed by area municipality. The regional forecasts are also consistent with Schedule 3 of the Growth Plan forecasts.

This chapter of the Plan also recognizes that the population, household and employment forecasts need to be monitored and reviewed at least every five years, based on the most recent Schedule 3 of the Growth Plan or Census of Canada results.

25. Chapter 4, Section 4.1.2 is amended by adding the word “household” after the word “population” in the first line.

26. Chapter 4, Sections 4.2.1.1 and 4.2.1.2, are amended by deleting them and replacing with the following:

4.2.1.1 To provide a planning framework for the future growth in *Peel Region* within the context of the *Greater Toronto Area and Hamilton (GTAH)*.

4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in Chapter 5.

27. Chapter 4, Sections 4.2.2.1 and 4.2.2 are amended by inserting the word “, household” after the word “population” in line one.

28. Chapter 4, Section 4.2.2.3 is amended by inserting the word “,household” after the word “population” in line two, and by adding the following to the end:

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"Forecasts beyond the 2031 planning horizon may be used for long-term infrastructure planning studies undertaken by the Region and/or Area Municipalities, as long as they maintain consistency with the Regional Population, Household and Employment Forecasts located in Table 3 up to 2031".

29. Chapter 4, Section 4.2.2.6 is amended by inserting the word ",household" after the word "population" in line two, and by adding the following words after the word recent in line three: "Schedule 3 of the Growth Plan or".
30. Table 1 Population and Employment Forecasts for Peel is amended by deleting it and replacing it with the following renumbered Table 3,

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Table 3: Population, Household and Employment Forecasts for Peel ¹									
Municipality	2011			2021			2031		
	Population ²	Households	Employment	Population ²	Households	Employment	Population ²	Households	Employment
Brampton	510,000	143,000	182,000	638,000	185,000	274,000	727,000	215,000	314,000
Caledon	75,000	22,000	28,000	87,000	28,000	38,000	111,000	35,000	48,000
Mississauga	738,000	233,000	455,000	770,000	255,000	500,000	807,000	271,000	513,000
Total Peel	1,323,000	398,000	665,000	1,495,000	468,000	812,000	1,645,000	521,000	875,000

Notes:

¹ The Province is reviewing the forecasts included in schedule 3 of the Growth Plan. As soon as this schedule is amended, Table 3 will also need to be amended.

² Population figures include the 2001 Census undercount of 4.2%

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31. Chapter 5, Section 5.1.1, Purpose, is amended by deleting the first sentence and replacing it with the following:

“Peel Region is part of the larger economic region of the Greater Toronto Area and Hamilton (GTAH) and its hinterland, and in this context, the Regional Structure chapter of the Plan describes Peel's role within the GTAH and its relationship to the surrounding municipalities,”

32. Chapter 5, Section 5.1.1, Purpose, is amended by inserting the following new paragraph after paragraph two:

“This chapter also includes many of the growth management policy directions and policies of the Places to Grow—Growth Plan for the Greater Golden Horseshoe (2006) (Growth Plan) that are required to be implemented.”

33. Chapter 5, Section 5.1.2, Goal, is amended by adding the word “complete” after the word “healthy” in line one.

34. Chapter 5, Section 5.1.3.1 General Policies, is amended by adding the words

“and infrastructure” after the word “transportation” in line one.

35. Chapter 5, Section 5.2.1.3, is amended by adding the following words after the word “manner” in line three: “and contributes to achieving the Growth Plan intensification and density targets”

36. Chapter 5, Section 5.2.2.1 is amended by adding the following words after the words “for development” in line ten: “the Growth Plan policies and targets,”

37. Chapter 5, Section 5.3, The Urban System, is amended by deleting the words “Regional Urban Nodes” in the last line and replacing them with the words: “Urban Growth Centres”

38. Chapter 5, Section 5.3.1.2, is amended by deleting it and replacing it with the following:

“To achieve sustainable development within the Rural System. “

39. Chapter 5, Section 5.3.1.3, is amended by inserting the word “, complete” after the word “healthy” in line one.

40. Chapter 5, Section 5.3.1.9, is amended by deleting it and replacing with the following:

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"Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and *infrastructure* uses, where feasible."

41. Chapter 5, Section 5.3.2.1, is amended by deleting the words "Regional Urban Nodes" in the last line and replacing them with the words: "Urban Growth Centres"

42. Chapter 5, Section 5.3.2.4, is amended by deleting it and replacing it with the following:

"Require *development* and *redevelopment* in the Urban System to proceed according to growth management and phasing strategies and the planned provision of necessary *services*."

43. Chapter 5, Section 5.3.3, Regional Urban Nodes is amended by deleting it and replacing it with the following:

5.3.3 Urban Growth Centres

Urban Growth Centres, as shown on Schedule D, are major locations of intensification that includes *compact forms* of urban *development* providing a range and mix of housing, employment, *recreation*, entertainment, civic, cultural and other activities for *Peel* residents and workers and other residents of the *Greater Toronto Area and Hamilton (GTAH)*. The Urban Growth Centres are also focal areas for investment in region-wide public services and *infrastructure*, including major transit infrastructure.

In addition to the Urban Growth Centres that are identified in this Plan, there are also urban *nodes* and *corridors* in *Peel* that are identified in the *area municipal official plans*. All of these urban forms support intensification and public transit.

44. Chapter 5, Sections 5.3.3.1.1 to 5.3.3.1.3 are amended by deleting the words "Regional Urban Nodes" in the first lines and replacing them with the words "Urban Growth Centres"

45. Chapter 5, Section 5.3.3 is amended by adding the following section 5.3.3.1.4:

5.3.3.1.4 To achieve in each Urban Growth Centre a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier.

46. Chapter 5, Sections 5.3.3.2.1 and 5.3.3.2.2 are amended by deleting them and replacing them with the following:

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5.3.3.2.1 Direct the Cities of Brampton and Mississauga to designate in accordance with the Growth Plan requirements Urban Growth Centres, as shown conceptually on Schedule D, to provide opportunities for *compact forms* of urban *development* and *redevelopment* with commercial, residential, recreational, cultural and civic activities that offer a wide range of goods and *services* to the residents and workers of *Peel Region* and other residents of the *Greater Toronto Area and Hamilton (GTAH)*.

5.3.3.2.2 Require an amendment to this Plan to add or delete an Urban Growth Centre, or to change the location of an Urban Growth Centre, as shown conceptually on Schedule D, consistent with Section 7.9 of this Plan. Minor boundary adjustments approved through the area municipal official plan amendments are permitted without an amendment to this Plan providing that planned density targets are not negatively affected.

47. Chapter 5, Section 5.3.3.2.3 is amended by deleting the introductory statement and clauses a) and b) and replacing them with the following:

5.3.3.2.3 Examine *jointly*, with the area municipalities, Urban Growth Centres, addressing the following:

- a) the specific role of each Urban Growth Centre in the context of *the region* and the *Greater Toronto Area and Hamilton*;
- b) the provision of opportunities for residents to live and work within the Urban Growth Centre;

48. Chapter 5, Section 5.3.3.2.4 to 5.3.3.2.7 are amended by deleting them and replacing them with the following:

5.3.3.2.4 Require the area municipalities to prepare, in a reasonable time frame if they have not already effectively done so, policies for the Urban Growth Centres that are identified in this Plan and consistent with the Growth Plan, addressing the following:

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- a) intended role and character of the centre;
- b) the extent of the centre;
- c) the population and employment capacity objectives of the centre;
- d) the location, type and density of land uses;
- e) the achievement of a minimum *gross density target* of 200 residents and jobs combined per hectare by 2031 or earlier;
- f) the nature of the streetscape, focusing on pedestrian safety and security;
- g) the transportation system to and within the centre; and
- h) compatibility with the characteristics of existing communities.

5.3.3.2.5 Support the area municipalities to identify in their official plans *intensification corridors, major transit station areas* and other appropriate urban nodes, in addition to the Urban Growth Centres identified in this Plan as focus areas for intensification.

5.3.3.2.6 Identify, *jointly* with the area and neighbouring municipalities, the *Hurontario Regional Intensification Corridor* and examine, also *jointly* with the area and neighbouring municipalities, the possibility and feasibility of other *Regional Intensification Corridors* in Peel, addressing the following:

- a) the objectives of *Regional Intensification Corridors*;
- b) the role of *Regional Intensification Corridors* in the context of supporting and/or linking Urban Growth Centres;
- c) the provision of opportunities for residents to live and work within the *Regional Intensification Corridor*;
- d) the establishment of a high intensity, *compact urban form* which provides a mix of commercial, residential,

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recreational and other activities which offer a wide range of goods and services to the residents and workers of *Peel Region* and other residents of the *Greater Toronto Area and Hamilton*;

- e) the provision of a transit-supportive and pedestrian-oriented urban form; and
- f) the provision and financing of necessary services.

Any Regional Intensification Corridor, if appropriate, will be incorporated by an amendment to this Plan.

5.3.3.2.7 Direct the area municipalities to identify *Regional Intensification Corridors* in their official plans, where appropriate, consistent with the policies in this Plan.

49. Chapter 5, Section 5.4, The Rural System, is amended by adding the words “the Protected Countryside as identified in the Greenbelt Plan and” after the words “and includes” in the second sentence; and by adding the following sentence at the end of the paragraph: “The Rural System is a community of communities and should be viewed holistically as a planning entity.”

50. Chapter 5, Section 5.4.1.3 is amended by inserting the word “collectively” after the word “that” in line one.

51. Chapter 5, Sections 5.4.1.5 and 5.4.1.6 are amended by deleting them and replacing with the following:

5.4.1.5 To direct growth in the Rural System consistent with the policies in this Plan, the *area municipal official plans*, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

5.4.1.6 To achieve sustainable development within the Rural System;

52. Chapter 5, Sections 5.4.2.1 is amended by inserting the words “the Protected Countryside as identified in the Greenbelt Plan,” after the word “including” in line two and by deleting the last three lines and replacing with the following:

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"area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan and the remaining rural area that makes up the balance of the Rural System."

53. Chapter 5, Sections 5.4.2.2 is amended by deleting the last two lines and replacing them with the following:

"in the applicable *area municipal official plans*, the Niagara Escarpment Plan and the Greenbelt Plan."

54. Chapter 5, Section 5.4.2.4 is amended by deleting reference to "Section 5.6.6" in the last line and replacing it with "Section 5.9.6."

55. Chapter 5, Section 5.4.2.6 is amended by deleting the last line and replacing it with the following:

"Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan."

56. Chapter 5, Section 5.4.3, Rural Service Centres, is amended by deleting the two paragraphs and replacing them with the following:

"The only Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of *the Region*. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a Regional municipal comprehensive review and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services.

The Mayfield West, Bolton and Caledon East communities will be developed on full municipal water and sewer services. Opportunities for a wide range and mix of land uses and activities will be provided within the three Rural Service Centres. Caledon East falls partially within the ORMCPA and the Protected Countryside of the Greenbelt Plan and is subject to the Town/Village policies of the Greenbelt Plan."

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57. Chapter 5, Section 5.4.3.2.2 is amended by deleting it and replacing it with the following:

5.4.3.2.2 Show on Schedule D the 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a Regional municipal comprehensive review and be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the Town of Caledon will determine and designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.

58. Chapter 5, Section 5.4.3.2.3 and Section 5.4.3.2.5 are amended by deleting them and renumbering the subsequent sections accordingly.

59. Chapter 5, renumbered Section 5.4.3.2.3 is amended by deleting the last two lines and replacing them with the following:

“extension, and east of Kennedy Road.”

60. Chapter 5, renumbered Section 5.4.3.2.4 b) is amended by deleting reference to “2021” and replacing it with: “2031”

61. Chapter 5, renumbered Section 5.4.3.2.4 is amended by inserting the following new clause c) and renumbering the subsequent clauses accordingly:

c) the Regional greenfield density and intensification targets;

62. Chapter 5, renumbered Section 5.4.3.2.6 is amended by inserting the following New clause d) and renumbering clauses d) and e) as e) and f):

d) the policy requirements of the Greenbelt Plan for lands within Towns/Villages and Hamlets in the Protected Countryside;

e) the minimization of crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles; and

f) other relevant issues.

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63. Chapter 5, renumbered Section 5.4.3.2.7 is amended by deleting the first sentence and replacing it with the following:

The Study Area shown on Schedule "D" around Mayfield West Rural Service Centre and designated in the legend "Settlement Study Area" is the area within which additional growth for Mayfield West beyond the 2021 population target is anticipated to occur.

64. Chapter 5, Section 5.4.4.2.1 is amended by inserting the words "and the Greenbelt Plan" after the word "Plan" in the last line.

65. Chapter 5, Section 5.4.4.2.2. is amended by deleting it and replacing it with the following:

5.4.4.2.2 The 2031 boundary for the Palgrave Estate Residential Community is designated in this Plan on Schedule D. The need to change the 2031 boundary will be considered consistent with Section 7.9 of this Plan. Any change to the 2031 boundary will require an amendment to this Plan and should not compromise the ability of the Region to achieve the minimum greenfield density and intensification targets, and other objectives of this Plan.

66. Chapter 5, Section 5.4.5, Rural Settlements, is amended by deleting the first paragraph and replacing it with the following:

"Rural settlements as identified on Figure 16 are comprised of Villages, Hamlets and Industrial/Commercial Centres located within the Rural System, and are identified in *area municipal official plans*. the Niagara Escarpment Plan and the Greenbelt Plan. Villages and Hamlets are vibrant rural communities, generally based on historic centres, which provide predominantly lower density housing and provide *services* to the surrounding area. Industrial/Commercial Centres play a supportive function to the Rural Service Centres and provide at a small scale, opportunities for industrial and commercial development. Rural settlements do not include Rural Service Centres."

67. Chapter 5, Section 5.4.5.1, Objectives, is amended by inserting the following new objective 5.4.5.1.3:

5.4.5.1.3 To provide appropriate opportunities for economic development in rural settlements.

68. Chapter 5, Section 5.4.5.2.2 and 5.4.5.2.3 are amended by deleting the word "and" after the words "Escarpment Plan", and by adding the following words at

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the end of the sections:

“, the Greenbelt Plan and the Growth Plan.”

69. Chapter 5, Section 5.4.5.2.4 is amended by deleting the introductory statement and replacing it with the following:

“Direct the Town of Caledon to include policies in its Official Plan to only consider an expansion to the boundary of an existing rural settlement through a municipal comprehensive review and based on:”

65. Chapter 5, Section 5.4.5.2.4 g) s amended by deleting it and replacing it with the following:

- g) the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and/or the Growth Plan;

66. Chapter 5, Section 5.4.6.1 s amended by inserting the following new objective:

5.4.6.1.3 To provide opportunities for appropriate economic development in the rural area.

67. Chapter 5, Section 5.4.6.2.1, clause b) is amended by deleting the word “and” after the words “Escarpment Plan” and adding the following words at the end: , the Greenbelt Plan and the Growth Plan;

68. Chapter 5, Section 5.4.6.2.1, clause f) is amended by deleting the seventh bullet point and replacing it with the following:

- the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and/or the Growth Plan, if applicable; and

69. Chapter 5 is amended by inserting the following new Sections 5.4.7, Settlement Study Areas, 5.5, Growth Management, 5.6, Employment and 5.7, Strategic Infrastructure Study Area, and by renumbering the existing Sections 5.5 Housing as 5.8 and Section 5.6 Transportation 5.9:

5.4.7 Settlement Study Areas

To provide a framework to manage growth in the Rural Systems, three *Settlement Study Areas* (Study Areas) which have been identified on Schedule D. The three Study Areas are broadly defined around Mayfield West, Tullamore and Bolton. Bolton and Mayfield West are established Rural Service Centres that

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area planned to accommodate steady, managed growth and are currently identified in this Plan. Tullamore is the largest Industrial/Commercial Centre identified in the Caledon Official Plan. The Study Area around Tullamore has been identified because its function is being reviewed to determine whether it should become a more significant employment node within the Rural System as part of a Regional municipal comprehensive review regarding its function within the *Regional Structure* and in particular within the Rural System. Any future expansions to settlement area boundaries within the Study Areas will require a ROPA and will give appropriate consideration to the *Strategic Infrastructure Study Area (SISA)* protection policies in Section of this Plan.

5.4.7.1 Objectives

- 5.4.7.1.1 To provide a policy framework for long term growth management in the Rural Systems.
- 5.4.7.1.2 To provide opportunities for economic development within the Rural System.
- 5.4.7.1.3 To protect the natural environment and resources.

5.4.7.2 Policies

It is the policy of *Regional Council* to:

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- 5.4.7.2.1 Define the Study Areas that delineate the general geographic areas within which the Town of Caledon will plan to accommodate long term population and employment growth if determined by a Regional municipal comprehensive review.
- 5.4.7.2.2 Consider the identification of the Study Areas as a key tool to achieve the Town's objective of ensuring a steady, managed rate of growth within Caledon.
- 5.4.7.2.3 Proceed with the planning process for the Study Area around Mayfield West Rural Centre in accordance with Policy 5.4.3.8 and all other applicable policies of this Plan and the *area municipal official plan*.
- 5.4.7.2.4 Consider the outcomes of the Town of Caledon's review of the function of Tullamore within the *Regional Structure* as a basis for undertaking a Regional municipal comprehensive review.
- 5.4.7.2.5 Require the Town of Caledon to identify in its official plan all three Study Areas.

5.5 GROWTH MANAGEMENT

The Growth Plan recognizes the diversity of land resources in the Greater Golden Horseshoe (GGH) and the GTAH in particular. One of the guiding principles of the Growth Plan that should assist in the decision-making process of land *development*, resource management and investment is to “build compact, vibrant and complete communities”. The Growth Plan encourages planning for *development* of complete communities and a balance of jobs and housing. Growth management policies of this Plan contribute to the achievement of complete communities within Peel.

To ensure that growth management objectives are achieved while achieving the *sustainability* objectives, this Plan identifies specific growth management policy areas such as urban growth centres, built-up areas and designated greenfield areas. The Plan also recognizes the agricultural and rural area as well as the Greenbelt Plan area. Each of these areas has a specific role in managing growth. Figure 16 shows these areas within Peel Region.

5.5.1 General Objectives

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- 5.5.1.1 To optimize the use of the existing land supply of the *Region* by directing the majority of growth to lands within the 2031 Urban Boundary and Rural Service Centres.
- 5.5.1.2 To establish *intensification* targets and *greenfield density* targets for the *Region*.
- 5.5.1.3 To manage growth based on the growth forecasts and *intensification* targets and *greenfield density* targets of this Plan.
- 5.5.1.4 To achieve the *intensification* targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.
- 5.5.1.5 To optimize the use of the existing and planned *infrastructure* and *services*.
- 5.5.1.6 To plan for and achieve complete communities in *Peel* that are well-designed, offer transportation choices, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, and easy access to retail and *services* to meet daily needs.
- 5.5.1.7 To protect and promote human health, especially the health of *vulnerable* populations.

5.5.2 General Policies

It is the policy of *Regional Council* to:

- 5.5.2.1 Encourage the area municipalities to incorporate official plan policies to develop complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to retail and *services*.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through *intensification*.
- 5.5.2.3 Develop compact, transit-supportive communities in designated greenfield areas.

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5.5.2.4 Prohibit the establishment of new settlement areas

5.5.3 Intensification

The Growth Plan sets out requirements for ensuring that *intensification* occurs in the GGH. In accordance with the Growth Plan, this Plan directs a significant portion of new growth to built-up areas, and promotes *compact urban form, intensification* and *redevelopment*. The forms of *intensification* include *redevelopment* (including the reuse of *brownfield sites*), the *development* of and/or underutilized lots within previously developed areas, *infill development* and the expansion or conversion of existing buildings. All of these types of *development* can occur within areas already equipped with *infrastructure* and *services*. For the purpose of measuring *intensification*, the Growth Plan requires that by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential *development* occurring annually within the *Region* will be within the built-up area. This Plan recognizes the importance and advantages of *intensification* in Peel and implements the *intensification* policies of the Growth Plan.

5.5.3.1 Objectives

5.5.3.1.1 To achieve compact and efficient urban forms.

5.5.3.1.2 To optimize the use of existing *infrastructure* and *services*.

5.5.3.1.3 To revitalize and/or enhance developed areas.

5.5.3.1.4 To intensify *development* on underutilized lands.

5.5.3.1.5 To reduce dependence on the automobile through the *development* of mixed-use, transit-supportive, pedestrian-friendly urban environments.

5.5.3.2 Policies

It is the policy of *Regional Council* to:

5.5.3.2.1 Identify the built-up area and the designated greenfield area as established by the Province.

5.5.3.2.2 Facilitate and promote *intensification*.

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5.5.3.2.3 Accommodate *intensification* within urban growth centres, *intensification* corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

5.5.3.2.4 Require that by 2015 and for each year until 2025, a minimum of 40 per cent of *the Region's* residential *development* occurring annually to be located within the built-up area.

5.5.3.2.5 Require that by 2026 and for each year thereafter, a minimum of 50 per cent of *the Region's* residential *development* occurring annually will be within the built-up area.

5.5.3.2.6 Require the area municipalities to develop *intensification* strategies that, among other things, identify urban growth centres, *intensification* corridors, urban nodes, major transit station areas and other *intensification* areas to support achievement of the *intensification* objectives.

5.5.3.2.7 Direct the area municipalities to identify in local official plans the appropriate type and scale of *development* in *intensification* areas.

5.5.3.2.8 Consider expansion of the 2031 Urban Boundary or settlement boundary only if such expansion supports achieving the minimum *intensification targets* established by policies 5.5.3.2.4 and 5.5.3.2.5 and is consistent with Section 7.9 of this Plan.

5.5.3.2.9 Encourage area municipalities to establish official plan policies that promote the *redevelopment* and reuse of brownfield sites located within the 2031 Urban Boundaries and Rural Service Centres.

5.5.4 Greenfield Density

Part of Peel's growth will occur through greenfield *development*. The policy direction of the Growth Plan includes greenfield *development* that achieves "complete communities" to support *sustainable* transportation and provide public open space that supports these activities. Greenfield communities must also provide for a diversity of land uses as well as efficiently use available lands and *infrastructure*. In order to achieve complete communities, the Growth Plan imposes

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a minimum density target that is not less than 50 residents and jobs combined per hectare on greenfield *development*. This measure is established to contribute to the creation of more compact, efficient and complete communities. This Plan adopts this approach including the density target to *development* of greenfield within Peel. Greenfield *development* in the Region will be in conformity with the Growth Plan. Conformity with the Growth Plan will be determined by the Region as an overall calculation of the future *development* of all greenfield areas across the Region, and will be monitored regularly

5.5.4.1 Objectives

- 5.5.4.1.1 To develop greenfields as complete communities.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.1.6 To manage greenfield growth to support Peel's economy.

5.5.4.2 Policies

It is the policy of Regional Council to:

- 5.5.4.2.1 Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding *major environmental features* as defined by the Growth Plan or comparable Regional methodology.
- 5.5.4.2.2 Require the area municipalities to plan to achieve a minimum greenfield density of 50 residents and jobs combined per hectare or a minimum of 60 residents per hectare and a minimum of 35 jobs per hectare by 2031.

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5.5.4.2.3 Identify with the area municipalities the areas within the designated greenfield area where *development* will need to be phased to achieve a minimum greenfield density of 50 residents and jobs combined per hectare.

5.5.4.2.4 Not support the expansion of the 2031 Urban Boundary or the Rural Service Centres or any other settlement area unless such expansion contributes to the achievement of a minimum *greenfield density* target of 50 residents and jobs combined per hectare across *the region* by 2031 and is consistent with Section 7.9 of this plan.

5.5.4.2.5 Encourage the area municipalities to identify in their official plans urban nodes and *intensification* corridors within the designated greenfield area.

5.5.4.2.6 Encourage the area municipalities to require *development* around major transit stations within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.

5.6 EMPLOYMENT LANDS

The Region is forecasted to accommodate 345,000 new jobs and 615,000 additional residents by 2031, compared to 2001. This will bring the total number of jobs to 875,000 and total population to 1,645,000, giving *the Region* an activity rate of 53%, which is the ratio of jobs to people.

The need to study employment and *employment lands* arose in response to national, provincial and regional changes in population and labour; driven by population increases and employment industry shifts. To ensure the continued viability of *employment lands* is maintained, *the Region*, in collaboration with area municipalities and Metropolitan Knowledge International consultants, reviewed and analyzed current trends and future demand for employment and *employment land* in Peel to develop policy directions for the Plan consistent with the Growth Plan and the Provincial Policy Statement. The policy direction of the Growth Plan includes preservation and adequate supply of *employment lands* for a variety of employment uses and to accommodate employment forecasts. In preserving and providing adequate *employment land*, the Growth Plan also directs that the appropriate *infrastructure* be in place to service the area, criteria are in place to

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protect *employment land* from conversions to non-employment uses and appropriate locations are planned for office development and are serviced by transit.

This Plan recognizes the importance of *employment lands* and plans for approximately 50% of all employment growth in the *Region* including manufacturing, warehousing and office. The remainder of employment growth, including retail, services and institutional will be planned for at the area municipal level.

5.6.1 Objectives

- 5.6.1.1 To provide sufficient *employment lands* in *Peel* to support a vibrant and *sustainable* regional economy, to further the economic development goals of the area municipalities and to contribute to complete communities, in accordance with the policies in the Provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3.
- 5.6.1.2 To provide *infrastructure* and *services* that are required for the *development* of *employment lands* to facilitate economic development.
- 5.6.1.3 To promote *sustainable development* of *employment lands*, in accordance with the Themes of the Plan in section 1.3.5 of this Plan.
- 5.6.1.4 To attract and retain a range of employment types in Peel.
- 5.6.1.5 To concentrate higher density employment uses in appropriate locations such as urban growth centres, *mobility hubs*, nodes and corridors and in other areas served by transit.
- 5.6.1.6 To protect *employment land* for employment uses.

5.6.2 Policies

It is the policy of *Regional Council* to:

- 5.6.2.1 Direct area municipalities to designate an adequate supply of *employment land* within the Urban System and Rural Service

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Centres and Industrial/Commercial Centres in the Rural System to achieve the forecasts in Table 3.

5.6.2.2

Require the area municipalities to include a range of employment designations in their official plans for *employment lands* within the Urban System and Rural Service Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses.

5.6.2.3

Use the employment forecasts and *employment land* needs in Figure 15 as part of a baseline for *employment land* use planning in *the Region* to 2031.

5.6.2.4

Direct the Town of Caledon to study the possibility of addressing the 2031 *employment land* needs within the three *Settlement Study Areas* identified on Schedule D in accordance with Section 5.4.7 Study Areas.

5.6.2.5

Assist area municipalities in maximizing their economic development objectives and facilitating the *development* of *employment land* through the provision of Regional *infrastructure* and *services* such as water and wastewater services, transportation and human services to employment areas based on the availability of servicing capacity and subject to capital budget allocation.

5.6.2.6

Direct area municipalities to include policies in their official plans that only permit the conversion of *employment land* to non-employment uses where it has been demonstrated that:

- i. There is a need for conversion that has been established through a municipal comprehensive review;
- ii. *The Region* and municipality will continue to meet the employment forecasts of this Plan;
- iii. The conversion does not affect the overall viability of employment areas in *the Region*, and the achievement of *intensification* and density targets;
- iv. There is existing or planned *infrastructure* to accommodate the proposed conversion;
- v. The lands are not required over the long term for employment purposes;

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vi. The lands do not fulfill the criteria for provincially significant *employment lands*; and

vii. The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands.

5.6.2.7 Encourage office *development* to locate in Urban Growth Centres and in proximity to Major Transit Station Areas, *mobility hubs* and other appropriate locations for growth such as nodes and corridors and other areas planned for office uses as shown in the *area municipal official plans*.

5.6.2.8 Prohibit major retail uses, where defined in *area municipal official plans*, on *employment land*.

5.6.2.9 Support area municipalities in discouraging retail uses on *employment land* except for retail uses servicing the employment area and retail accessory to a permitted employment use.

5.6.2.10 Take appropriate measures to protect and support Airport *Employment Lands* located around the Toronto Pearson International Airport and *employment lands* next to 400-series highways and within *Strategic Infrastructure Study Areas*.

5.6.2.11 Support the study and protection of a "GTA West" *Strategic Infrastructure Study Area* for potential *infrastructure* and *employment lands* needs in consultation with the Province, area municipalities, other applicable regions, municipalities and agencies.

5.6.2.12 Encourage the planning and *development* of *employment land* in a manner consistent with *sustainable development* imperatives as outlined in the Themes of the Plan in section 1.3.5 of this Plan. Energy efficient buildings that meet Regional green development standards will be encouraged.

5.6.2.13 Encourage *employment land* to be developed at a density of 50 jobs per hectare to contribute to achieving the greenfield density target and to promote a healthy activity rate of 50% across the region.

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5.7 STRATEGIC INFRASTRUCTURE STUDY AREA

The population and employment forecasts in Chapter 4 of this Plan indicate that significant residential and employment growth will occur in Peel Region to 2031. This growth will produce increased demands for travel, electricity, utilities and *employment land*. This growth will also create a demand for urban development that has the potential to encroach on lands that contain the optimal lands for a route that could support transportation facilities, utilities and/or *employment land*. The population and employment growth will also generate land needs that could begin to limit the availability of options for meeting strategic planning needs. In order to plan and provide for potential long term strategic *infrastructure* needs, the Region is establishing strategic study area protection policies for a *Strategic Infrastructure Study Area (SISA)*. Since the uses for the SISA have not been defined, it is possible for this study area to have a planning horizon that extends beyond 2031.

The Provincial Growth Plan, June 2006, identifies a conceptual "Future Transportation Corridor" that generally extends east from the Guelph area to the area of Highway 50 and possibly beyond, along the boundary of Brampton and Caledon. The Ministry of Transportation has initiated the first phase of an Environmental Assessment study which will more specifically define the "GTA-West" "Future Transportation Corridor". The identification of this "Future Transportation Corridor" has provided a basis for the SISA section of this Plan.

5.7.1 Objectives

- 5.7.1.1 To identify and protect areas that require comprehensive study and assessment with respect to long term strategic planning and *infrastructure* needs such as transportation facilities, utilities and electricity transmission *infrastructure*.

5.7.2 Policies

It is the policy of *Regional Council* to:

- 5.7.2.1 Work in partnership with the Province, area municipalities and adjacent Regions, to further define and refine the location, of the conceptual *Strategic Infrastructure Study Area (SISA)* based on the outcomes of the Ministry of Transportation's GTA West Corridor Environmental Assessment and identify and implement tools, policies and other measures to protect lands within the SISA from land uses that would predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment.

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5.7.2.2 Direct the area municipalities to review the *area municipal official plans* and revise policies as necessary to restrict land uses within the S/SA that would predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment and to identify and implement other implementation tools. All land uses currently permitted within the Prime Agricultural Area of the Rural System will continue to be permitted.

5.7.2.3 Only consider approving ROPAs for development applications within the S/SA requiring Regional approval if a satisfactory assessment has been made and has determined that the application will not predetermine or preclude the outcomes of the GTA West Corridor Environmental Assessment.

5.7.2.4 Direct the area municipalities to only consider approving *development* applications within the S/SA where there has been a satisfactory assessment that has concluded that the proposal would not predetermine or preclude the outcomes of the GTA West Corridor Environmental Assessment

70. Chapter 5, renumbered Section 5.9.2 is amended by inserting the following new section 5.9.2.2 and renumbering the subsequent sections accordingly:

5.9.2.2 Ensure developing and planning for transportation facilities are consistent with the objectives and policies of Section 2.2.10.5, Protected Countryside in this Plan and the applicable policies in the *area municipal official plans*, the Niagara Escarpment Plan, the Oak Ridges Conservation Plan and the Greenbelt Plan.

71. Chapter 5, renumbered Section 5.9.4.2.7 is amended by deleting it replacing it with the following:

“Notwithstanding the right-of-way widths identified on Schedule F, ensure that future road widenings within the Niagara Escarpment Plan Area, Oak Ridges Moraine Conservation Plan Area and Protected Countryside are consistent with the policies of the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan.”

72. Chapter 6, Regional Services, Section 6.3.2.7 is amended by deleting it and

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replacing it with the following:

- 6.3.2.7 Ensure that the planning, and construction, expansion, extension, operation and maintenance of water and sanitary sewer services protects the environmental systems and natural resources of *Peel* in a manner consistent with the objectives and policies in this Plan, the Niagara Escarpment Plan and the Greenbelt Plan.

73. Chapter 6, Regional Services, Section 6.4.2.14 is amended by inserting the words “the Greenbelt Plan” after the words “Escarpment Plan”

74. Chapter 7, Implementation, Section 7.2.2.6 is amended by deleting it and replacing it with the following:

- 7.2.2.6 For areas within the Niagara Escarpment Plan Area, the *Parkway Belt West Plan Area*, and the Greenbelt Plan Area policies contained in the respective Niagara Escarpment Plan, the *Parkway Belt West Plan*, and the Greenbelt Plan will take precedence over policies in this plan. Where there are regulations or standards that are more restrictive than those contained in these plans, the more restrictive provision prevails.

75. Chapter 7, Implementation, Sections 7.6.2.16, 7.6.2.17 and 7.6.2.20 are amended by deleting them and renumbering the subsequent sections accordingly.

76. Chapter 7, Implementation, Section 7.9.2. clause j) is amended by deleting it and replacing it with the following new clauses:

- j) *employment land area in relation to employment forecasts in Table 3;*
- k) *percentage of the work force both living and working in Peel;*
- l) *the density of development in designated greenfield areas measured across the region and;*

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- m) the percentage of all residential *development* occurring in the built up-area annually.

77. Chapter 7, Implementation, Section 7.9.2 Policies, is amended by inserting the following news sections Section 7.9.2.5 and 7.9.2.6, and renumbering the subsequent sections accordingly:

7.9.2.5 Prepare, *jointly* with the area municipalities, an assessment tool that will allow evaluating the public health impacts of proposed plans or development as part of the approval process.

7.9.2.6 Work *jointly* with the area municipalities to raise awareness of public health issues related to planning through partnerships with all levels of the public and private sector.

78. Chapter 7, Implementation, renumbered section 7.9.2.10 is amended by deleting it and replacing with the following:

7.9.2.10 Maintain consistency with strategic long-term Principles of the Plan and strategic objectives of the Region of *Peel* and area municipalities by requiring a Regional municipal comprehensive review and a Regional Official Plan Amendment in the following circumstances:

- proposed amendment to the 2031 Regional Urban Boundary
- proposed amendment to the 2021 or 2031 Rural Service Centres boundary
- proposed amendment to the boundary for the Palgrave Estate Residential Community
- designation of a new *Urban Growth Centre*
- designation of a new Regional Urban Corridor

This Regional municipal comprehensive review requires all of the following to be addressed:

- a) policies in section 2 and 3 of the PPS, 2005 are applied in determining the most appropriate location;
- b) environmental and resource protection and enhancement;

APPENDIX I
June 23, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT (ROPA 24) – PLACES TO PROSPER PROPOSING CHANGES RELATED TO GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES

- c) ensuring that there are no reasonable alternative locations which avoid the *Prime Agricultural Areas* and no reasonable alternative locations with lower priority agricultural lands;
- d) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area, and if impacts are identified, the analysis is to identify mitigation of the impacts to the greatest extent feasible;
- e) the compliance with the minimum distance separation formulae;
- f) population, household and employment growth forecasts in accordance with Table 3;
- g) ensuring that the timing of the expansion and phasing of *development* support achieving the regional forecasts included in Table 3, the regional *intensification* targets and the regional greenfield density target;
- h) the expansion makes available sufficient lands for a time horizon not exceeding the timeframe of this Plan;
- i) opportunities for efficient use of land, Regional *infrastructure* and *services* and energy availability in existing areas;
- j) a fiscal impact analysis including property assessment;
- k) the ability, as determined jointly with the area municipalities, of providing the necessary improvements to Regional and local transportation *infrastructure*, *services* and programs;
- l) an analysis of the financial ability and physical abilities to provide necessary *services* to the proposed area, including the suitability and availability of water and wastewater servicing, in a financially and environmentally *sustainable* manner;

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- m) the growth management strategies of the Growth Plan, *the Region*, the area municipalities and other plans;
- n) ensure the *sustainability* development imperatives in Section 1.3.5 will be met;
- o) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;
- p) sufficient opportunities to accommodate forecasted growth contained in Table 3, through *intensification* and in designated greenfield areas are not available in the regional market area and within the lower-tier municipality; and
- q) other relevant Regional interests.

Infrastructure, services and programs may be supported by detailed planning studies that have been prepared at the area municipal level provided that these studies have been considered on a Regional scale.

79. Glossary is amended by adding the following to it:

Airport Employment Lands: lands located around the Toronto Pearson International Airport which include: Airport Corporate Centre, Gateway and Northeast Districts in Mississauga and Bramalea South Gateway Office Centre, Brameast Office Centre, Airport Intermodal/Parkway Belt and Highway 410 Employment Area in Brampton and other areas in Toronto as defined in its official plan.

Employment lands: lands designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Greenfield Density Target

A minimum density target for designated greenfield areas that is not less than 50 residents and jobs combined per hectare.

Major Environmental Features

APPENDIX I

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PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT (ROPA 24) – PLACES TO PROSPER PROPOSING CHANGES RELATED TO GROWTH MANAGEMENT, EMPLOYMENT LANDS AND GREENBELT POLICIES

Environmental features excluded from being subject to the greenfield density target where the features are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development (such as wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat).

Regional Structure: Peel's *regional Structure* is made up of several elements and systems including the Greenlands System, renewable and non-renewable resources, and *infrastructure* elements such as roads, treatment plants, water and sewer mains, police stations, and hospitals.

Settlement Study Area: an area that delineate the general geographic extents within which the Town of Caledon will plan to accommodate long term population and employment growth if determined by a Regional municipal comprehensive review.

Strategic Infrastructure Study Area (SISA): an area under protection for long-term planning and *infrastructure* studies in advance of future development.

Urban Growth Centre Density Target

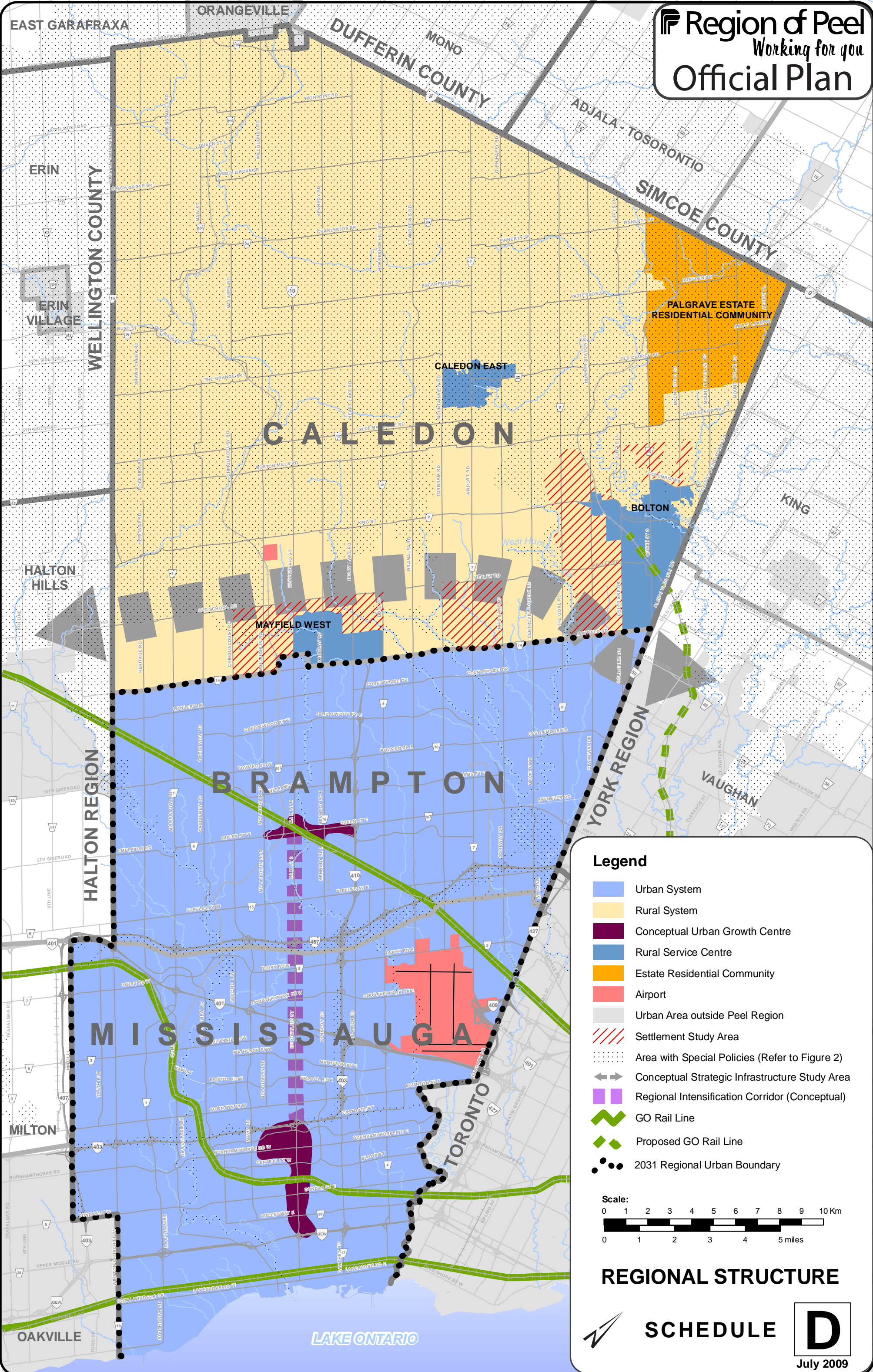
A minimum gross density target for Peel Region's urban growth centres that is not less than 200 residents and jobs combined per hectare.

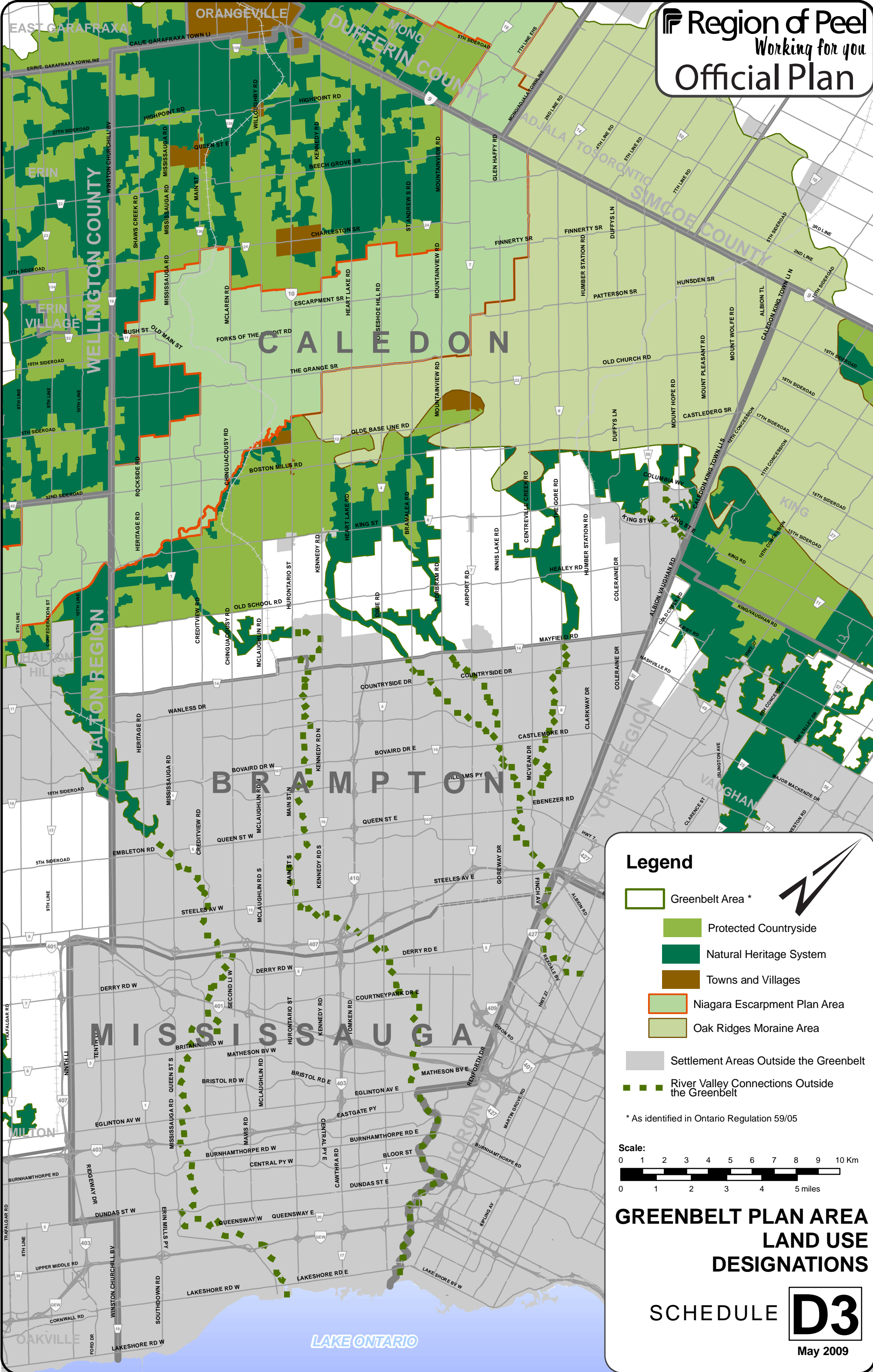
80. List of Schedules is amended by deleting Schedule D, Regional Structure and replacing it with a new Schedule D.

81. List of Schedules is amended by inserting a new Schedule D3, Greenbelt Plan Area Designations.









82. List of Figures is amended by deleting Figures 4 and 8 and replacing it/them with new Figures 4 and 8.

83. List of Figures is amended by adding Figures 15 and 16.

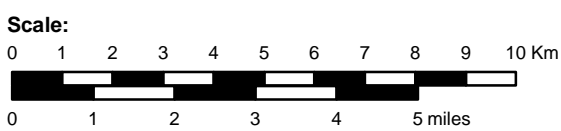




Legend

-  Greenbelt Area *
-  Protected Countryside
-  Natural Heritage System
-  Towns and Villages
-  Niagara Escarpment Plan Area
-  Oak Ridges Moraine Area
-  Settlement Areas Outside the Greenbelt
-  River Valley Connections Outside the Greenbelt

* As identified in Ontario Regulation 59/05



**GREENBELT PLAN AREA
LAND USE
DESIGNATIONS**

This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.

Year	Measure	Brampton	Caledon	Mississauga	Peel Total
1971	Population	70,800	17,000	172,000	259,900
	Employment	32,000	3,000	70,000	105,000
	Activity Rate	45.20%	17.70%	40.70%	40.40%
1981	Population	149,000	26,600	315,100	490,700
	Employment	58,555	6,405	164,935	229,895
	Activity Rate	39.30%	24.00%	52.40%	46.80%
1991	Population	242,700	36,200	479,600	758,500
	Employment	92,600	11,520	274,070	378,190
	Activity Rate	38.15%	31.82%	57.15%	49.86%
1996	Population	276,500	41,100	544,400	878,800
	Employment	105,770	15,220	300,300	421,290
	Activity Rate	38.25%	37.03%	55.16%	47.94%
2001	Population	339,700	52,800	639,800	1,032,300
	Employment	133,640	18,430	382,240	534,310
	Activity Rate	39.34%	34.91%	59.74%	51.76%
2006	Population	452,800	59,600	697,900	1,210,200
	Employment	155,870	21,410	430,630	607,910
	Activity Rate	34.42%	35.92%	61.70%	50.23%
2011	Population	510,000	75,000	738,000	1,323,000
	Employment	182,000	28,000	455,000	665,000
	Activity Rate	35.69%	37.33%	61.65%	50.26%
2021	Population	638,000	87,000	770,000	1,495,000
	Employment	274,000	38,000	500,000	812,000
	Activity Rate	42.95%	43.68%	64.94%	54.31%
2031	Population	727,000	111,000	807,000	1,645,000
	Employment	314,000	48,000	513,000	875,000
	Activity Rate	43.19%	43.24%	63.57%	53.19%

Note: 1971-2006 figures have been rounded to the nearest hundred. 2011-2031 forecasts have been rounded to the nearest thousand.

All population figures include census undercount (1991=3.39%, 1996=2.99%, 2001=4.2%). So as to be consistent with Places to Grow forecasts, the 2001 undercount was applied to 2006, 2011, 2021 and 2031 population figures.

1991-2006 employment figures include "no fixed place of work" as per a formula created by Hemson Consulting.

POPULATION AND EMPLOYMENT GROWTH IN PEEL REGION

FIGURE

4

July 2009

This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.

Non-institutional Population by Home Language	Ontario	Percentage of Ontario	Peel	Percentage of Peel
Total Population	12,160,282	100.00%	1,159,405	100.00%
Institutional Population	131,387	1.08%	5,335	0.46%
Non-Institutional Population	12,028,895	98.92%	1,154,070	99.54%
1. Single responses	11,756,485	97.74%	1,101,650	95.46%
a. Official Languages	9,944,865	82.67%	787,040	68.20%
English	9,655,830	80.27%	781,855	67.75%
French	289,035	2.40%	5,185	0.45%
b. Non-official languages	1,811,620	15.06%	314,610	27.26%
Panjabi (Punjabi)	117,445	0.98%	75,320	6.53%
Urdu	81,380	0.68%	29,615	2.57%
Polish	72,850	0.61%	22,590	1.96%
Spanish	97,895	0.81%	14,800	1.28%
Tagalog (Pilipino, Filipino)	60,610	0.50%	13,580	1.18%
Chinese, n.o.s.	161,815	1.35%	13,370	1.16%
Portuguese	77,010	0.64%	13,165	1.14%
Cantonese	154,315	1.28%	12,440	1.08%
Tamil	79,070	0.66%	12,120	1.05%
Arabic	67,495	0.56%	11,195	0.97%
Vietnamese	53,755	0.45%	11,030	0.96%
Gujarati	40,830	0.34%	9,715	0.84%
Hindi	23,540	0.20%	9,005	0.78%
Italian	107,170	0.89%	8,390	0.73%
Mandarin	63,220	0.53%	6,755	0.59%
Other languages	41,880	0.35%	5,345	0.46%
Korean	46,845	0.39%	4,875	0.42%
Persian (Farsi)	58,525	0.49%	4,150	0.36%
Croatian	15,625	0.13%	3,730	0.32%
Ukrainian	17,980	0.15%	3,465	0.30%
Russian	59,165	0.49%	2,975	0.26%
Bengali	22,020	0.18%	2,880	0.25%
Serbian	26,190	0.22%	2,560	0.22%
Akan (Twi)	6,050	0.05%	1,830	0.16%
Romanian	23,415	0.19%	1,680	0.15%
Greek	26,000	0.22%	1,335	0.12%
Bosnian	4,520	0.04%	1,160	0.10%
Malayalam	4,325	0.04%	1,135	0.10%
Telugu	3,160	0.03%	955	0.08%
Turkish	9,320	0.08%	925	0.08%
German	42,525	0.35%	895	0.08%
Macedonian	8,185	0.07%	805	0.07%
Sinhala (Sinhalese)	3,460	0.03%	795	0.07%
Bulgarian	5,835	0.05%	750	0.06%
Pashto	4,495	0.04%	710	0.06%
Hungarian	13,860	0.12%	690	0.06%
Malay	1,880	0.02%	670	0.06%
Japanese	5,800	0.05%	640	0.06%
Somali	13,535	0.11%	625	0.05%
Creoles	3,195	0.03%	625	0.05%
Sindhi	3,330	0.03%	610	0.05%
Bisayan languages	2,605	0.02%	500	0.04%
Serbo-Croatian	3,135	0.03%	405	0.04%
Slovak	3,375	0.03%	380	0.03%
Lao	3,600	0.03%	355	0.03%
Armenian	8,795	0.07%	330	0.03%
Slovenian	2,100	0.02%	295	0.03%
Lithuanian	2,225	0.02%	295	0.03%
Czech	3,445	0.03%	290	0.03%
Maltese	1,090	0.01%	280	0.02%
Dutch	6,310	0.05%	215	0.02%
Ilocano	2,785	0.02%	200	0.02%
Tigrigna	2,435	0.02%	160	0.01%
Khmer (Cambodian)	4,330	0.04%	160	0.01%
Amharic	4,285	0.04%	150	0.01%
Taiwanese	1,040	0.01%	150	0.01%
Swahili	1,650	0.01%	140	0.01%
Kurdish	2,615	0.02%	105	0.01%
Estonian	1,810	0.02%	80	0.01%
2. Multiple responses	272,410	2.26%	52,415	4.54%

Source: 2006 Census of Canada.

HOME LANGUAGES: PEEL REGION AND ONTARIO

FIGURE

8

July 2009

Note: Excludes 2006 Census Undercount of 4.94%

Table A: Employment Lands in Peel, Base Year 2006, Net. Ha.

	Existing Developed	Vacant Emp Lands	Total Emp Land
Brampton	2,790	1,490	4,280
Caledon	321	439	760
Mississauga	5,500	1,001	6,501
Region of Peel	8,611	2,930	11,541

Table B: Employment Growth by Municipality, 2006-2031

	2006	2031	Growth, 06-31
Brampton	155,000	314,000	159,000
Caledon	21,000	48,000	27,000
Mississauga	425,000	513,000	88,000
Region of Peel	601,000	875,000	274,000

Table C: Location of Employment Growth, 2006-2031

	In Built Boundary	Greenfield	Total
Brampton	75,000	84,000	159,000
Caledon	-	27,000	27,000
Mississauga	86,800	1,200	88,000
Region of Peel	161,800	112,200	274,000

Table D: Employment Densities for Calculation of Land Need

	Major Office	Population Serving	Employment Lands
Brampton	200	75	38
Caledon	200	75	26
Mississauga	250	75	42

Sources: MKI employment database; various GTA employment lands studies

Table E: Employment Land Need to 2031 - (Net Ha.)

	Supply	Demand	Shortfall
Brampton	1,341	2,249	908
Caledon	395	729	334
Mississauga	811	810	-
Region of Peel	2,547	3,788	1,241

Note: Net Hectares refers to actual developable area (excludes lands for roads and infrastructure)

Note: A structural vacancy factor has been deducted from vacant lands to arrive at the Supply figures

Table F: Employment Land Need (Gross Hectares) through 2031

	Net	Gross
Brampton	908	1,135
Caledon	334	417
Mississauga	-	-
Region of Peel	1,242	1,552

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REGIONAL EMPLOYMENT LAND BUDGET 2006 – 2031

FIGURE

15

June 2009

