



# Corporate Report

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**DATE:** August 14, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 4, 2012

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

**SUBJECT:** **Region of Peel – Update on Regional Official Plan Amendments**

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**RECOMMENDATION:** That the report titled “Region of Peel – Update on Regional Official Plan Amendments” dated August 14, 2012 from the Commissioner of Planning and Building, be received for information.

**REPORT  
HIGHLIGHTS:**

- This report provides an update on Peel Region Official Plan Review (PROPR) amendments and upcoming Regional initiatives.
- Region of Peel Official Plan Amendment (ROPA) 24 was approved based on an oral decision on June 25, 2012. An OMB order on this amendment, which will allow the approval of the two non-decisions to Mississauga Official Plan, is pending.
- Appeals to ROPA 20 and 22 relating to GTA West Corridor and the Strategic Infrastructure Study Area (SISA) were adjourned. It is anticipated that these issues will be addressed as part of ROPA 26 and possible appeals to it.
- ROPA 26 was approved by Regional Council on June 27, 2012 and has been forwarded to the Province for approval.
- It is anticipated that the Region will be initiating its next five-year review of the Regional Official Plan in the coming months. This is required by the *Planning Act*, for conformity to recent Provincial initiatives.

**BACKGROUND:**

PROPR was undertaken to bring the Region of Peel Official Plan into conformity with the Provincial Policy Statement (2005), the Greenbelt Plan (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and Bill 51 (*Planning and Conservation Land Statute Amendment Act*) (2006). It was also the mandatory five-year review required by the *Planning Act*.

The PROPR work program consisted of 15 focus areas and resulted in seven amendments to the Region of Peel Official Plan as summarized in Appendix 1. An additional amendment, ROPA 26: Public Consultation followed the conclusion of PROPR to address matters not originally included in the review and where comments had been received or subsequent work was needed.

Mississauga staff participated in the PROPR process through the Region's Technical Advisory Committee, project-specific working committees, workshops and through the review of draft discussion papers, policies and amendments.

City Council has supported all the amendments to the Region of Peel Official Plan that have been proposed.

Solmar Development Corporation (Solmar), the developer of the proposed Humber Station Villages Community Plan in the Town of Caledon, had appealed five of the Regional Official Plan amendments:

- ROPA 20 – Sustainability and Energy Policies;
- ROPA 22 – Transportation Policies;
- ROPA 23 – Housing Policies;
- ROPA 24 – Places to Prosper, An Amendment to Update Growth Management, Employment Areas and Greenbelt Policies; and
- ROPA 25 – An Amendment to Update Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies.

Solmar later withdrew their appeals to ROPAs 23 and 25. The appeals to ROPAs 20 and 22 were scoped to selected policies relating to the GTA West Corridor and the SISA. The policies in ROPAs 23 and 25 as well as the policies not under appeal in ROPAs 20 and 22 came into effect April 19, 2011. The appeal to ROPA 24 remained in its entirety.

**COMMENTS:**

This report provides an update on the PROPR amendments and upcoming Regional initiatives including:

1. ROPA 24;
2. ROPA 20 and ROPA 22;
3. ROPA 26;
4. ROPA 21B; and
5. Upcoming Regional Official Plan initiatives.

**1. ROPA 24**

ROPA 24 is the substantive amendment for PROPR which included population and employment forecasts as well as intensification and density targets. Following Solmar's appeal, 10 other interest groups requested party status in this hearing. A five-week hearing on these appeals was scheduled to begin June 25, 2012. This was converted into a one-day hearing upon settlement of all the issues. Mississauga staff was in attendance at this hearing.

The settlements include the Government Settlement which addressed the 110 modifications and two non-decisions from the Ministry of Municipal Affairs and Housing Draft Decision. Minor modifications and editorial corrections were also made to the Government Settlement through pre-hearing discussions.

There were seven additional settlements based on issues raised by the parties subsequent to the Government Settlement. These included clarification of Mississauga's employment area policies as a result of issues raised by Orlando Corporation. This also involved the addition of lands designated "mixed use" to those which would require a Municipal Comprehensive Review if conversions of employment lands were proposed. The latter was initiated by Mississauga staff upon direction from City Council.

ROPA 24 was modified based on the settlements and approved by the OMB through an oral decision on June 25, 2012. An OMB order on this amendment is pending. Approval of ROPA 24 allows for the Mississauga Official Plan non-decisions relating to the population and employment projections and Special Study Area for the lands west of Ninth Line, to be addressed.

## **2. ROPA 20 and ROPA 22**

The appeals of ROPA 20 and ROPA 22, which had been included in the ROPA 24 OMB hearing, were adjourned to be addressed as part of ROPA 26. These appeals are for policies relating to the GTA West Corridor and the SISA which will be addressed as part of the anticipated appeals to ROPA 26. Related policies, updated mapping for the GTA West Environmental Assessment and the current Ministry of Transportation Study Area are included in ROPA 26. The adjournment of the OMB hearing allows the opportunity to hear the issues relating to the GTA West Corridor and the SISA together with the related policies and updated information.

The appealed policies relate to areas in Caledon and Brampton. This appeal will continue to be monitored for impacts to Mississauga.

## **3. ROPA 26**

ROPA 26 includes policies on:

- Incentives to intensification;
- Petroleum resources;
- Human-made hazards;
- Special policy areas;
- Compatible active recreation; and
- Transportation schedules, figures and policies.

It was adopted by Regional Council June 27, 2012. It has now been forwarded to the Province for approval.

#### **4. ROPA 21B**

ROPA 21B, which includes policies on Natural Heritage and Agriculture, was adopted by Regional Council on May 13, 2010. The Ministry of Municipal Affairs and Housing issued a decision on ROPA 21B on May 30, 2012.

At this time, there are five appeals to ROPA 21B including the Region of Peel's appeal which is specific to the definition of Naturalized Plantation. The Region requested the definition include a broader consideration based on extensive consultation with the area municipalities, Conservation Authorities and environmental consultants. Mississauga staff support the Region's appeal. ROPA 21B requires area municipalities to include a definition of plantations in their official plans. It is anticipated that this issue will be resolved prior to an OMB hearing.

#### **5. Upcoming Regional Initiatives**

The Region will be initiating its next five-year review of the Region of Peel Official Plan in the next few months. A report is anticipated to be brought forward to Regional Council in late 2012 or early 2013 outlining a work program for the review. As per the *Planning Act*, a five-year review needs to be undertaken for conformity to Provincial plans, matters of Provincial interest or policy statements. The following are among the Provincial Policies and initiatives that have emerged since the Region undertook PROPR, that might be included in the review:

- Lake Simcoe Protection Plan;
- *Clean Water Act*;
- Bill 140: Strong Communities Through Affordable Housing and the amendments to the *Planning Act*; and
- Pending updates of the Growth Plan Schedule 3, Population and Employment Forecasts.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** PROPR has been completed although the approval of one amendment, ROPA 26, is pending Provincial approval and two OMB hearings, in relation to ROPA 21B and ROPA 26, are anticipated. Mississauga staff will continue to participate in Regional initiatives through the Region's Technical Advisory Committee. It is anticipated the Region will be beginning their next five-year review of the Region of Peel Official Plan later this year or early next year.

**ATTACHMENTS:** APPENDIX 1: Region of Peel Official Plan Review, Status of Amendments

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Emily Irvine, Policy Planner*

**Appendix 1:  
Region of Peel Official Plan Review  
Status of Amendments**

	<b>ROPA</b>	<b>Report to Mississauga Planning and Development Committee</b>	<b>Report to Regional Council (Public Meeting)</b>	<b>Report on Comments &amp; Adoption of Final Recommendations</b>	<b>Provincial Approval</b>	<b>Appeal</b>	<b>Current Status</b>
1.	ROPA 20 – Sustainability and Energy Policies	March 30, 2009	Jan. 22, 2009 (Feb. 26, 2009)	May 7, 2009 (GC*) May 14, 2009 (RC**)	Nov. 26, 2009	Appeal from Solmar Dec. 15, 2009  Appeal scoped	In effect April 19, 2011 except for one policy under appeal
2.	ROPA 21 – Natural Heritage, Agriculture, Air Quality and Integrated Waste Management Policies (adopted as ROPA 21A – Air Quality and Integrated Waste Management Policies)	May 4, 2009	Feb. 26, 2009 (Apr. 23, 2009)	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	May 25, 2010	No appeals	In effect
3.	ROPA 21B***– Natural Heritage and Agriculture Policies	Sept. 6, 2011	Part of ROPA 21 Feb. 26, 2009 (April 23, 2009) ROPA 21B Sept. 22, 2011, October 27, 2011	May 6, 2010 (GC) May 13, 2010 (RC)	Required by Nov. 27, 2010 (Draft Decision Nov. 15, 2010)	Five appeals	May 30, 2012
4.	ROPA 22 – Transportation Policies	June 29, 2009	Mar. 26, 2009 (May 7, 2009)	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	Aug. 27, 2010	Appeal from Solmar Sep. 3, 2010 Appeal scoped	In effect April 19, 2011 except for six policies and one definition under appeal

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5.	ROPA 23 – Housing Policies	Sep. 21, 2009	Jun. 18, 2009 (Sep. 17, 2009)	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	May 27, 2010	Appeal from Solmar July 5, 2010 Appeal withdrawn	In effect April 19, 2011
6.	ROPA 24 – Places to Prosper An Amendment to Update Growth Management, Employment Lands and Greenbelt Policies	Nov. 16, 2009	Jul. 9, 2009 (Oct. 8, 2009)	April 15, 2010 (GC) April 22, 2010 (RC)	Required by Nov 23, 2010 (Draft Decision Oct. 27, 2010) No decision to-date. Settlement agreement in place. OMB is approval authority	Appeal from Solmar Nov. 25, 2010  based on non-decision	OMB verbally approved the settlements to ROPA 24. ROPA 24 is modified as set out in the settlements on June 25, 2012. OMB order pending.
7.	ROPA 25 – An Amendment to Update Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies	Nov. 30, 2009	Sep. 10, 2009 (Oct. 29, 2009)	Feb. 4, 2010 (GC) Feb. 11, 2010 (RC)	Aug. 6, 2010	Appeal from Solmar  Aug. 23, 2010  Appeal withdrawn	In effect April 19, 2011
8.	ROPA 26 – Public Consultation (Human-Made Hazards, Petroleum Resources, Special Policy Areas, Active Recreation, Incentives for Intensification Policies and Transportation Schedules)	October 31, 2011	July 7, 2011	June 27, 2012	Pending	n/a	n/a

\* Regional Council - General Committee

\*\* Regional Council

\*\*\* ROPA 21B policies were split from ROPA 21 at the Nov 19, 2009 Regional Council Meeting. Further stakeholder meetings were held in February 2010. An open house on mapping was held February 22, 2010. A second staff report and final recommendations were brought to Regional Council in May 2010. Mississauga staff comments were provided for these policies to City Council at the May 4, 2009 Planning and Development Committee in the report which commented on ROPA 21.