



# Corporate Report

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**DATE:** March 25, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 14, 2014

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

**SUBJECT:** **Regional Official Plan Amendment (ROPA) 27 - Peel 2041**

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**RECOMMENDATION:**

1. That the proposed amendments to the Regional Official Plan as outlined in the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041" dated March 25, 2014 from the Commissioner of Planning and Building, be endorsed.
2. That the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041", dated March 25, 2014 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

**REPORT  
HIGHLIGHTS:**

- The Region of Peel is undertaking a review of its Official Plan, referred to as Peel 2041.
- The Region has prepared a work program and schedule to ensure Peel 2041 is in conformity to Amendment 2 of the Growth Plan for the Greater Golden Horseshoe and other Provincial initiatives.
- The Region is proposing two amendments to deal with nine focus areas. The first amendment being prepared (ROPA 27) deals with growth management, housing, age-friendly planning, health and the built environment, and housekeeping modifications.

- The Regional Forecast Working Group, consisting of Regional and area municipal staff, have reached an agreement on the proposed distribution of population and employment growth assigned to the Region of Peel for the years 2031 and 2041 by the Growth Plan.
- The allocation to Mississauga results in minor adjustments to the Steady Growth scenario adopted by Council on October 30, 2013.
- The Steady Growth scenario as adopted by Council on October 30, 2013, will continue to be used for input into the 2014 Development Charges By-law Review.
- Regional staff is planning on presenting ROPA 27 to Regional Council for approval in July, 2014.

**BACKGROUND:**

The Region of Peel is undertaking an official plan review to ensure the Region of Peel Official Plan (ROP) conforms to Provincial plans, policies and legislation. This includes Amendment 2 to the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan) and the recent release of the Provincial Policy Statement, 2014 (PPS).

**COMMENTS:**

Regional staff presented the report “Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program” dated October 11, 2013 to the Regional Growth Management Committee on November 21, 2013 (Appendix 1).

The report recommends a work program and schedule to ensure Peel 2041 is in conformity with Amendment 2 of the Growth Plan and other Provincial initiatives. The Region is proposing two amendments to deal with nine focus areas. The first amendment (ROPA 27) deals with:

- growth management;
- housing;
- age-friendly planning;
- health and the built environment; and
- housekeeping modifications.

The second amendment will deal with:

- climate change;
- transportation;
- water resources;
- agriculture; and
- greenlands system planning.

The purpose of this report is to obtain endorsement of the policy changes proposed by ROPA 27, including the proposed Regional growth allocations.

### **Growth Management**

Amendment 2 of the Growth Plan amended the 2031 population and employment forecasts for the Region of Peel and extends the planning horizon from 2031 to 2041. The Region is required to conform to the revised forecasts. The 2031 forecasts, originally reported in the Growth Plan (1.64 million population and 870,000 jobs) were adopted through ROPA 24. Amendment 2 has subsequently amended these figures to 1.77 million population and 880,000 jobs for 2031, and to 1.97 million population and 970,000 jobs for 2041.

In June 2013, the Region and area municipal Chief Administrative Officers agreed to a process for determining the population and employment allocations. This included agreement on a number of constraints/opportunity factors to guide the discussions on the scenarios and recommendations. The constraints/opportunity factors that were considered include:

- the protection of agricultural lands;
- support for the “growth pays for growth” concept, minimizing the impact on existing taxpayers;
- an efficient utilization of the Region’s existing and planned infrastructure;
- densities that support transit and complete communities; and
- planning for a range of employment over the long-term to adjust to market cycles.

### Adjustments to Area Municipal Forecasts

The Regional Forecasting Working Group, consisting of staff from the Region, Cities of Mississauga and Brampton and Town of Caledon, has come to an agreement on a proposal for the distribution of the updated population and employment figures contained in Amendment 2 of the Growth Plan.

The Regional Forecasting Working Group was guided by a policy approach to the allocation of population and employment. Although the market has been taken into consideration, the goal was to direct development to achieve the objectives of the Growth Plan and the constraints/opportunity factors outlined by the Region and area municipal Chief Administrative Officers.

The proposed distribution is based on the growth forecasts adopted by Mississauga, Brampton and Caledon Councils. At the Regional level, the summation of the adopted forecasts resulted in unallocated population and employment growth, except in 2031 when a surplus of population growth was forecast. The Working Group agreed that adjustments should be made so that there would be no unallocated growth figures in the Regional Official Plan. Allocation of the numbers will allow for the efficient planning of services and infrastructure.

The proposed allocations support the intent of the Growth Plan and meet the greenfield density target of 50% by 2031 and intensification target of 50% by 2026 as set out in the Regional Official Plan.

Table 1 shows the adjustments made to the growth forecasts proposed by the Regional Forecasting Working Group for the Regional Growth allocation exercise. Council approved forecasts will continue to be used for the Development Charges By-law Review. Table 2 is the proposed growth allocation for each area municipality to be included in the Regional Official Plan. Background information regarding the allocation is included in Appendix 2.

<b>Table 1: Adjustments to Area Municipal Council Approved Growth Forecasts</b>						
<b>Municipality</b>	<b>Council Approved</b>		<b>Region's Allocation</b>		<b>Adjustment to Council Approved</b>	
	<b>2031</b>	<b>2041</b>	<b>2031</b>	<b>2041</b>	<b>2031</b>	<b>2041</b>
<b>Mississauga*</b>						
Population Steady	829,000	878,000	824,000	905,000	-5,000 (-0.6%)	27,000 (+3%)
Population Progressive	841,000	902,000			-17,000 (-2%)	3,000 (+0.3%)
Employment Steady	527,000	552,000	535,000	563,000	8,000 (+1.5%)	11,000 (+2%)
Employment Progressive	531,000	558,000			4,000 (+0.7%)	5,000 (+0.9%)
<b>Brampton</b>						
Population	843,000	900,000	833,000	919,000	-10,000 (-1.2%)	19,000 (+2%)
Employment	291,000	321,000	296,000	329,000	5,000 (+1.6)	8,000 (+2.4%)
<b>Caledon</b>						
Population	113,000	146,000	113,000	146,000	0	0
Employment	49,000	73,000	49,000	78,000	0	5,000 (+6.4%)

*\*Both the Steady and Progressive Growth scenarios are show to demonstrate the impact of the adjustments.*

<b>Table 2: Regional Growth Allocations</b>						
<b>Municipality</b>	<b>2031</b>			<b>2041</b>		
	<b>Population</b>	<b>HH*</b>	<b>Employment</b>	<b>Population</b>	<b>HH*</b>	<b>Employment</b>
<b>Brampton</b>	833,000	231,000	296,000	919,000	256,000	329,000
<b>Caledon</b>	113,000	36,000	49,000	146,000	53,000	78,000
<b>Mississauga</b>	824,000	270,000	535,000	905,000	297,000	563,000
<b>Total</b>	<b>1,770,000</b>	<b>537,000</b>	<b>880,000</b>	<b>1,970,000</b>	<b>606,000</b>	<b>970,000</b>

\*Households/Units

### **Other ROPA 27 Policies**

ROPA 27 deals with a number of other policy areas focused on housing, age-friendly planning, health and the built environment, and housekeeping modifications. Mississauga staff support these proposed policies which are summarized below.

#### Housing

A policy has been added to permit second units in single detached dwellings, semi-detached dwellings, row-house dwellings and buildings or structures ancillary to dwellings where appropriate. Another policy encourages the area municipalities to utilize tools such as licensing and registration to promote the legalization of existing second units and ensure compliance with appropriate health and safety standards.

The *Housing Choices: Second Units Implementation Plan* was approved by Mississauga City Council in July 2013, and is consistent with the policies proposed in ROPA 27.

#### Age-Friendly Planning

A section to ROP on Age-Friendly Planning is included in the amendment. This section includes policies to:

- provide for the needs of seniors to age in place;
- promote the use of universal accessibility design features to enhance safety, mobility and independence of the senior population; and
- promote active aging by establishing healthy, complete communities that are in close proximity to amenities and support services and transit.

Mississauga Official Plan contains policies that address these age-friendly planning issues.

### Health and the Built Environment

ROPA 27 includes the addition of a section on Health and the Built Environment. Some of the policies contained in this section direct area municipalities to:

- incorporate policies in area municipal official plans that endorse and align with the Health Background Study Framework;
- incorporate a policy in area municipal official plans to require a health assessment as part of a complete application for planning and development proposals; and
- integrate the Health Background Study Framework elements into municipally initiated planning instruments to optimize the health promoting potential of such documents.

Mississauga Official Plan contains policies that support the creation and improvement of healthy communities. The City will be partnering with Peel Health to implement the objectives of the Health Background Study Framework.

### Housekeeping Modifications

A policy is included in ROPA 27 that would allow for minor modifications that do not change the intent of the policies. Allowance for such modifications would improve clarity, address errors, omissions, and inconsistencies in the text and in schedules and figures that are currently in effect without undertaking a formal Regional official plan amendment.

ROPA 27 proposes the deletion of current policies dealing with responsibilities that were previously administered by the Region and are now the responsibility of the area municipalities. These include: land division goals, land severances, approvals of subdivision and condominium, local official plan amendments, part lot control by-laws and road closing by-laws.

At the time of writing of this report, the draft ROPA 27 was not ready for inclusion. City staff has been working closely with Peel Health on

the Health and the Built Environment draft policies attached as Appendix 3.

### **Next Steps**

Regional staff will present a report on ROPA 27 to Regional Council on April 24, 2014 to request permission to commence the public consultation process. Open houses and the public meeting will be scheduled in May 2014. The timeframe for the approval of ROPA 27 is planned for early July 2014.

The date for approval of the second amendment has not yet been determined. When this amendment is initiated, staff, through the Regional Planning Technical Advisory Committee (TAC), will participate in providing input.

Once the Regional amendments are approved by the Province, the City will amend Mississauga Official Plan to ensure conformity.

**STRATEGIC PLAN:** The Region of Peel Official Plan supports many of the principles of Mississauga's Strategic Plan, including the five Strategic Pillars for Change: Move, Belong, Connect, Prosper and Green.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** ROPA 27 deals with a number of matters including: growth management, housing, age-friendly planning, health and the built environment and housekeeping modifications. Staff recommend that the proposed Regional growth allocations required to conform to Amendment 2 of the Growth Plan, as well as the additional policy changes proposed in ROPA 27 be endorsed.

Regional staff intend on presenting a report to Regional Council, to request permission to start the public consultation for ROPA 27, on April 24, 2014. Regional Council will be presented with a final amendment for approval in early July.

- ATTACHMENTS:**
- APPENDIX 1: Region of Peel report “Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program” dated October 11, 2013
  - APPENDIX 2: Background Information on the Proposed Regional Growth Allocations
  - APPENDIX 3: Health and the Built Environment Draft Regional Official Plan Policies

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Shahada Khan, Planner, Policy Planning*



**REPORT**  
**Meeting Date: November 21, 2013**  
**Growth Management Committee**

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**DATE:** October 11, 2013

**REPORT TITLE:** PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM

**FROM:** Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

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#### **RECOMMENDATION**

That the work program and schedule as set out in Appendices I and II in the subject report of the Chief Financial Officer and Commissioner of Corporate Services, dated October 11, 2013, titled "Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program" be endorsed as the basis for the Peel 2041, Regional Official Plan Review (Peel 2041).

#### **REPORT HIGHLIGHTS**

- The Regional Official Plan (ROP) requires an update to conform to Provincial plans, policies, and legislation such as Amendment 2 to the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the anticipated release of the Provincial Policy Statement (PPS).
- Input from stakeholders from recent consultations has confirmed the requirements to conform to Provincial plans, policies, and legislation.
- Staff has prepared a Peel 2041, Regional Official Plan Review (Peel 2041) work program (Appendix I) in consultation with the area municipalities through the Planning Technical Advisory Committee (TAC).

#### **DISCUSSION**

##### **1. Background**

Regional Council held a public meeting on May 23, 2013 to initiate the Peel 2041, Regional Official Plan Review (Peel 2041) because of changes to Provincial policy direction (e.g. Amendment 2 to the Growth Plan for the Greater Golden Horseshoe), progress on planning matters, such as the Region's leadership on health and planning issues, and *Planning Act* requirements to review the Official Plan not less frequently than every five years. Open Houses were held on May 1, 2013 in Mississauga and May 8, 2013 in Brampton and Caledon to provide members of the public an opportunity to ask questions and learn about Peel 2041.

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## PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM

At its meeting held October 3, 2013, the Growth Management Committee received a report from the Chief Financial Officer and Commissioner of Corporate Services, dated August 26, 2013, titled "Summary of the Public Meeting and Open Houses to Initiate the Review of the Regional Official Plan and the May 30, 2013 Growth Management Workshop" which summarized input received from the public meeting and open houses and confirmed the scope of Peel 2041.

The subject report recommends a work program and schedule (attached as Appendix I and II) for Peel 2041. The work program ensures Peel 2041 is in conformity with provisions of Amendment 2 to the Growth Plan and other Provincial initiatives. The schedule indicates two Regional Official Plan Amendments (ROPA) planned for Peel 2041 but may change if there are revised timelines to respond to circumstances such as extra consultation or further required research.

### 2. Consultation with Area Municipalities and the Province

The Planning Technical Advisory Committee (TAC) consists of senior level staff from the Region and area municipalities and has met regularly to discuss and coordinate the proposed projects to update the Regional Official Plan (ROP). Area municipal staff has helped to narrow the scope of Peel 2041 and provided input on the proposed work program. The City of Brampton is currently undertaking a five year review of its official plan, Planning TAC will continue to meet regularly to discuss and coordinate the focus area projects of Peel 2041 and the City of Brampton's official plan review. As with previous ROP Reviews the Region and area municipalities will be guided by the five principles in section 1.3.2 of the Regional Official Plan (Appendix I).

Regional staff has met and will continue to meet with Provincial staff to obtain their input on policy suggestions. In return the Province is committed to reviewing draft Regional Official Plan Amendments (ROPA) and Council adopted ROPAs in a timely manner that would provide for a timely decision. This process is similar to how the Region has worked with the Province in the past but is now formalized with identified timelines for review: 1) municipality commits to the Province a 90 day review period for the draft ROPA; and 2) once a ROPA is adopted by Council, the Province commits to providing a draft decision with modifications to the ROPA within 90 days of a receipt of complete application.

### FINANCIAL IMPLICATIONS

Funding for this Official Plan Review will be provided from Capital Projects 12-7707 and 13-7707, with additional funds provided through the proposed 2014 Capital Budget; Capital Project 14-7707.

### CONCLUSION

Regional staff has received input from the area municipalities, Province, public, stakeholders, and other Region of Peel departments and has confirmed the requirements to conform to recent Provincial plans and legislation. Peel 2041 will achieve conformity through nine focus areas: Growth Management; Climate Change; Health and the Built Environment; Aging; Housing; Transportation; Water Resources; Agriculture; and Greenlands System Planning.

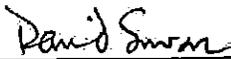
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PEEL 2041, REGIONAL OFFICIAL PLAN REVIEW (PEEL 2041) - WORK PROGRAM



Norma Trim  
Chief Financial Officer  
and Commissioner of Corporate Services

Approved for Submission:

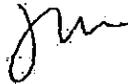


D. Swarc, Chief Administrative Officer

*For further information regarding this report, please contact Arvin Prasad at extension 4251 or via email at [arvin.prasad@peelregion.ca](mailto:arvin.prasad@peelregion.ca)*

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c. Legislative Services  
Manager, Financial Support Unit (FSU)



GMC 13-04

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 Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program

## Peel 2041, Regional Official Plan Review (Peel 2041) Work Program

### Introduction

The Region of Peel Official Plan (ROP) was adopted by Council on July 11, 1996 and approved with modifications, by the Minister of Municipal Affairs and Housing on October 22, 1996.

The Peel Region Official Plan Review (PROPR) was the most recent update to the ROP and was initiated in February 2007 through a public meeting. Regional Council adopted seven Regional Official Plan Amendments (ROPAs) supported by policy work in thirteen focus areas to conform to the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2006; Greenbelt Plan, 2005; Provincial Policy Statement (PPS), 2005 and recent *Planning Act* amendments.

Since the seventh and final ROPA from PROPR was completed in 2010, a number of Provincial plans, policies, and legislation have been introduced to which municipalities must conform. In particular, Amendment 2 to the Growth Plan extends the planning horizon from 2031 to 2041 to ensure municipalities appropriately plan for infrastructure. The following provides more detail on recent Provincial legislation, plans, and policies that will require the ROP to conform to:

- 1) Amendment 2 to the Growth Plan came into effect on June 17, 2013. The Minister of Infrastructure has established that official plans must be amended to conform to Amendment 2 by June 17, 2018. The Region will aim for conformity in 2014 given the pace of growth in Peel and the need to plan for appropriate infrastructure. The 2031 A forecasts (1.64 million population and 870,000 jobs) are to be implemented where amendments or requests for amendments commenced before June 17, 2013. The 2031 B forecasts include 1.77 million population and 880,000 jobs and will be used for Peel 2041 which represents more realistic long-term growth.
- 2) The Province began its five-year review of the PPS in 2010 and released a draft of the PPS in September 2012. The draft PPS builds upon the 2005 PPS, a few examples include: strengthening land use planning and healthy/active communities, considering potential impacts of climate change adaptation and mitigation, strengthening stormwater management requirements, clarifying that planning infrastructure can go beyond the 20 year time horizon, permitting additional uses on farms and providing flexibility for agricultural uses, and requiring identification of natural heritage systems. The final release of the PPS could alter the work of some of the focus areas in the work program.
- 3) The *Clean Water Act*, 2006 is the Province's source water protection legislation that responds to recommendations from the Part Two Report of the Walkerton Inquiry recommending that drinking water supplies be protected at source.

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- 4) The *Lake Simcoe Protection Act*, 2008 provides the legislative framework for protecting the Lake Simcoe watershed. The Act requires the ROP to be revised to conform to policies in the Lake Simcoe Protection Plan, June 2009.
- 5) The *Strong Communities through Affordable Housing Act*, 2011 amended various Acts, including the *Planning Act*. The *Planning Act* now requires municipalities to amend their official plans to include policies to permit second units.
- 6) The *Accessibility for Ontarians with Disabilities Act* (AODA), 2005 does not prescribe municipal official plans to be amended to specifically reflect regulations issued under AODA but the *Planning Act* lists accessibility as a matter of provincial interest.

The Region of Peel held a public meeting involving Regional Council on May 23, 2012 and held three open houses on May 1, 2013 in Mississauga and May 8, 2013 in Caledon and Brampton. Comments received have confirmed the requirements to conform to the recent Provincial updates to plans, policies, and legislation as noted above. And is consistent with Section 26(1) of the *Planning Act*, which requires the council of the municipality that adopted the official plan shall, not less frequently than every five years after the plan comes into effect as an official plan or after that part of a plan comes into effect as part of an official plan,

- a) revise the official plan as required to ensure it,
  - (i) conforms with provincial plans or does not conflict with them, as the case may be,
  - (ii) has regard to the matters of provincial interest listed in section 2, and
  - (iii) is consistent with policy statements issued under subsection 3(1)

#### **Peel 2041, Regional Official Plan Review (Peel 2041) Approach**

Peel 2041 is guided by the Planning Technical Advisory Committee (TAC) and consists of senior-level Region and area municipal planning staff. The Region of Peel Growth Management Committee (GMC) will also provide policy guidance and recommendations to Regional Council. Staff is aiming for two ROPAs for Council adoption, although this may change depending on progress of research, policy development, and consultation.

The City of Brampton is currently undertaking a review of its official plan. The Region and area municipalities will coordinate their work through the Planning TAC. The relationship between the Region and area municipalities is guided by the five principles in section 1.3.2 of the ROP:

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

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- c) The Plan must add value to the planning and development process in Peel. The Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role;
- d) The Plan should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities; and
- e) The Plan must be prepared with a view to having the Province delegate authority to the Regional, area municipal and/or conservation authority level.

**Work Program – Focus Area Descriptions**

The following work program provides further details for each of the Peel 2041 focus areas. The work program may need to be refined to address further issues during the Peel 2041 process. The current draft PPS was used to define the work program but the final release of the PPS may refine the work program. The focus areas of Peel 2041 are: Growth Management; Climate Change; Health and Planning; Aging; Housing; Transportation; Water Resources; Agriculture; and Greenlands System Planning. Two ROPAs are planned for Peel 2041 but may change if there are revised timelines to respond to circumstances such as extra consultation or further required research.

Through the course of preparing the work program Accessibility was identified as a possible focus area. The ROP's accessibility policies are covered under the housing, transportation system, parkland, open space and trails and human services sections. The *Accessibility for Ontarians with Disabilities Act (AODA)* became law on June 13, 2005, and while there is no requirement prescribing municipal official plans to be amended to specifically reflect regulations issued under AODA, the *Planning Act* lists accessibility as a matter of provincial interest. The accessibility policies will be reviewed, updated and/or clarified. Staff from each focus area will be responsible for reviewing and updating accessibility policies.

The focus areas will be coordinated to ensure efficiencies, complementary policies and staff will work together to address commonalities. For example population and employment allocations in the growth management focus area will be an input to the road network modelling component of the transportation focus area. And transportation is one of several considerations when determining how to allocate growth.

Some focus areas may require more research and policy work while other focus areas may involve minor policy work. Staff will work together to ensure these are accounted for during the Peel 2041 process. The following are the general responsibilities that may apply to the focus areas:

- Consult with Peel's area municipalities on an ongoing basis
- Identify requirements for provincial conformity
- Develop and implement a strategy, as required, to engage in required research

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- Debate issues, while focusing on consensus building for positive change.
- Address desired outcomes and products.
- Prepare and review any Terms of Reference for required studies.
- Participate on consultant selection, as required.
- Develop discussion papers and related background studies and use these to consult with area municipal partners, and then with the public and stakeholders.
- Review and comments on required studies.
- Ensure that appropriate connections between focus areas are identified and acted upon.
- Report on progress.
- Review and prepare any required reports to Council.
- Guide the preparation for any required ROPAs.
- Consult with the public and stakeholders on any important issues or decisions.
- Respond to and appropriately address concerns raised through the communication, consultation and engagement focus area.

Engaging with stakeholders is an essential component of Peel 2041. Stimulating discussions, consulting on discussion papers and interacting with stakeholders all form key components of this focus area. The feedback received through this work is used to inform policy decisions throughout Peel 2041. In addition, the consultation performed through this focus area meets the requirements for consultation as stated in the *Planning Act*. The main deliverable is to create and implement a Communication, Consultation and Engagement (CCES) Strategy.

The CCES Strategy outlines two streams of communication, consultation and engagement. The first stream is general communication and engagement for Peel 2041. Information is distributed through the Peel 2041 web pages, notifications are sent out to stakeholders on consultations, meetings and proposed amendments, and stakeholders are encouraged to participate throughout the process. The second stream is consultation and engagement for each of the focus areas and their discussion or background papers. This will be done through a combination of workshops, targeted stakeholder meetings, open houses and public meetings. Consultations with area municipal staff are completed first, followed by consultations with stakeholders and the public. Input received from these consultations will be used as input to policy decisions made through Peel 2041.

The following are descriptions of work to be undertaken within each Peel 2041 focus area.

**a) Growth Management:**

Growth Management is a key component of Peel 2041 and will address faster population growth than originally forecasted to 2031 as well as extending the planning horizon for both population and employment forecasts to 2041. The new Regional forecasts, as established by Amendment 2 of the Growth Plan, will be allocated to the area municipalities and specific growth management policy areas.

The allocation of growth will be guided by considerations that address the following aspects of growth: planning, finances, servicing, housing, employment, environment and resources. These considerations were established based on internal staff consultations,

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Regional Council input, background research (e.g. recent demographic trends, water and wastewater studies) and stakeholders' input.

The foundation for the allocation of growth forecasts to the area municipalities and Growth Plan policy areas is the Regional Land Budget. It will be an updated version of the land budget developed during the ROPA 24 process. It reflects a new 2011 base year and will include two planning horizons – 2031 and 2041. The 2031 planning horizon addresses updated growth targets while the 2041 horizon is a new planning horizon introduced by Amendment 2 of the Growth Plan. The Regional Land Budget will provide quantitative validation of growth distribution to area municipal and growth management policy levels. The area municipalities will provide significant input into this allocation, particularly when it comes to assessing growth in specific areas of each municipality.

The Growth Management component of Peel 2041 will culminate in a proposed amendment that will address the growth forecasts as well as growth management policies. However, staff does not expect significant changes to the policies since the current ROPA 24 policies were settled at the Ontario Municipal Board in 2012 and have just started being implemented. A more comprehensive review of the growth management policies will be undertaken after a 10-year review of the Growth Plan which is expected to occur in 2016. The current amendment will not include any settlement boundary expansions. If settlement expansions are required as a result of the new 2031 growth targets, such expansions will be processed through separate amendments.

**b) Climate Change:**

With the adoption of the Climate Change Strategy in June 2011, Regional Council signalled its support for moving forward to prepare for the impacts of climate change, by better understanding how the Region and its partners would need to adapt to the changing climate, and by identifying actions to reduce our impact on the environment. The strategy also identified a number of research projects and policy directions, one of which is to update the Regional Plan in the following areas:

- Address the impacts of climate change when planning for regional infrastructure and services
- Address the impacts of climate change when planning for existing and future communities
- Recognize the importance of urban forest management as a means of adapting to and mitigating the impacts of climate change.
- Commit to reducing greenhouse gas emissions by incorporating a greenhouse gas emissions target in the ROP.

In addition, the draft PPS identified climate change as a matter of provincial interest and municipalities are directed to address climate change in their policy documents.

**c) Health and the Built Environment:**

In 2005, the State of the Region's Health Report titled "Focus on Overweight, Obesity and Related Health Consequences in Adults" highlighted that sprawling, auto-oriented

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development patterns contribute to the high prevalence of obesity and low rates of physical activity in Peel. Subsequently, the following milestones were achieved to foster more health promoting community designs in Peel:

- Healthy Development Index (HDI) was developed in 2009 as a framework to provide consistent, quantifiable standards to inform planning decisions.
- This led to enabling and supporting policies on public health issues to be developed for ROPA 24.
- Building on the HDI and Official Plan policies, the Health Background Study (HBS) framework was created in 2011 in order to better integrate the considerations of health impacts into the existing land use development approvals process.
- Area municipal Councils passed resolutions supporting the implementation of the HDI/ HBS framework by directing area municipal staff to consult with Peel Public Health on future planning studies and plans.
- Regional Council passed resolution 2012-1292 stating that "...the Region of Peel advocate for local, provincial and federal policy changes that create supportive environments for healthy living"; building on the 2011-2014 Term of Council Priority.

However, through early implementation of the HDI/HBS, it was noted that the tools can only be applied within the parameters of guidelines as it is not a requirement under the current ROP.

Therefore the Region's work on the potential public health impacts of proposed plans and development needs to be included in the ROP. This includes amendments to the ROP to strengthen the use of the HDI/HBS beyond use as primarily reference tools. This entails creating policy language that more purposefully supports local area municipalities to consistently implement the tools that promote health outcomes as well as municipal goals related to sustainability and the development of complete compact communities. A technical report will form the foundation of the policy analysis as well the experience from municipal staff who are using the reference tools will inform the direction of the amended policy.

#### **d) Age-friendly Planning:**

Planning for an aging population was added as a focus area of Peel 2041 as a result of input in the initial consultation phase. Over the next twenty to thirty years, a significantly larger proportion of Canada's population will be in older age groups and Peel's population will closely follow this trend. The percent of Peel's population 65 years and older will increase from 10.5% in 2011 to 21% in 2031. The impacts of an aging population has garnered attention by the World Health Organization (WHO), the Public Health Agency of Canada and by Regional Council through the Term of Council Priority 11 (ToCP-11).

ToCP 11 is designed to assess the impacts of an aging population on the delivery of Regional health and human services. By extending the work being done through ToCP 11 into the ROP, there is an opportunity to strengthen existing indirect aging policies currently dispersed throughout the ROP. Current indirect aging policies touch on a number of different areas within the ROP including:

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- Aging in Place;
- Housing Options and Affordability;
- Accessibility Housing and Transportation;
- Creating Complete Communities; and
- Human and Health Services

By examining research completed by WHO, the federal and provincial governments, and by looking at case studies, the Region can strengthen the ROP's policies on aging and become a leader in planning for an aging population.

**e) Housing:**

Amendments to the *Planning Act* resulting from the *Strong Communities through Affordable Housing Act, 2011* (Bill 140), require municipal official plan policies to permit the creation of second units in single detached dwellings, semi-detached dwellings, and rowhouse dwellings, as well as in ancillary structures. It is expected that the work plan for Peel 2041 will be focused to address specific policy gaps related to second units.

Currently the ROP includes policies that encourage and support the area municipal official plans to permit second units in new and existing residential development. Therefore these policies will be updated to reflect the recent changes to the *Planning Act*.

Staff will consider the directions in the Peel Housing and Homelessness Plan (PHHP) and assess the need for new or updated housing policies as required.

In response to Regional Council Resolution 2013-397 on May 9th 2013, where Council requested a breakdown of the effect on Regional services resulting from second units on a per capita basis, Regional staff has undertaken research on secondary suites as an implementation action of the Peel Housing and Homelessness Plan. This research will be beneficial to the Region and the area municipalities, and staff will report back to Council as information is available.

**f) Transportation:**

The transportation component of Peel 2041 will result in two major deliverables: an update of the Long Range Transportation Plan, and an updated set of transportation policies and schedules/figures.

The update of the Long Range Transportation Plan will recommend the transportation network required to support population and employment growth to 2041. Transportation staff will provide input on the transportation implications in the development of 2041 growth scenarios and will then feed the final product (growth projections) into the Regional Travel Demand Forecasting Model to determine Regional Road Improvements required to meet future needs.

The policies and schedules component will involve a comprehensive review of the existing Transportation section of the ROP to ensure the changing needs and priorities for Transportation Planning in Peel are met.

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Recently completed Regional studies that may result in policy modifications include the Regional Road Characterization Study, Strategic Goods Movement Network Study, Freight TDM Study, Active Transportation Study, and others.

Provincial documents to be consulted during this review include the Ontario Cycling Strategy and Freight Supportive Guidelines. Additionally, conformity with the revised PPS, will be required.

**g) Water Resources:**

The ROP policies related to water resources will be reviewed and updated, to conform to provincial legislation, plans and policies. Consideration will also be given to updated data and studies, as presented in conservation authority watershed plans and best practices from other jurisdictions.

The review will serve to incorporate the policies of the draft PPS which clarifies how water quality and quantity will be protected, improved, or restored. Staff is also proposing to incorporate the applicable policies contained in plans prepared under the *Clean Water Act*, the *Lake Simcoe Protection Act* and the watershed plans for the Oak Ridges Moraine. Further, Regional water resources policies will be reviewed to seek opportunities to update and strengthen policy direction for stormwater management and acknowledge the approved Ontario Great Lakes Strategy and *Great Lakes Protection Act*, if needed.

**h) Agriculture:**

The Region of Peel recognizes and values the contribution of the agricultural sector to the economy and cultural heritage of the Region. This review of the ROP agricultural policies is to ensure conformity with the direction provided for the protection of agricultural lands in the PPS. A Land Evaluation and Area Review (LEAR) is being undertaken jointly with the Town of Caledon to ensure that Schedule B in the ROP is consistent with this Provincial guidance for the identification of prime agricultural areas. The LEAR may recommend mapping updates to the Prime Agricultural Areas within the ROP.

The protection of the Region's agricultural resource areas and the viability of the sector, ensures local food production and a healthy rural economy. In order to support the agricultural sector in adjusting and adapting to market demand and opportunities, the review will identify if there are policy revisions needed to support new agriculture and agri-food opportunities in the Region.

**i) Greenlands System Planning:**

The ROP currently contains policies to develop a Regional Greenlands Strategy outlining tools, actions and resources to address natural heritage systems planning needs and to identify a regional natural heritage system. The updated PPS is expected to more formally direct municipalities to identify natural heritage systems in their planning documents.

The Greenlands System policy review will update the natural heritage system policies in the ROP to provide up to date planning guidance at the regional level. This updated

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policy guidance will be developed to align and support current and future natural heritage system initiatives at the local levels.

Regional staff is also aware of the direction at the area municipal level to review the feasibility of adding Urban River Valley (URV) designations in accordance with the Greenbelt Plan. Peel 2041 is an opportunity to monitor and address the area municipal Greenbelt URV reviews subject to Area Municipal and Regional Council direction.

**Conclusion**

Recent Provincial updates to plans, policies, and legislation including Amendment 2 to the Growth Plan, the draft PPS, the *Clean Water Act*, 2006, the *Lake Simcoe Protection Act*, 2008, and the *Strong Communities through Affordable Housing Act*, 2011 requires the ROP to conform. Peel 2041 will include input from area municipal initiatives and extensive consultation with stakeholders and the public. Peel 2041 will build on the ROP as a strategic policy framework that guides growth and development while protecting the environment and manages the Region's resources.



## **Background Information on the Proposed Regional Growth Allocations**

### Mississauga

- Mississauga is able to accommodate the additional population assigned to it without making any adjustments to the residential land supply. The constraint to population growth in Mississauga is the market uptake of higher density forms of housing. The challenge to Mississauga will be to encourage the development industry to provide higher density housing that is appealing to a broader range of households. This will include more units in mid-rise buildings and larger unit sizes.
- Mississauga has adjusted its employment land density assumptions to hold constant at 2011 values rather than decrease it as assumed in the Hemson forecasts. This assumption change increases the employment land capacity and allows Mississauga to accommodate the additional jobs assigned to it in 2031 and 2041. Brampton has made similar employment land density assumption modifications.

### Brampton

- Brampton is reporting a higher population than Mississauga in both 2031 and 2041 even though it has fewer housing units. This is because of a very high person per unit (PPU) rate in Brampton. Brampton's PPU reflects the results from the 2011 Census and is not inconsistent with the PPU in some areas of Mississauga, such as Churchill Meadows. This will be monitored by staff and if the high PPU rates are not sustained, future forecasts will make appropriate adjustments.
- Brampton's employment activity rate is low. This is partially the result of the amount of land designated for employment being constrained as a result of previous land commitments. Another factor is that the existing employment demand in Brampton is for land extensive uses that have low employment densities and there is little demand in Brampton for higher density office development. As such, from a regional perspective, it will be important to protect existing employment areas and support new employment areas in Caledon, especially as the new GTA West Corridor highway is built.

### Caledon

- The growth allocated to Caledon will require a greenfield expansion of 157 hectares (390 acres) by 2031. To accommodate growth from 2031 to 2041, approximately another 1,300 hectares (3,200 acres) will be needed. The locations for future growth will be determined through a municipal comprehensive review.

The growth forecasts and regional allocations will be reviewed every five years. This allows for the growth assumptions to be reviewed and adjustments to be made to the area municipal forecasts as required.

## Health and the Built Environment Draft Regional Official Plan Policies

7.3 The Planning Process	
7.3.6.2.2	Replace “public health impact studies” with “ <i>health assessment</i> ”
7.4 Healthy Communities and the Built Environment (a new section after 7.3 and before current 7.4)	
Introduction	<p>The Region of Peel is committed to creating <i>healthy communities</i>. A <i>healthy community</i> is pedestrian-friendly, transit-supportive and enables and encourages physical activity through <i>active transportation</i>. <i>Active transportation</i> is greatly impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Parking. Standards for these elements are further defined in the <i>Health Background Study Framework</i>. In partnership, the Region and area municipalities will:</p> <ul style="list-style-type: none"> <li>- Incorporate health considerations into the planning and development review process through the requirement for a <i>health assessment</i> when triggered</li> <li>- Develop and apply the <i>Health Background Study Framework</i> implementation plan to operationalize in the local context.</li> </ul>
7.4.1	Objective: To create supportive built environments that facilitate physical activity and optimize the health promoting potential of communities.
7.4.2	Policies: It is the policy of <i>Regional Council</i> to:
7.4.2.1	Approve the <i>Health Background Study Framework</i> that supports the implementation of the policies in this plan. The <i>Health Background Study Framework</i> contains standards for the evaluation of <i>development</i> based on built environment characteristics supportive of <i>active transportation</i> .
7.4.2.2	Direct area municipalities to incorporate policies in their official plans that endorse and align with the <i>Health Background Study Framework</i> .
7.4.2.3	Ensure relevant Regional policies, plans and bylaws integrate the <i>Health Background Study Framework</i> elements, to optimize the health promoting potential of such documents.
7.4.2.4	Direct area municipalities to integrate the <i>Health Background Study Framework</i> elements into municipally initiated planning instruments to optimize the health promoting potential of such documents.
7.4.2.5	Direct area municipalities to incorporate a policy in their respective Official Plans to require a <i>health assessment</i> as part of a complete application for planning and development proposals.
7.4.2.6	Ensure <i>health assessments</i> be completed to the satisfaction of the area municipalities in consultation with the Region.
7.4.2.7	Ensure regional and municipal staff conduct <i>health assessment</i> on regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.
Glossary	
<i>Health Background Study Framework</i>	Add a new definition: <b><i>Health Background Study Framework</i></b> : a tool for municipalities to integrate considerations of health impacts into the land use development approvals process.
<i>health background study</i>	Add a new definition: <b><i>Health Background Study</i></b> : an assessment that evaluates the extent to which a proposed development contributes to a built environment that encourages and enables physical activity through opportunities for active transportation.
<i>health assessment</i>	Add a new definition: <b><i>Health Assessment</i></b> : screening criterion applied to determine if a subsequent <i>health background study</i> is necessary as part of a complete application