

Peel2041:

Regional Official Plan Review and Municipal Comprehensive Review

Proposed Draft Policies and Updates

Welcome to the Public Open House

Caledon Open House

Mon., Mar. 2, 2020

4:30 – 7:30 p.m.

Brampton Fairgrounds - Main Hall
12942 Heart Lake Rd.,
Caledon

Mississauga Open House

Tues., Mar. 3, 2020

4:30 – 7:30 p.m.

Central Library - Glass Pavilion
301 Burnhamthorpe Rd. W.,
Mississauga

Brampton Open House

Thurs., Mar. 5, 2020

4:30 – 7:30 p.m.

Mount Pleasant Community Centre
– Paul Hunt Room
100 Commuter Dr.,
(Meeting Room A & B)
Brampton

Peel2041

Regional Official Plan Review

Policy Focus Areas

Peel 2041 – the Region’s Official Plan Review and Municipal Comprehensive Review (MCR) will help us better plan for the future by taking action on new population and employment forecasts, responding to public and stakeholder feedback, and complying with new provincial legislation, plans and policies. We are updating policies in these areas:



Process

The Region will be consulting with the public at various stages as draft policies are developed to continue the conversation, respond to feedback and provide multiple opportunities for input.



The Region’s process occurs alongside local municipal (Brampton, Caledon, and Mississauga) official plan reviews. These processes must happen in parallel since the local municipal plans are required to conform to the Region’s policies within 1 year after the Regional Official Plan comes into effect.

For more information, or to get involved:
visit peelregion.ca/officialplan/review or email planpeel@peelregion.ca



Peel2041

Regional Official Plan Review

Planning at the Region of Peel

Regional context

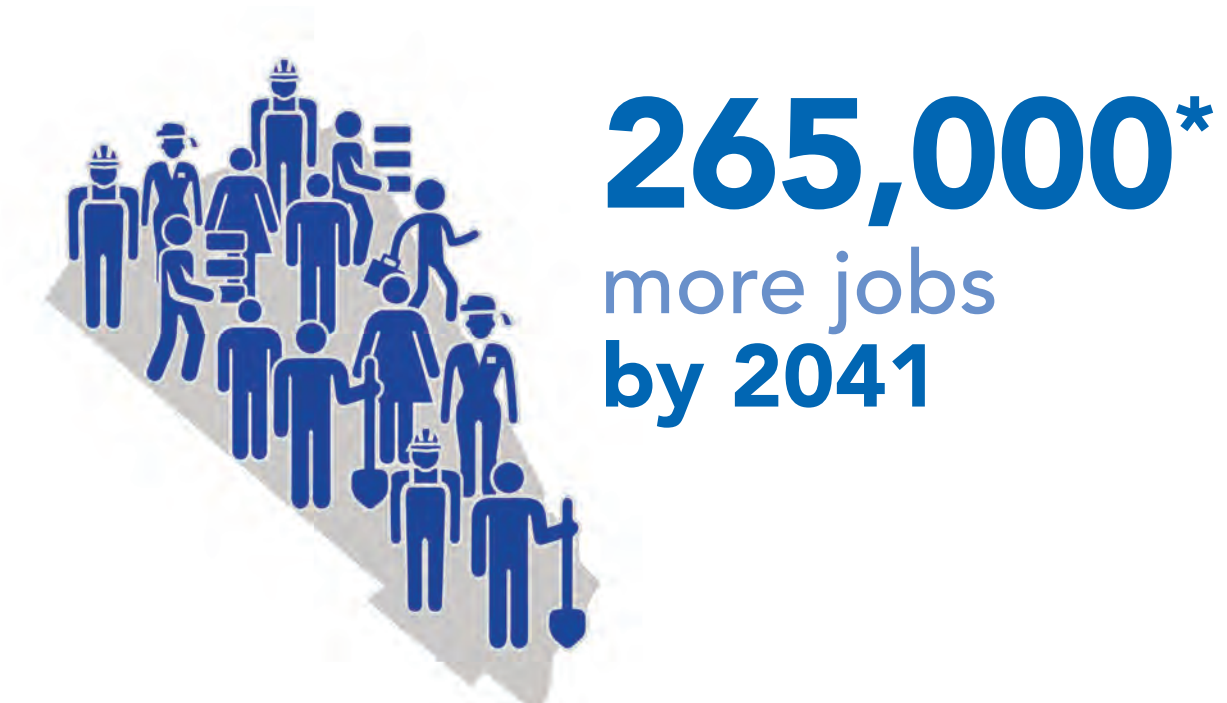
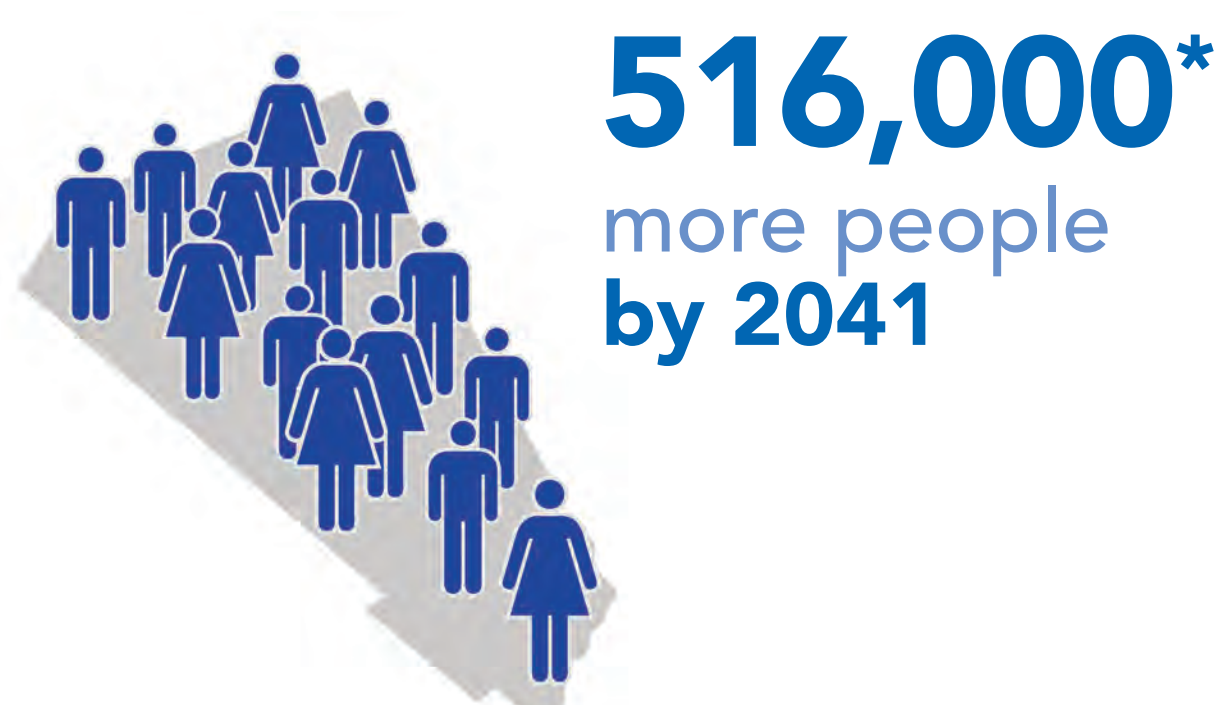
Situated in the heart of the Greater Toronto and Hamilton Area, the Region of Peel is comprised of three local municipalities: the City of Brampton, the Town of Caledon, and the City of Mississauga.



Regional Official Plan

The Regional Official Plan is a land use planning tool used to achieve a 'Community for Life' - a long term plan to guide future growth and development, while protecting our environment and managing resources. The Region's Official Plan reflects Provincial legislation and changing community needs. The direction set out in the Regional Official Plan guides and helps coordinate strategic planning decisions, while providing direction to local municipalities.

The Region is expected to grow and accommodate the needs of nearly 2 million people by 2041. This growth will be included under Peel 2041: Regional Official Plan Review process.



Municipality	2016		2031*		2041*	
	Population	Employment	Population	Employment	Population	Employment
Brampton	614,000	191,000	812,000	285,000	890,000	325,000
Caledon	69,000	27,000	116,000	51,000	160,000	80,000
Mississauga	746,000	477,000	842,000	534,000	920,000	565,000
Peel	1,429,000	695,000	1,770,000	870,000	1,970,000	970,000

* Based on A Place to Grow, 2019 Population and Employment Forecasts. These draft allocations based on Provincial forecasts will be updated through Peel's Growth Management work.

Overall Peel and Greater Golden Horseshoe forecasts are under review by the Provincial Ministry of Municipal Affairs and Housing.

For more information, or to get involved:
visit peelregion.ca/officialplan/review or email planpeel@peelregion.ca



Peel2041

Regional Official Plan Review

Regional Official Plan

Policy updates

The Regional Official Plan deals with broad planning issues across the Region, sets the stage for more detailed planning by local municipalities (Brampton, Caledon and Mississauga), and ensures planning decisions conform and are consistent with provincial plans and legislation. Peel and the local municipalities are working jointly on various policy areas. The Region's Official Plan will focus on the following to support complete communities:

Age-Friendly Planning

Plan for the needs of an aging population and encourage local municipal policies that support aging in place and promote the use of universal design principles for safer, barrier-free and inclusive environments.

Climate Change

Develop policies to reduce GHG emissions and prepare for a changing climate; and improve land use planning policies that mitigate and adapt to climate change for more sustainable, resilient communities.

Health & Built Environment

Require new development applicants to complete a health assessment as part of the development application process and that the results be reported to local council.

Provincial Greenbelt Plans

Implement the Provincial Greenbelt Plan, Oak Ridges Moraine Plan and Niagara Escarpment Plan policies so local municipalities can better protect agricultural lands, enhance natural features and areas, preserve cultural heritage and support recreation.

Water Resources

Develop policies to improve water resources including protecting sources of drinking water from uses that may have negative impacts; and providing direction to the local municipalities to identify, protect and enhance water resources features and areas.

Wildland Fire

Direct the local municipalities to avoid locating development near hazardous forest types or implement mitigation solutions to protect persons and property.

Aggregates

Ensure conformity with provincial plans and policies and alignment with current best practices to achieve the long terms goals and objectives for aggregate resources planning and management.

Greenlands System

Develop a Greenlands System Strategy to update the Region's natural heritage system policies and identify a Regional Natural Heritage System.

Housing

Update housing policies and targets to increase affordable housing supply and support a range and mix of housing options.

Settlement Boundary Expansion

Strategically expand the development boundary to accommodate future growth while considering the natural environment and agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.

Agricultural & Rural Systems

Provide a policy framework and mapping for Prime Agricultural Areas and the Agricultural and Rural Systems for more detailed planning and implementation by the local municipalities.

Growth Management

Coordinate population and employment forecasts, intensification and density targets, and identify strategic growth areas with local municipalities to achieve visions for growth and employment and build complete communities.

Major Transit Station Areas

Collaborate with local municipalities to identify and prioritize MTSAs and transit-supportive densities along priority transit corridors.

Transportation

Develop a framework for implementing a 50% sustainable mode share, intended to shift half of the Region's travel to sustainable options such as transit, cycling, walking, and carpooling.



For more information, or to get involved:
visit peelregion.ca/officialplan/review or email planpeel@peelregion.ca



To learn about draft policies on:



Climate Change



Wildland Fire



Provincial Greenbelt Plans



Water Resources



Agricultural and Rural Systems

START HERE

For more information, or to get involved:
visit peelregion.ca/officialplan/review or email planpeel@peelregion.ca

Climate Change

Peel Region is expected to be impacted by rising temperatures, more extreme heat days, increased frequency and intensity of storms, and higher risks of flooding.



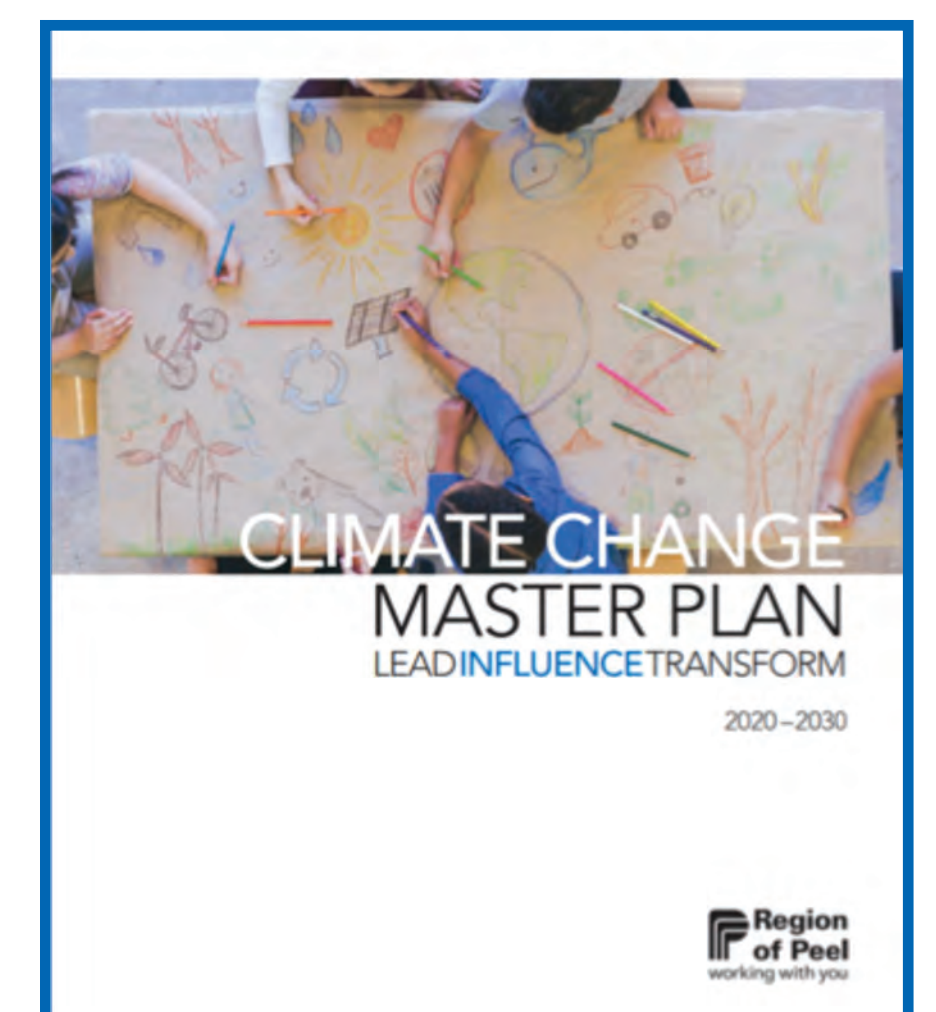
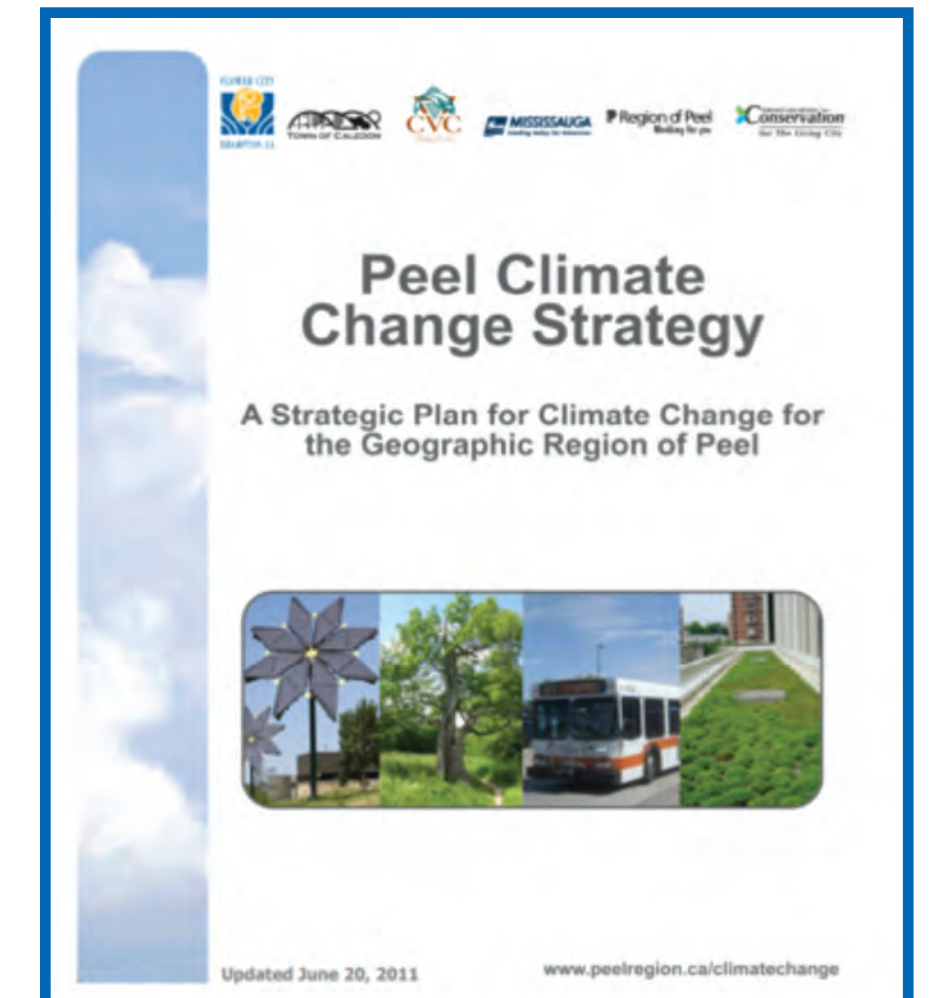
Regional role and collaboration

The Region's Office of Climate Change and Energy Management is working with other levels of government, Regional departments, local municipalities, conservation authorities and community partners to:

- Develop solutions to reduce greenhouse gas (GHG) emissions.
- Setting actions to prepare Peel for changes in our weather and seasons.
- Ensure that climate change and energy management considerations are integrated and implemented into policy and decision-making.

Collaborative projects have included preparing greenhouse gas inventories and strategic initiatives related to flooding reduction, urban forestry and electric vehicle charging.

Land use planning is a key response to climate change and is comprehensively addressed through the Regional Official Plan review.



Key Official Plan Climate Change Focus Area Connections

Through Peel 2041, climate change policies will be embedded throughout the following key theme areas:



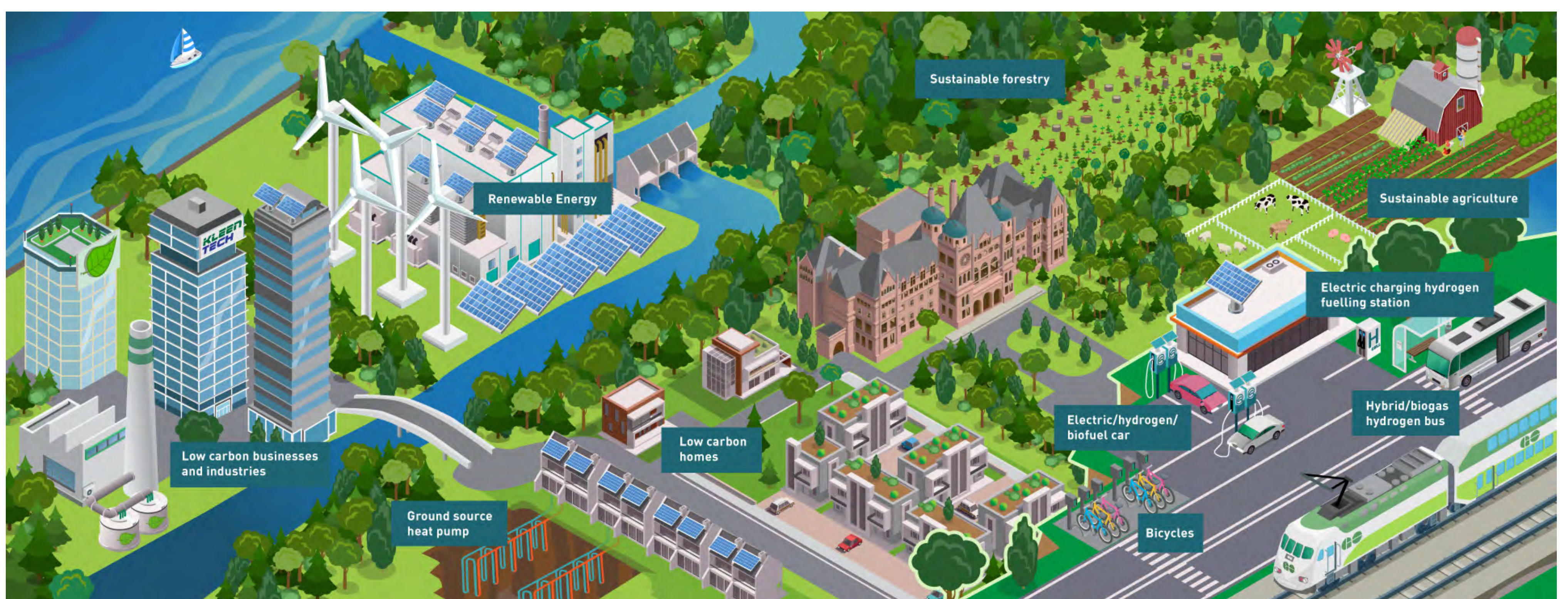
Climate Change



Key proposed policies

Climate system

- Support the development of sustainable, low-carbon, compact, mixed-use, walkable and transit supportive communities to protect natural systems and promote renewable energy and conservation.
- Undertake coordinated strategies, plans, risk assessments and actions in accordance with provincial guidance.



Source: Province of Ontario

Energy resources

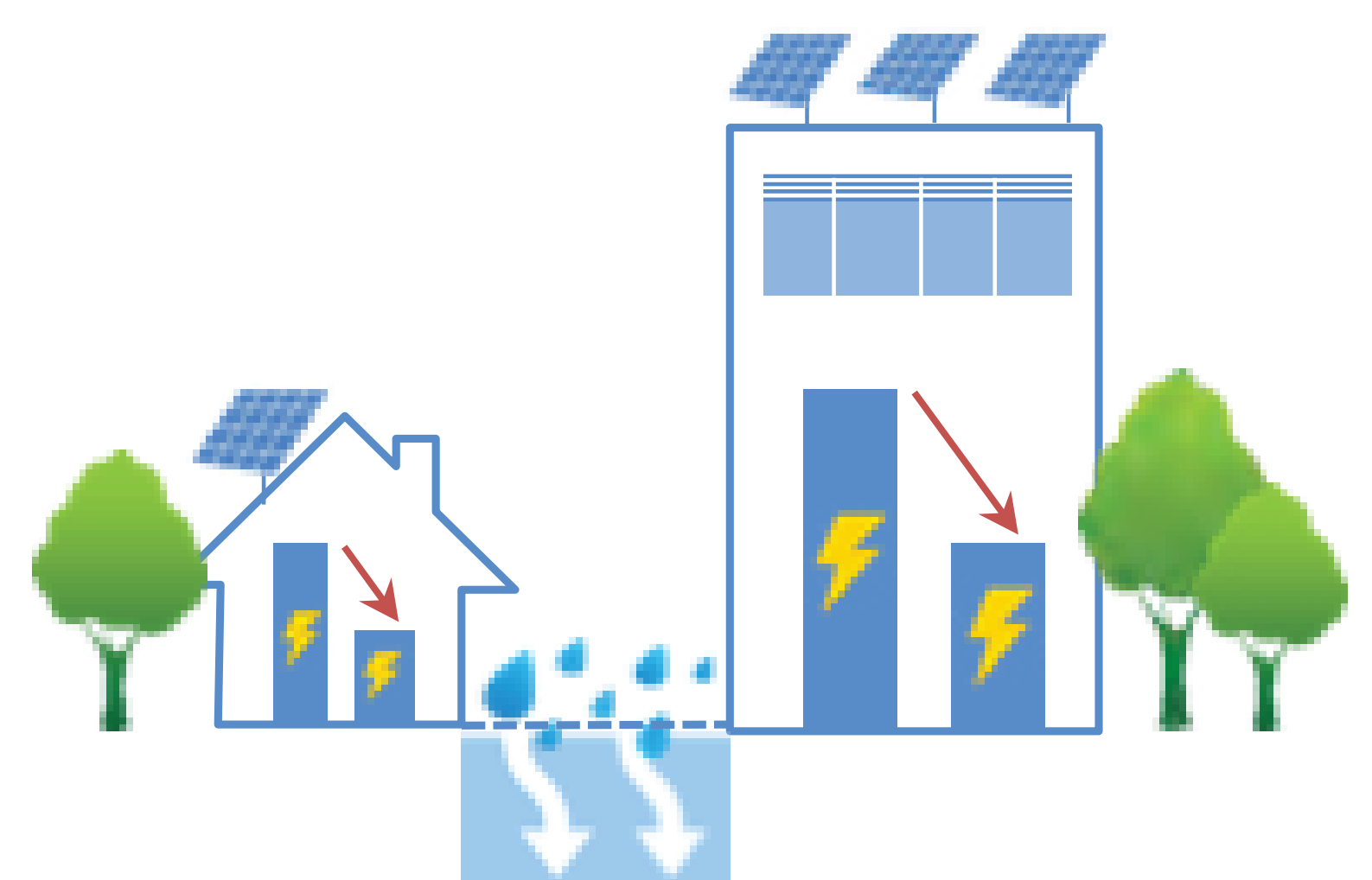
- Support energy conservation and efficiency through land use and development patterns.
- Direct local municipalities to include sustainable site and building design policies.
- Work with local municipalities to explore low carbon energy opportunities in new development.



Source: UN Environment

Sustainability

- Work collaboratively with local municipalities to support the development and implementation of sustainable community and building design.
- Direct local municipalities to incorporate policies into their official plans requirements, guidelines and tools (e.g. Sustainable Development Standards).
- Encourage local municipalities to consider innovative practices to mitigate GHG emissions and reduce vulnerability.



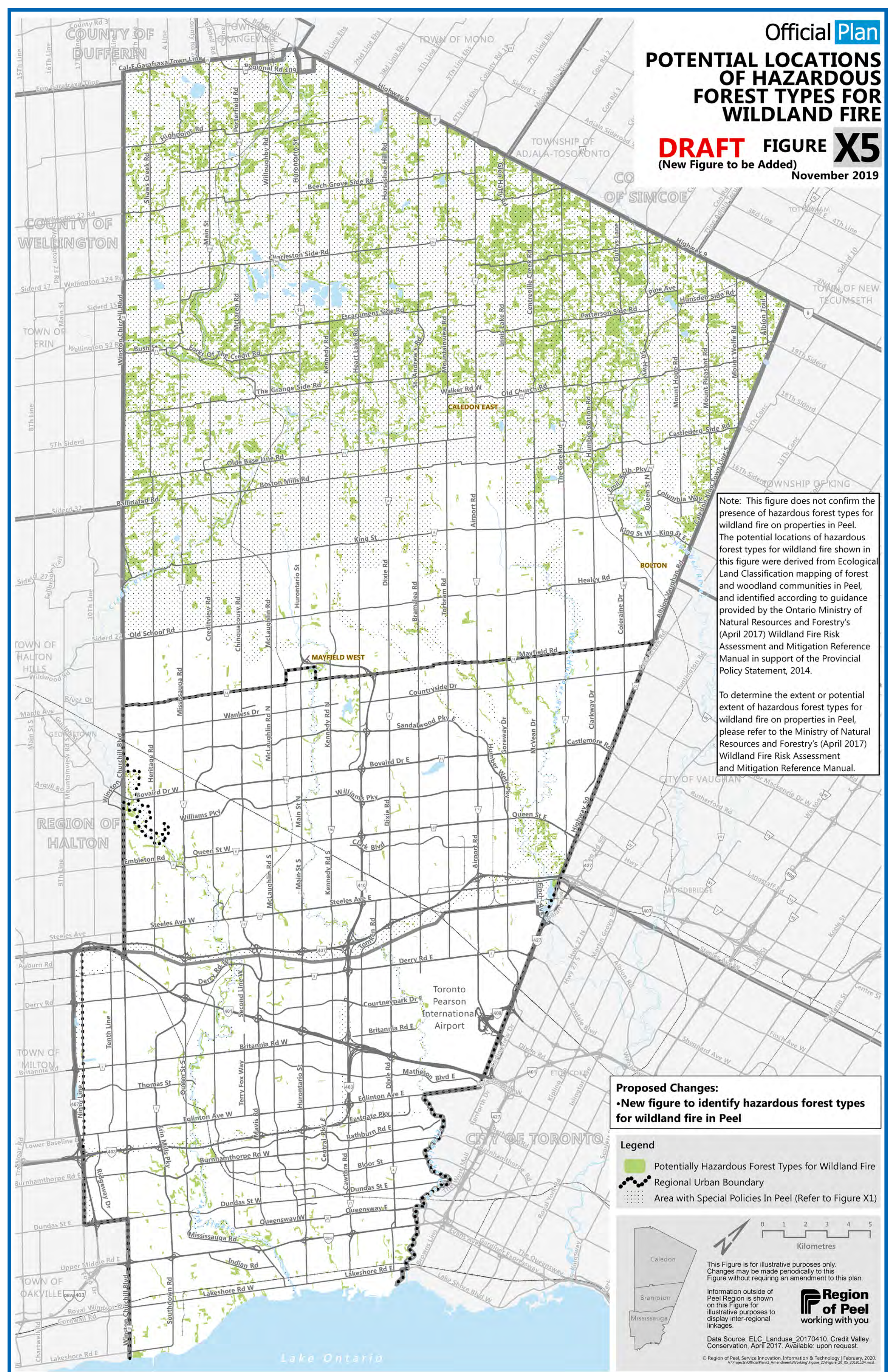
Wildland Fire

Wildland fires are fires that burn in treed or forested areas.



Key proposed policies and mapping

- Direct local municipalities, in consultation with conservation authorities, to incorporate requirements to generally direct development outside of areas with forest types that are hazardous for wildland fires.
- Identify where hazardous forest types for wildland fire may be located, based on a municipal-led “broad-level” assessment.
- Support local municipalities to ensure site-level risk assessment and environmentally appropriate mitigation measures are implemented.



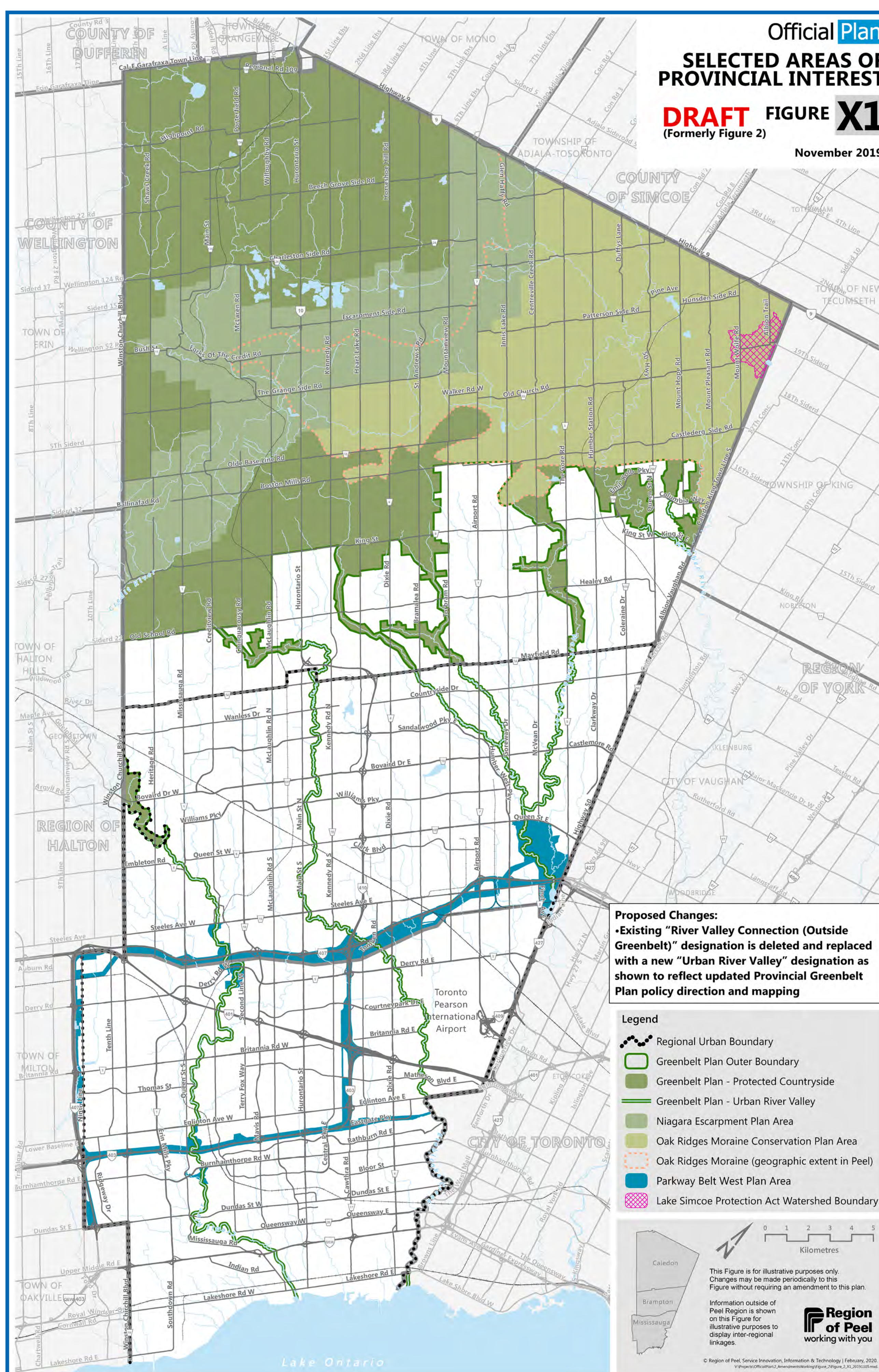
Provincial Greenbelt Plans



Plans to minimize the encroachment of urban development and protect agricultural lands and the natural environment.

Key proposed policies and mapping

- The Oak Ridges Moraine and the Niagara Escarpment provide drinking water, habitat for many species of animals and plants, recreational opportunities, and fertile soil for productive farmland.
- The Provincial Greenbelt Plans including the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan ensure protection of the agricultural land base, as well as the significant landscapes, ecological and hydrological features and functions within the Greater Golden Horseshoe.
- In 2017, all three of the Provincial Greenbelt Plans were updated and are being reviewed to ensure continued Regional Official Plan conformity.

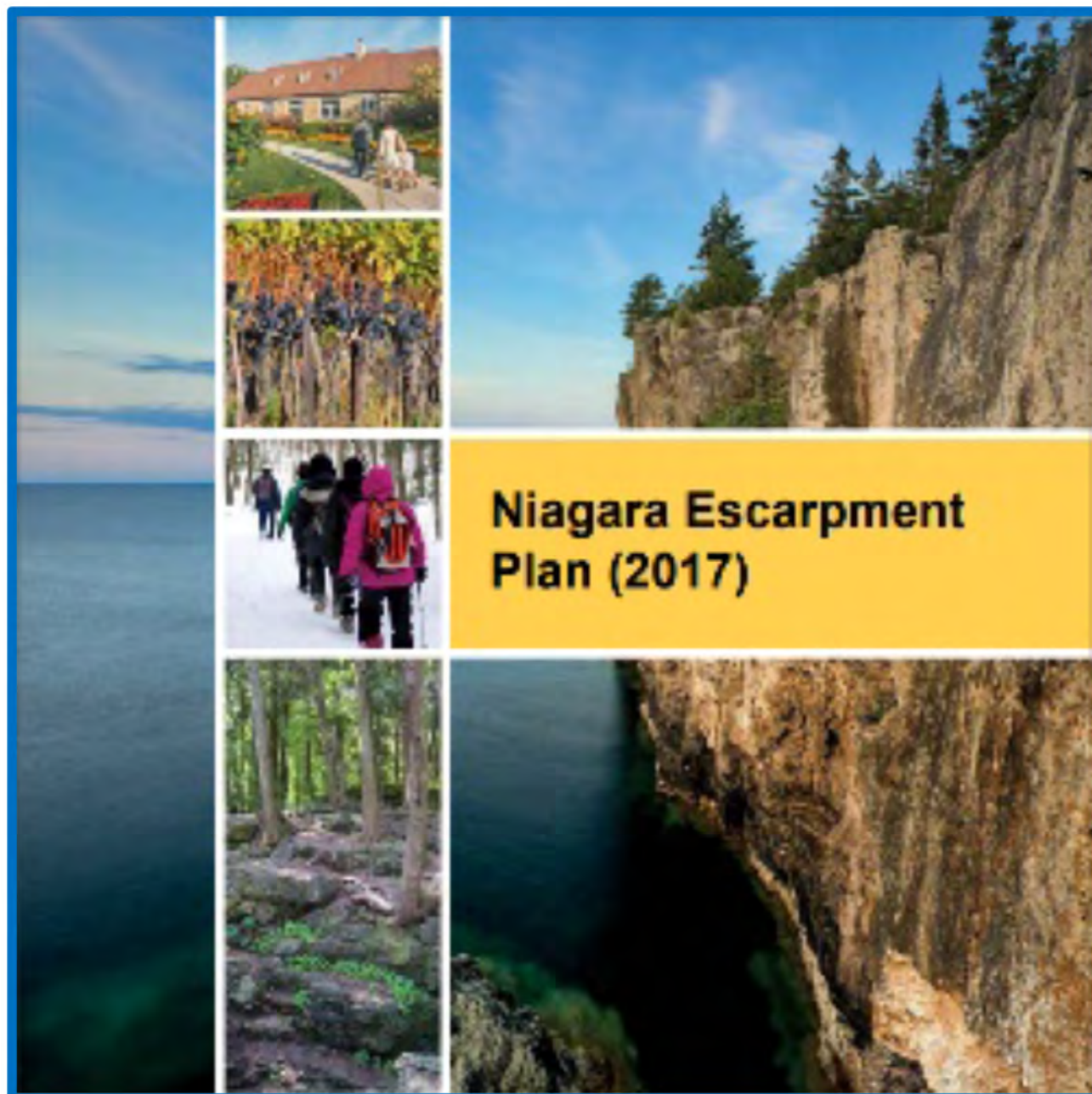


Provincial Greenbelt Plans

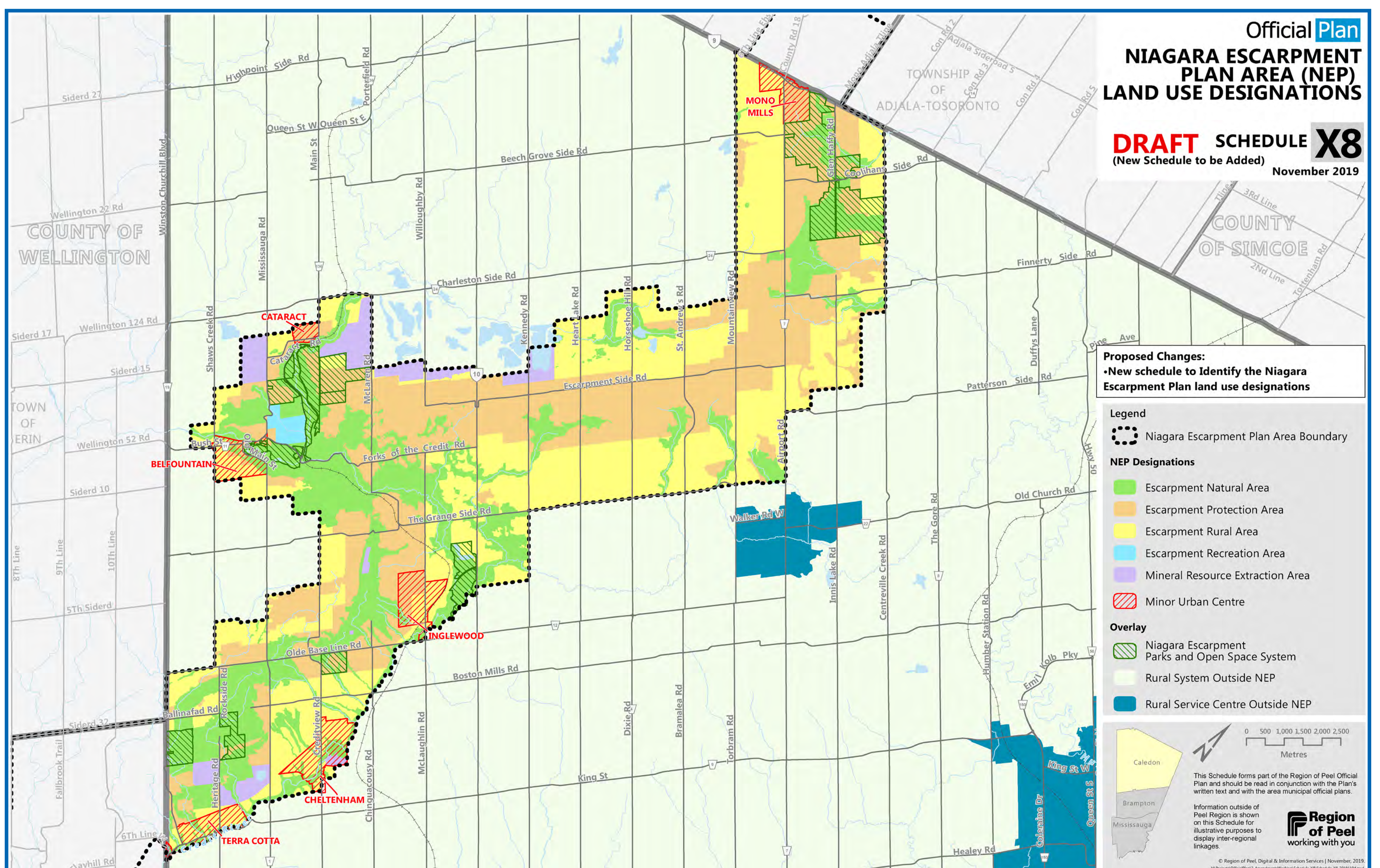


Niagara Escarpment Plan

Key proposed policies and mapping



- Update existing policies to include policy direction related to environmental protection, development, and tourism and recreation within the Escarpment area.
- Recognize the Niagara Escarpment Parks and Open Space System.
- Insert mapping of the Niagara Escarpment Plan land use designations in the Regional Official Plan.

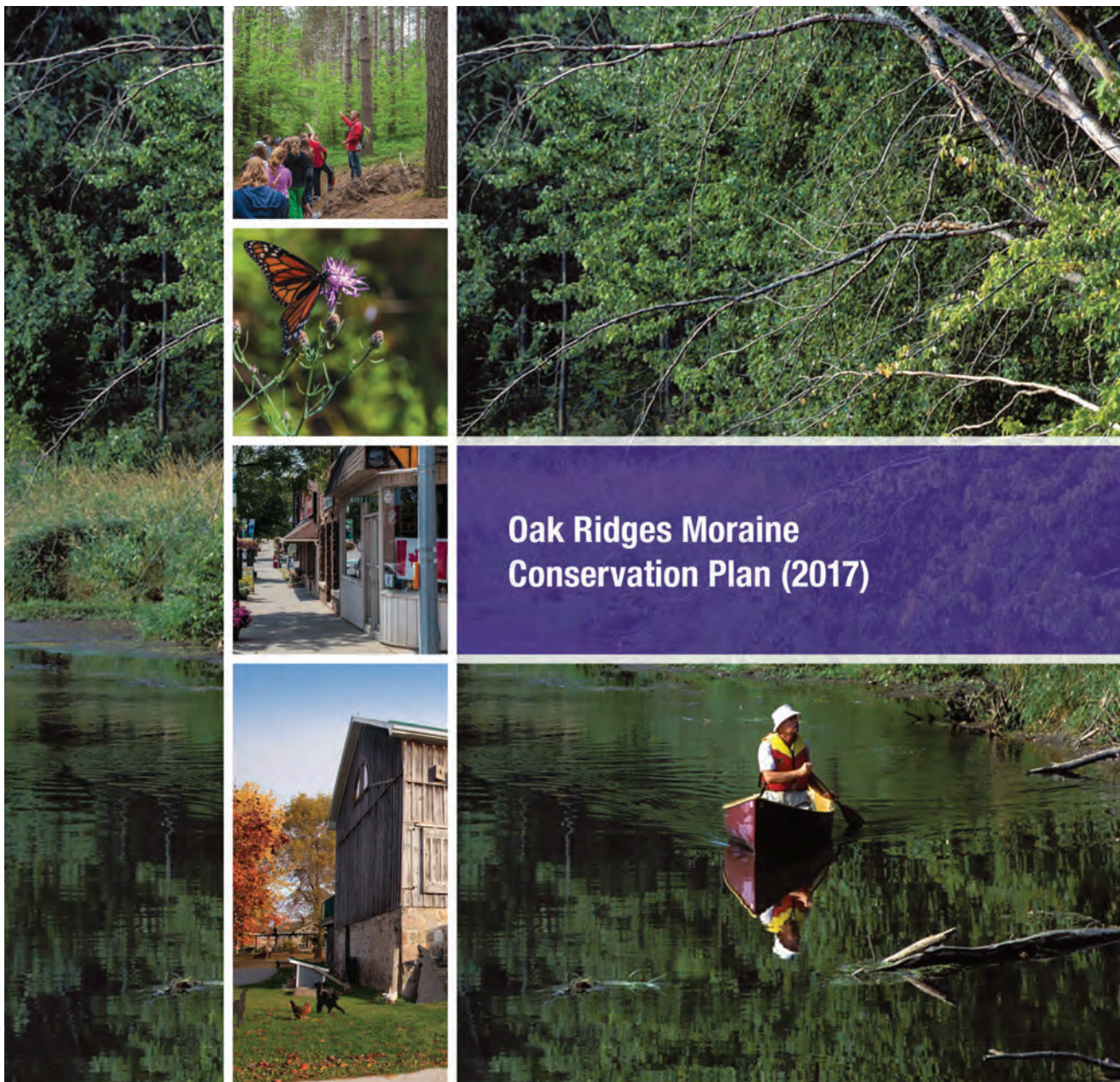


Provincial Greenbelt Plans

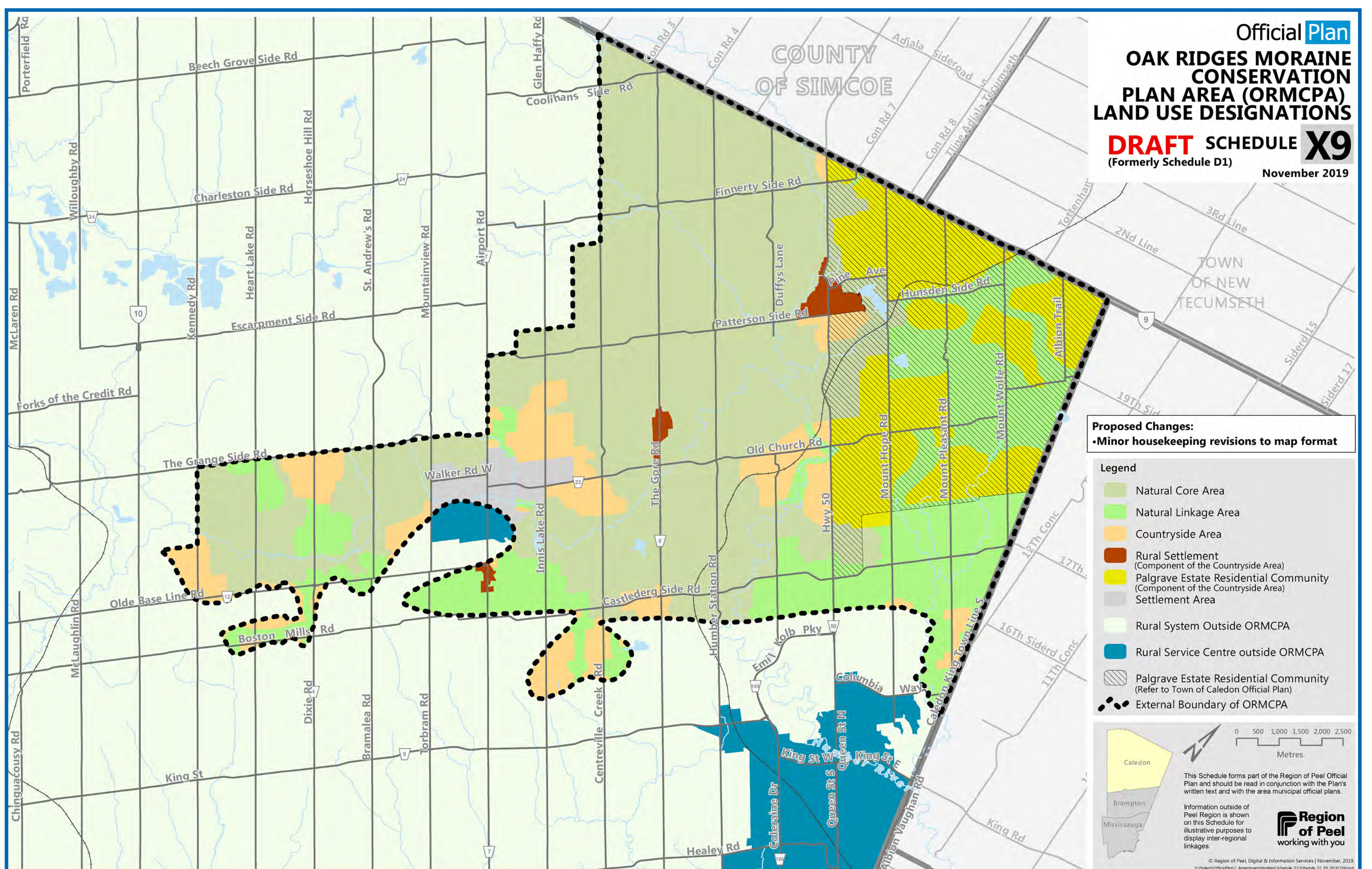


Oak Ridges Moraine Conservation Plan

Key proposed policies and mapping



- Recognize the role of the Oak Ridges Moraine in mitigating climate change.
- Support agricultural systems planning, including providing more flexibility and permitting a broader range of agriculture and on-farm diversified uses.
- Integrate infrastructure and land use planning, including stormwater management.
- Provide direction to incorporate the management of excess soil and fill.



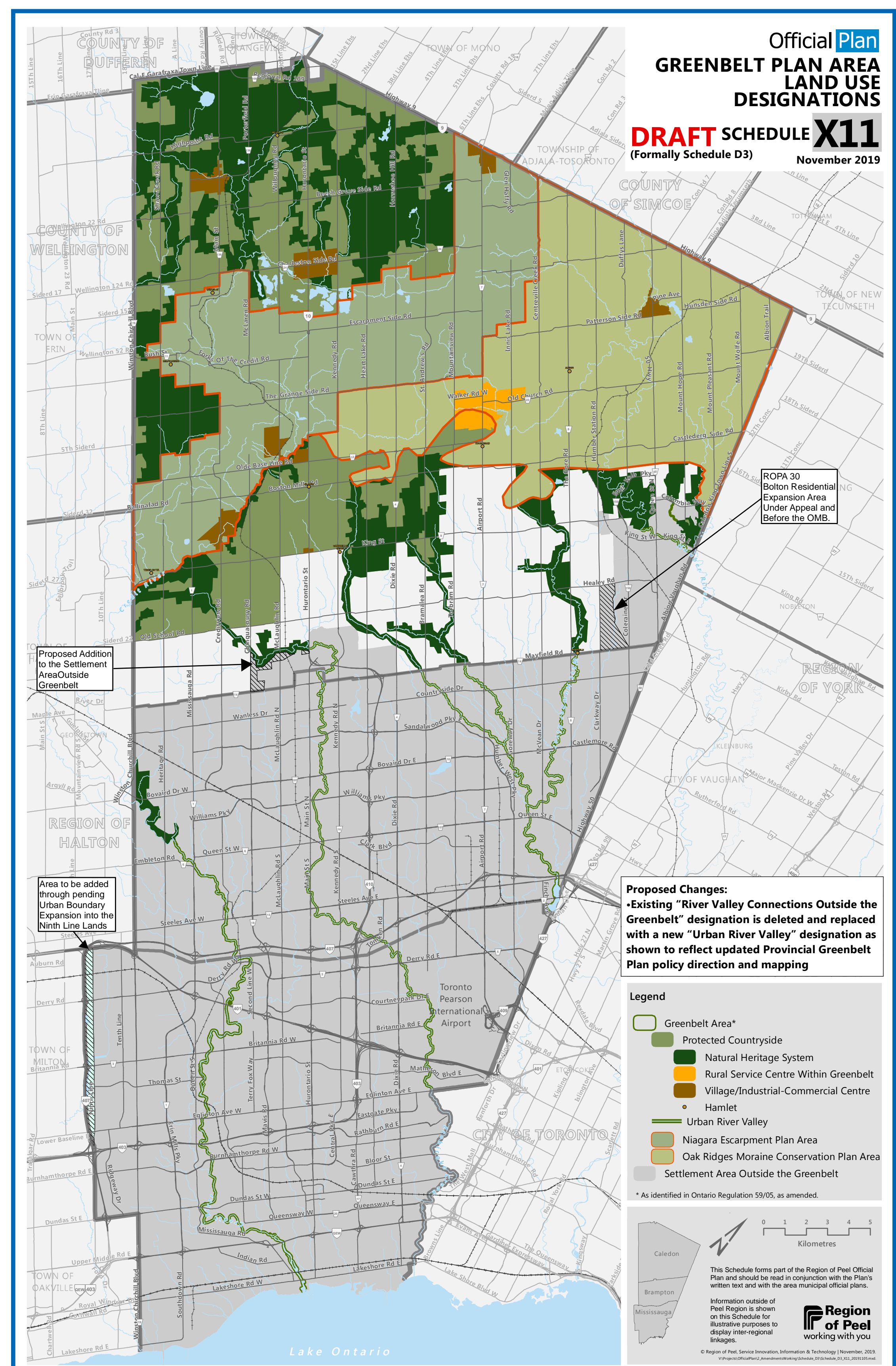
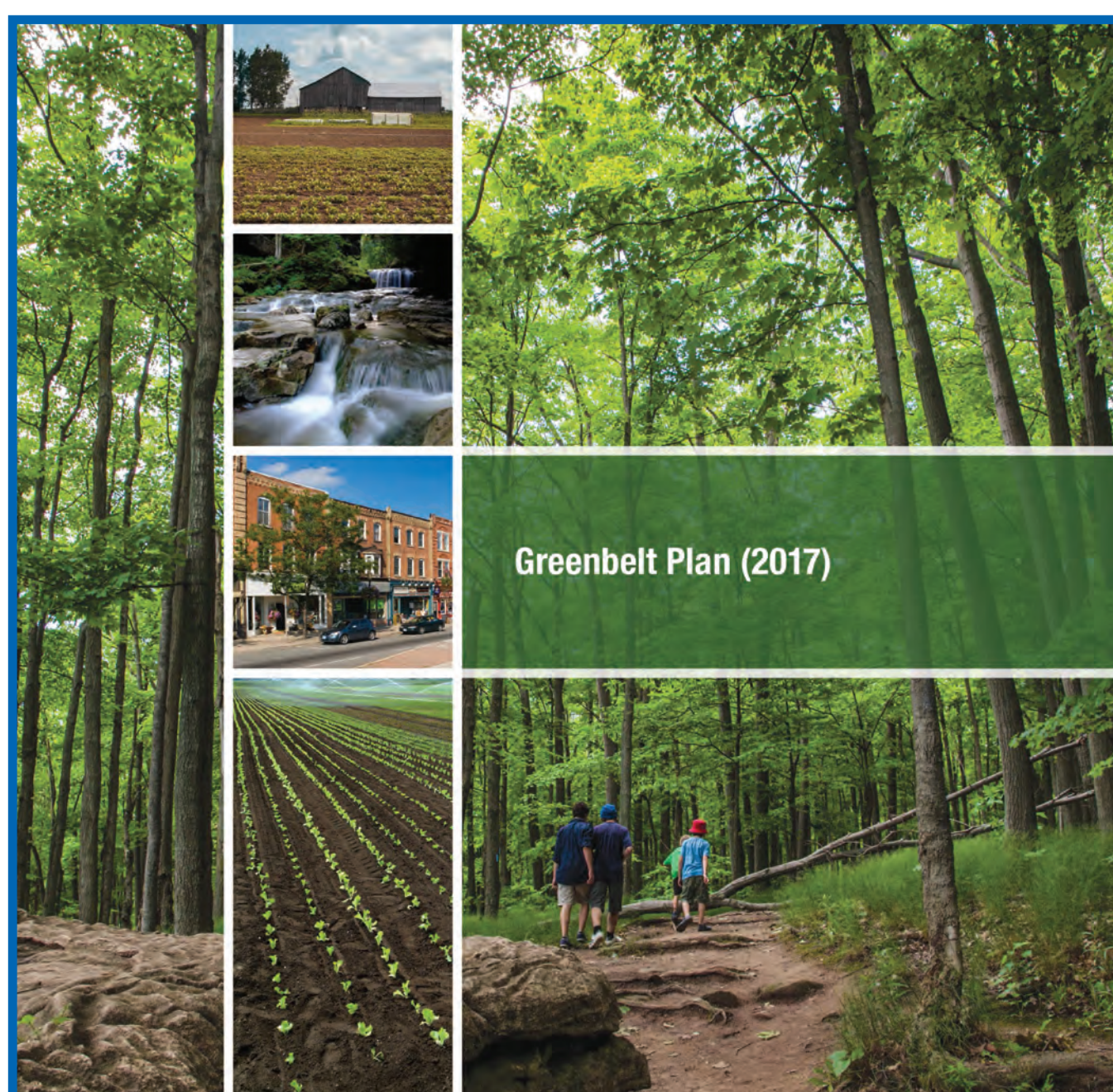
Provincial Greenbelt Plans

Greenbelt Plan



Key proposed policies and mapping

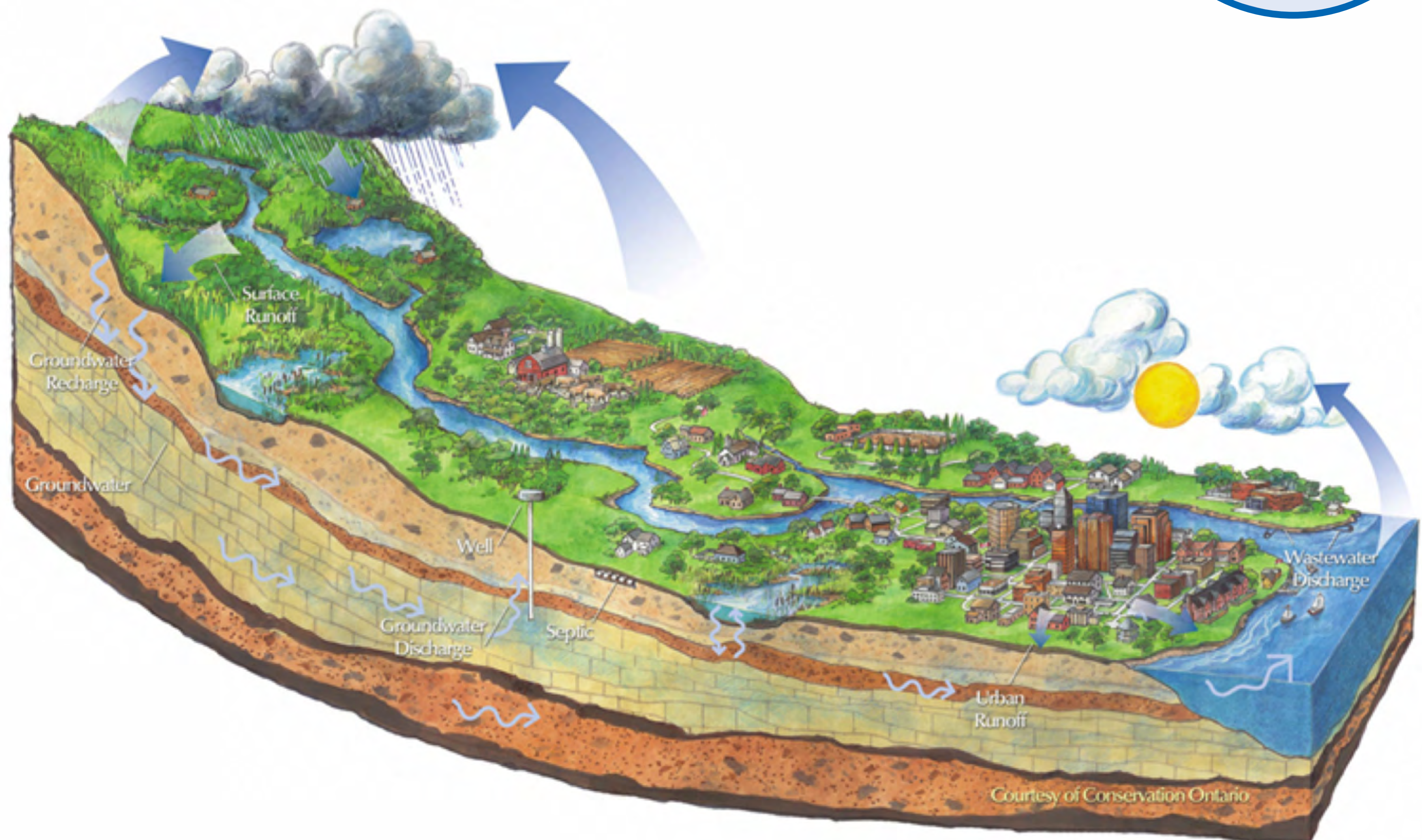
- Support agricultural systems planning including recognizing the agricultural land base and agri-food network to strengthen the agricultural sector.
- Clarify permissions for agricultural, agriculture-related and on-farm diversified uses.
- Support natural heritage and water resource systems planning.
- Align policies related to Settlement Areas and Infrastructure with the Growth Plan.
- Introduce the Urban River Valley (URV) designation and policies along with mapping and the revised boundary for the Greenbelt Plan Area to include the URV designation.



Water Resources



Water Resources are features and areas such as rivers, streams, ponds, wetlands, and lakes. The Credit River, Humber River, Etobicoke Creek and their tributaries form the major watersheds in Peel.



Source: Conservation Ontario

Key proposed policies and mapping

Policies

- Policies now reflect a systems approach to protecting, improving or restoring water resources.
- New and updated policy direction for watershed planning.
- New direction requiring Stormwater Master Plans.
- New policies to protect drinking water sources.
- New policies for Lake Simcoe and the Lake Simcoe Watershed.
- New policies for water resources planning to address flood risks and consider Climate Change.

Mapping

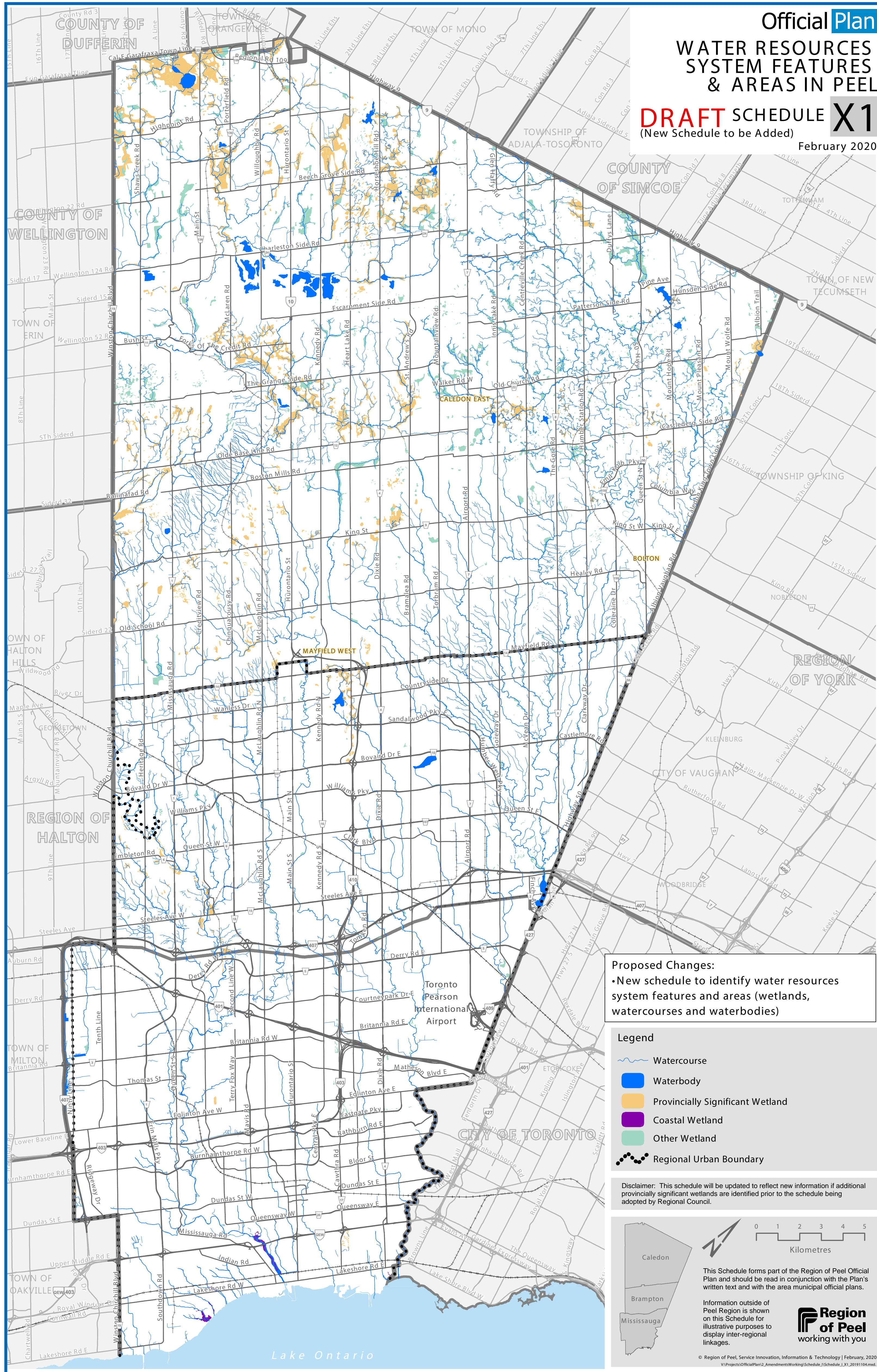
Update and provide new mapping* of water resources to identify:

- Water resource system features and areas: watercourses, provincially significant wetlands, coastal wetlands and other wetlands.
- Source water protection plan areas and vulnerable areas: wellhead protection areas, issue contributing areas, intake protection zones, highly vulnerable aquifers, and significant groundwater recharge areas.
- Lake Simcoe Protection Act Watershed Boundary.

*Mapping is under review and may change as new mapping data becomes available.

Water Resources

Water Resources and Areas



Water Resources



Source Water Protection

A multi-barrier approach to protecting sources of municipal drinking water from contamination and overuse.

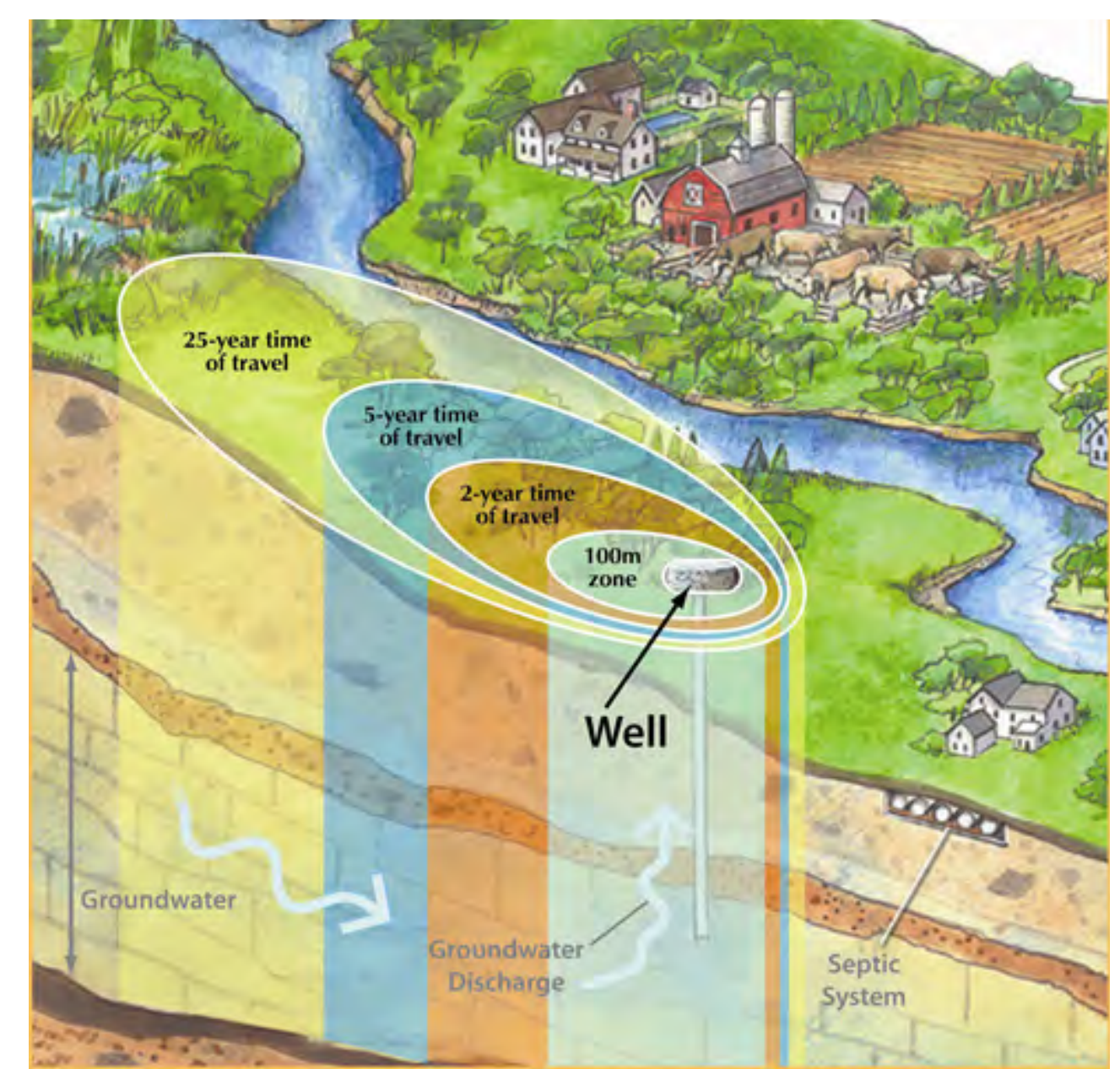
Types of source water protection vulnerable areas in Peel

Wellhead protection area

The area around the wellhead where land use activities have the potential to affect the quality and quantity of water that flows to the well.

Issue contributing area

An area around a municipal drinking system where activities have contributed or could contribute to elevated concentrations of a particular contaminant in relation to the Ontario Drinking Water Standards.



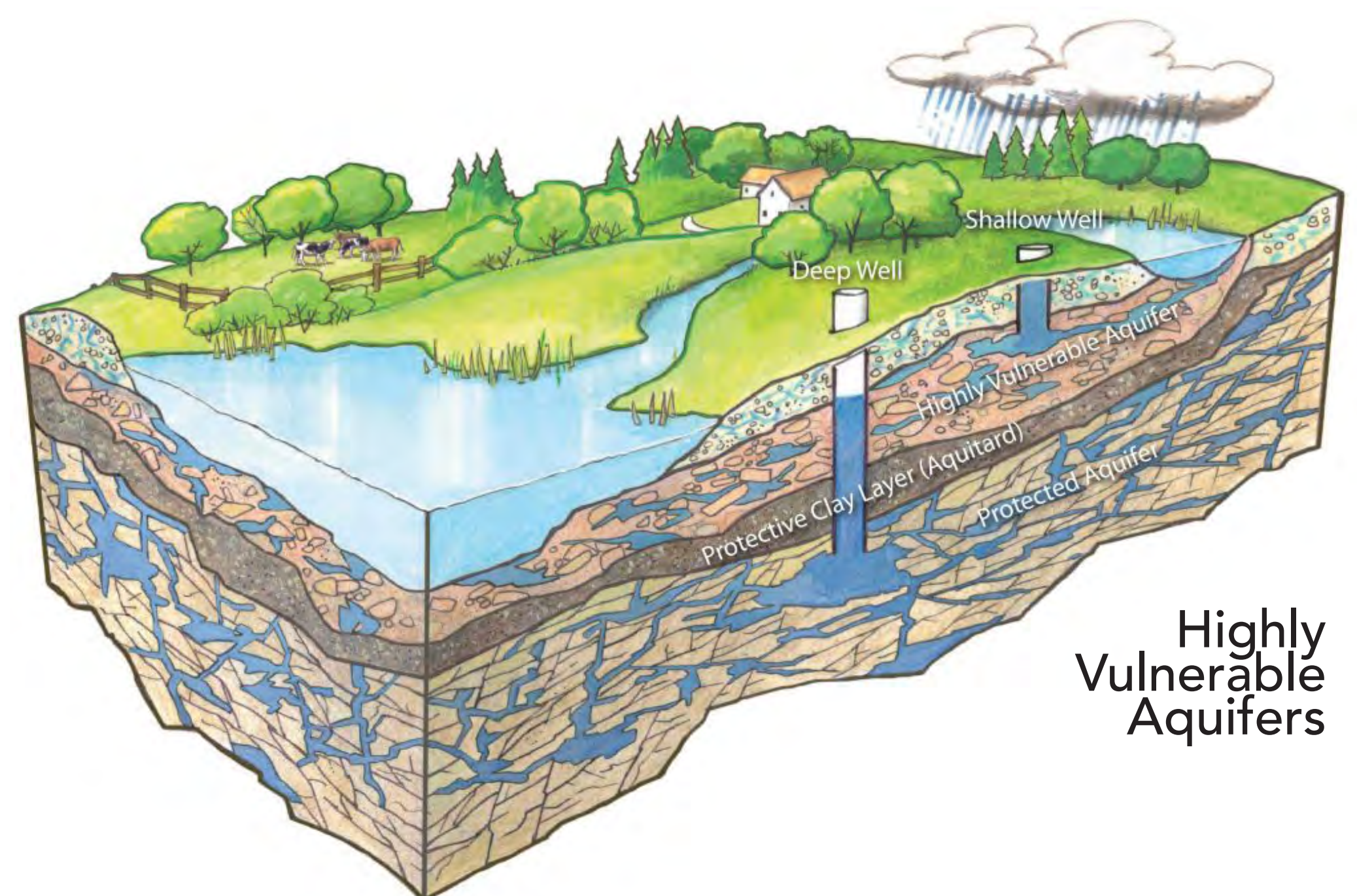
Wellhead Protection Area

Intake protection zone

The areas on the surface water and the land surrounding a municipal surface water intake.

Highly vulnerable aquifer

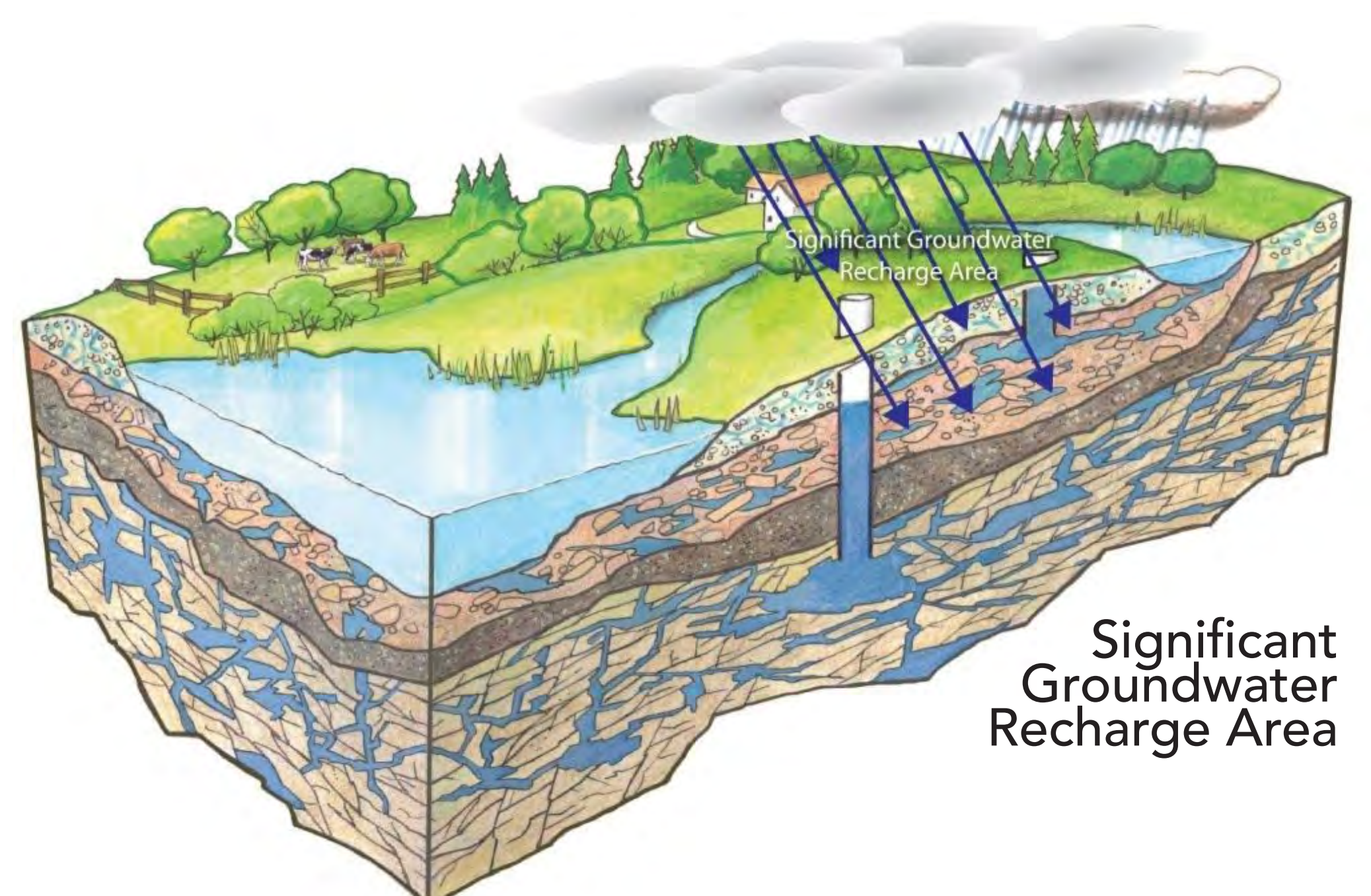
An area underground that contains water that is being withdrawn for human use and is particularly susceptible to contamination because of its location near the ground's surface or where the overlying material in the ground above it is highly permeable.



Highly Vulnerable Aquifers

Significant groundwater recharge area

An area where groundwater is replenished through the infiltration of water and where the recharge rate exceeds a specified threshold.



Significant Groundwater Recharge Area

Source: Conservation Ontario

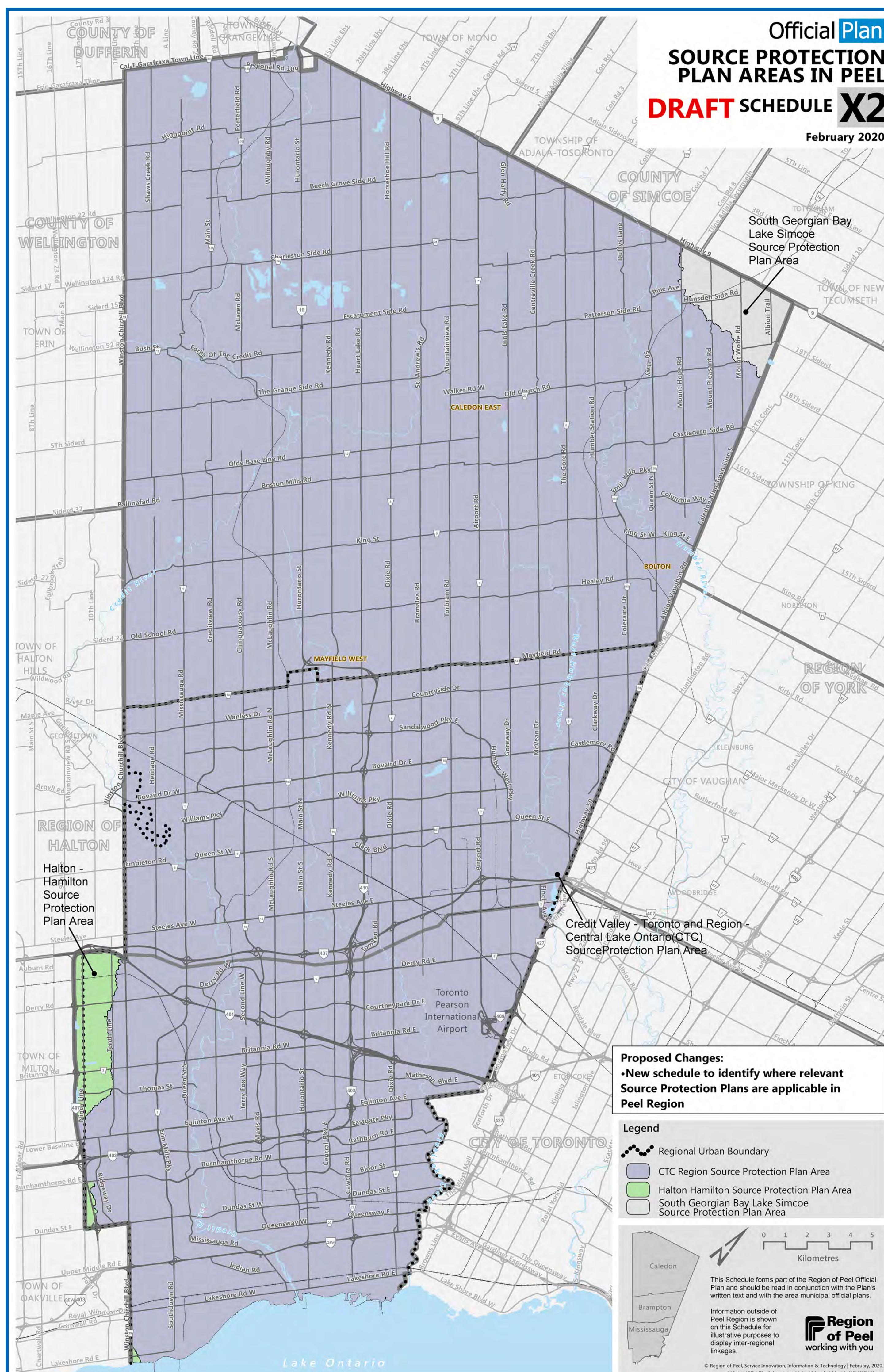
Water Resources

Source Water Protection



Key proposed policies and mapping

- Prevent activities from becoming a significant drinking water threat by regulating development and site alteration within vulnerable areas.
- Require appropriate studies to assess whether development and site alteration will be a potential threat to municipal drinking water sources within a vulnerable area.

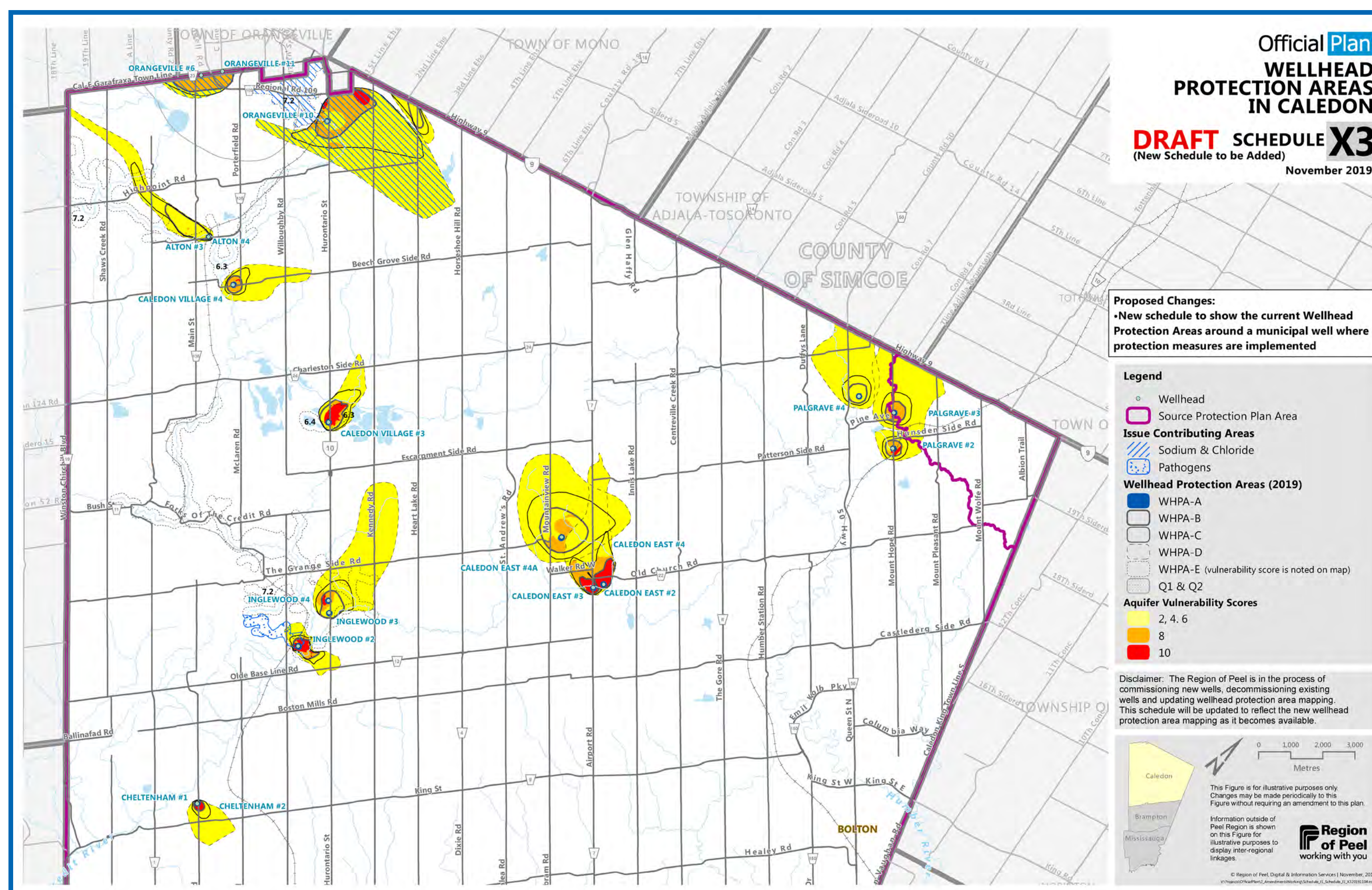


Water Resources

Source Water Protection

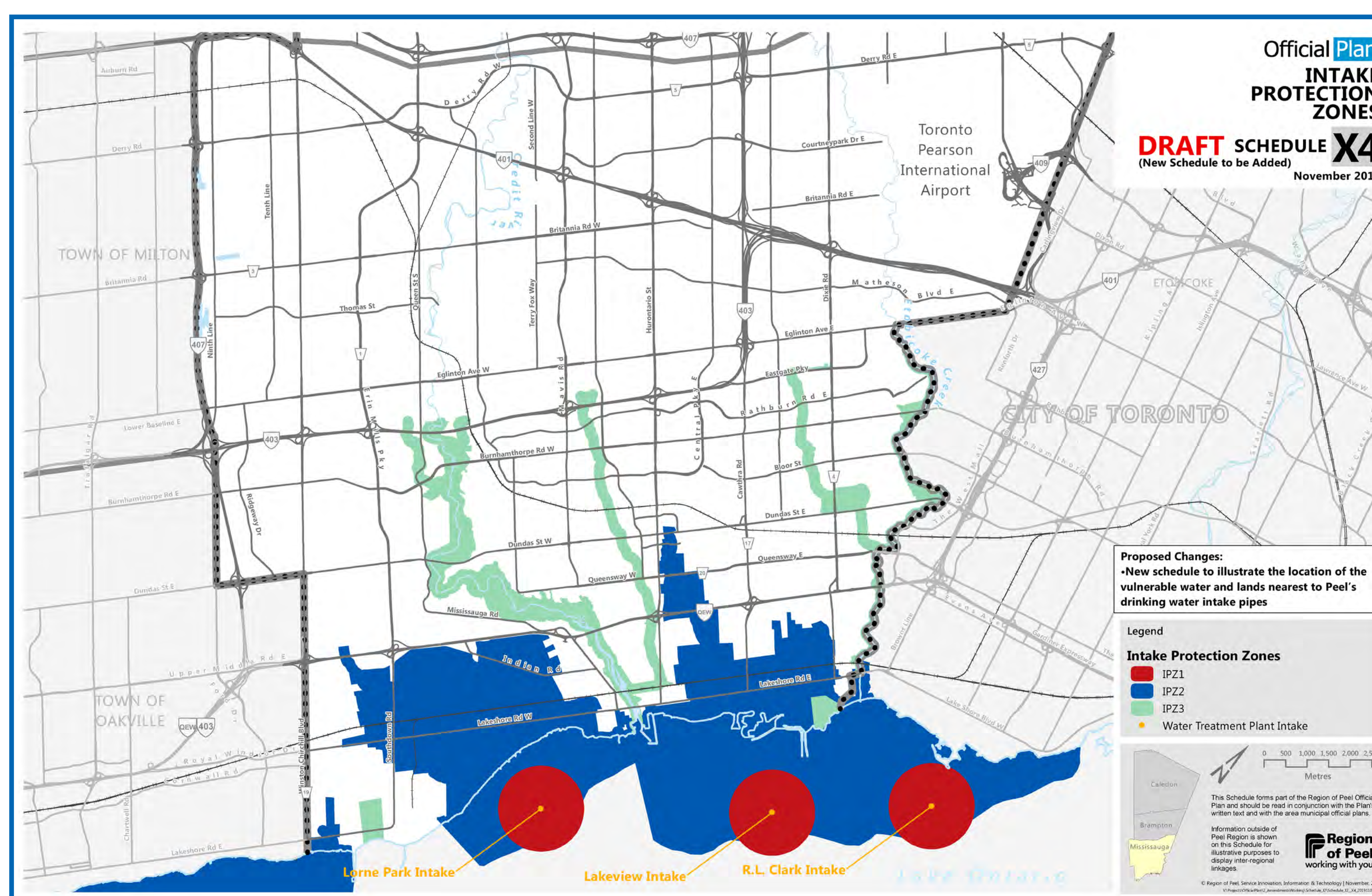


Key proposed mapping



Wellhead Protection Areas and Issue Contributing Areas*

Prohibit or restrict development or site alteration in wellhead protection areas and issue contributing areas where the development or site alteration is a significant drinking water threat.



Intake Protection Zones*

Protect the Lake Ontario drinking water supply by promoting spills prevention, sharing information about source protection and implementing risk reduction and mitigation measures.

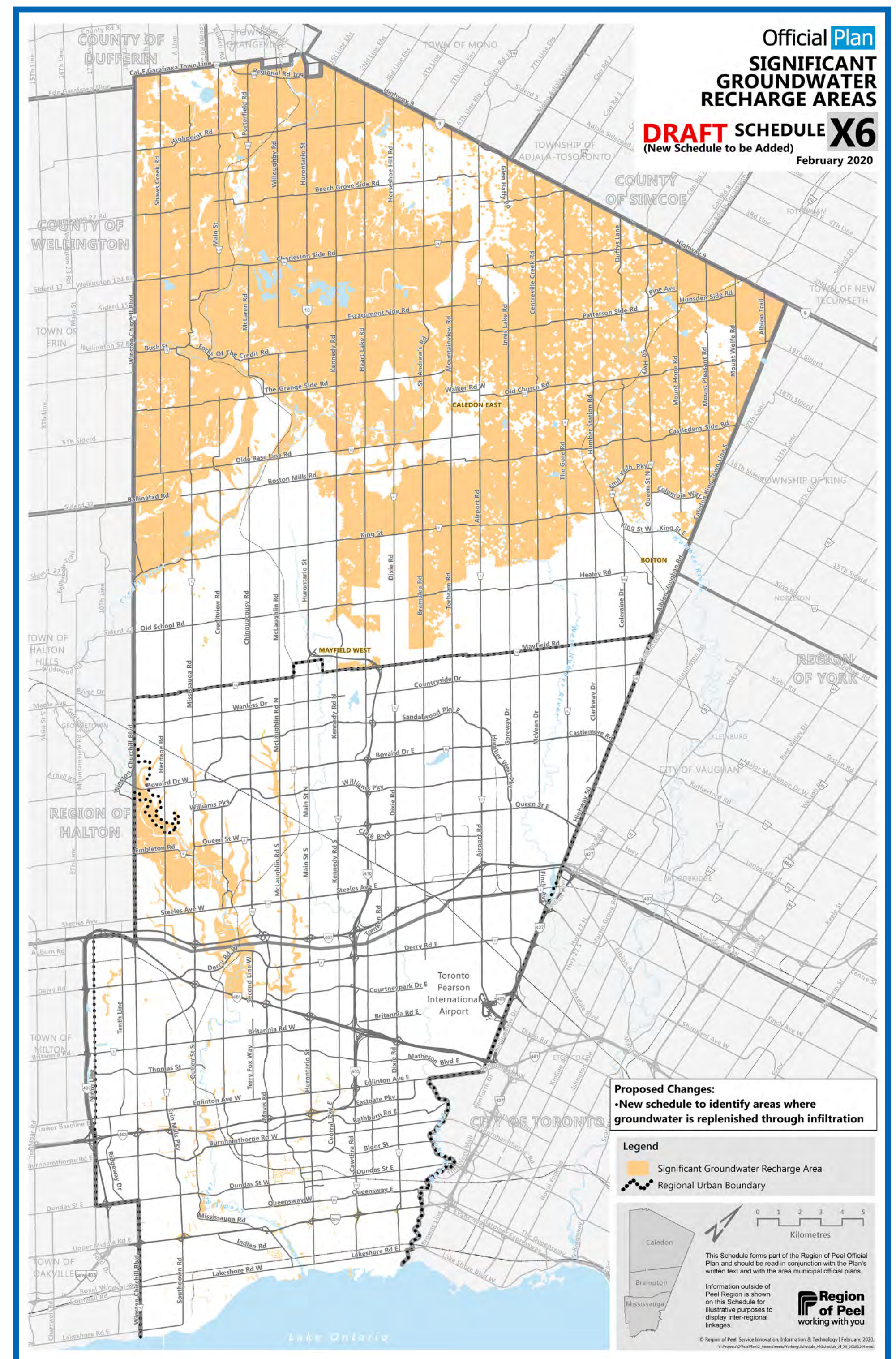
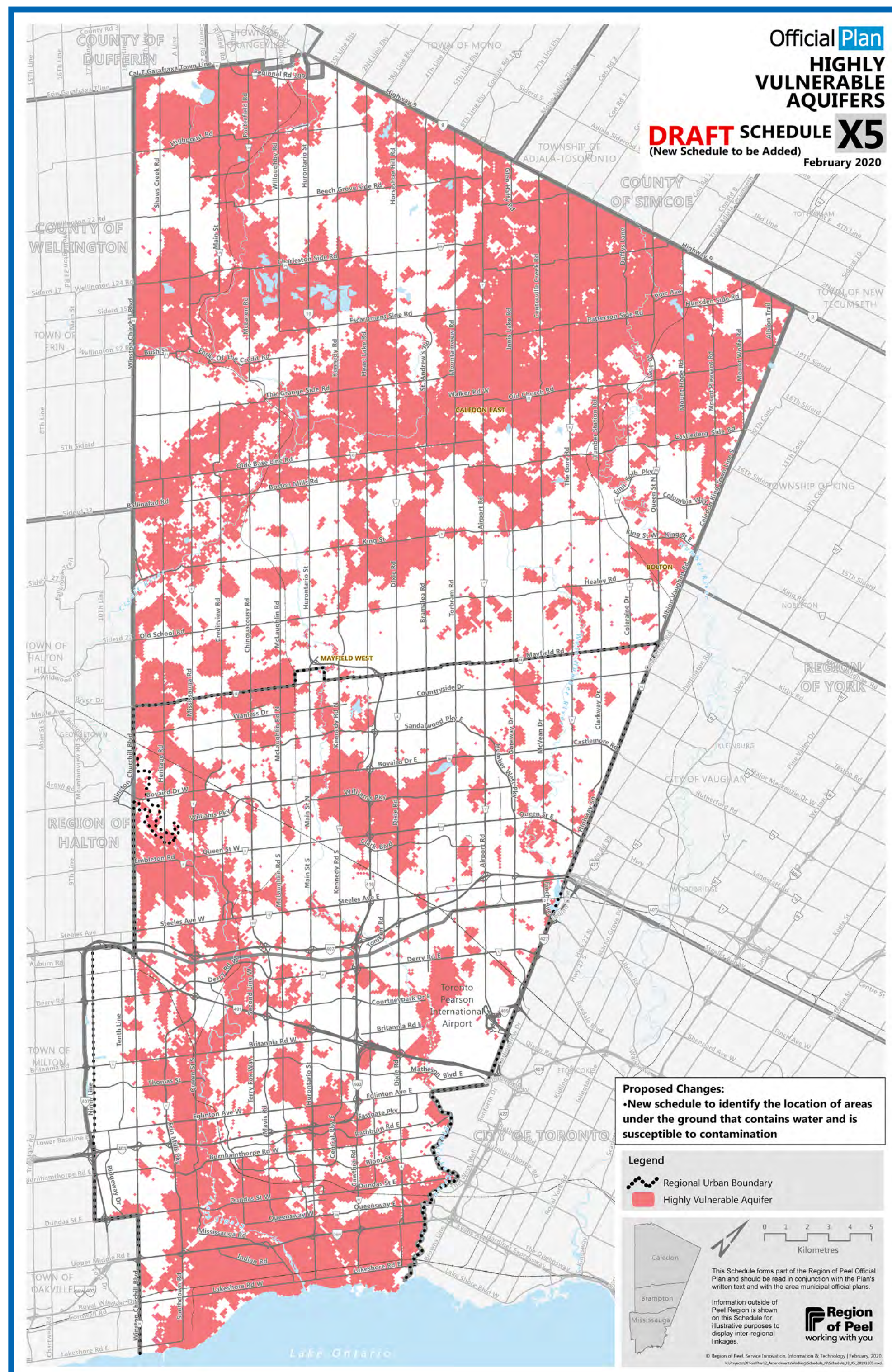
*Mapping is under review and may change as new mapping data becomes available.

Water Resources

Source Water Protection



Key proposed policies and mapping



*Mapping is under review and may change as new mapping data becomes available.

Highly vulnerable aquifers*

- Encourage the implementation of best management practices including requiring the submission of a contaminant management plan for land uses that are considered to be a high risk to groundwater and are located within areas of high aquifer vulnerability.
- Encourage the creation of a salt management plan to reduce the future use of salt in accordance with the applicable source protection plan.

Significant groundwater recharge areas*

- Require the implementation of low impact development stormwater practices to maintain pre-development recharge rates to the greatest extent feasible in significant groundwater recharge areas.
- Encourage the creation of a salt management plan to reduce the future use of salt in accordance with the applicable source.

Water Resources



Source Water Protection*

The Region is updating its source water protection vulnerable areas mapping and aquifer vulnerability assessment and scoring.

Why is the Region Updating the Vulnerable Area Mapping?

A new regional scale model of the groundwater and surface water flow has been developed. The new model is more detailed than previous models and uses the most advanced geologic and hydrologic conceptualization. The use of updated information will ensure that the Regional Official Plan mapping of vulnerable areas is based on best available science.

How will the Vulnerable Areas Mapping change?

Updated Wellhead Protection Areas

Wellhead Protection Areas (WHPA- A, B, C, D) will be updated and delineated for all municipal wells and Wellhead Protection Area E where applicable. These updated maps improve the representation of the Wellhead Protection Area capture zones and show refined boundaries around all municipal.

Updated Aquifer Vulnerability assessment and scoring

Aquifer vulnerability mapping and scoring that indicates, on a scale of 1 to 10, how vulnerable the aquifer is to contamination will be updated.

Updated highly Vulnerable Aquifer mapping

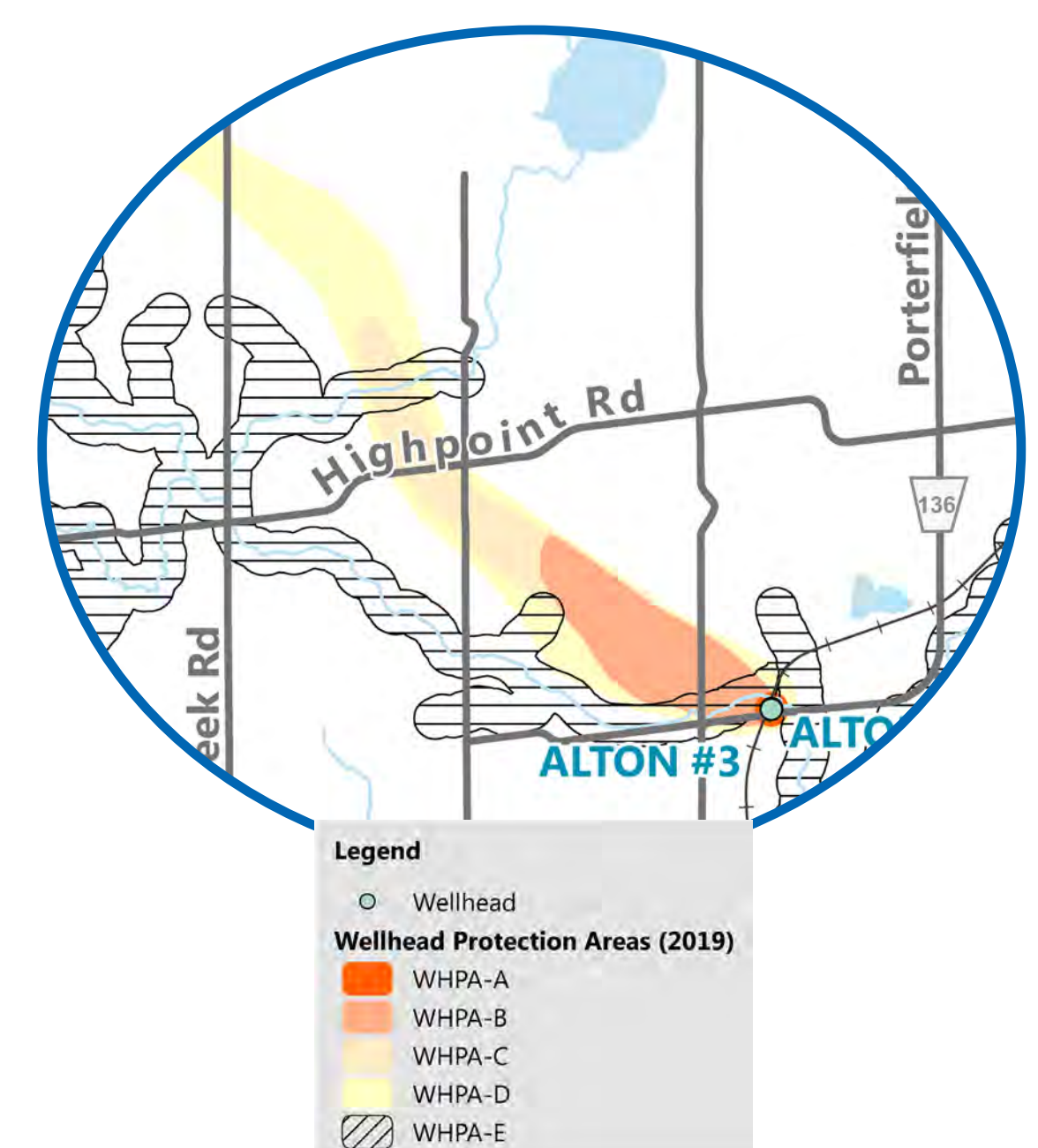
Delineation of Highly Vulnerable Aquifers mapped for the entire Region of Peel will be updated.

When will the updated mapping be completed?

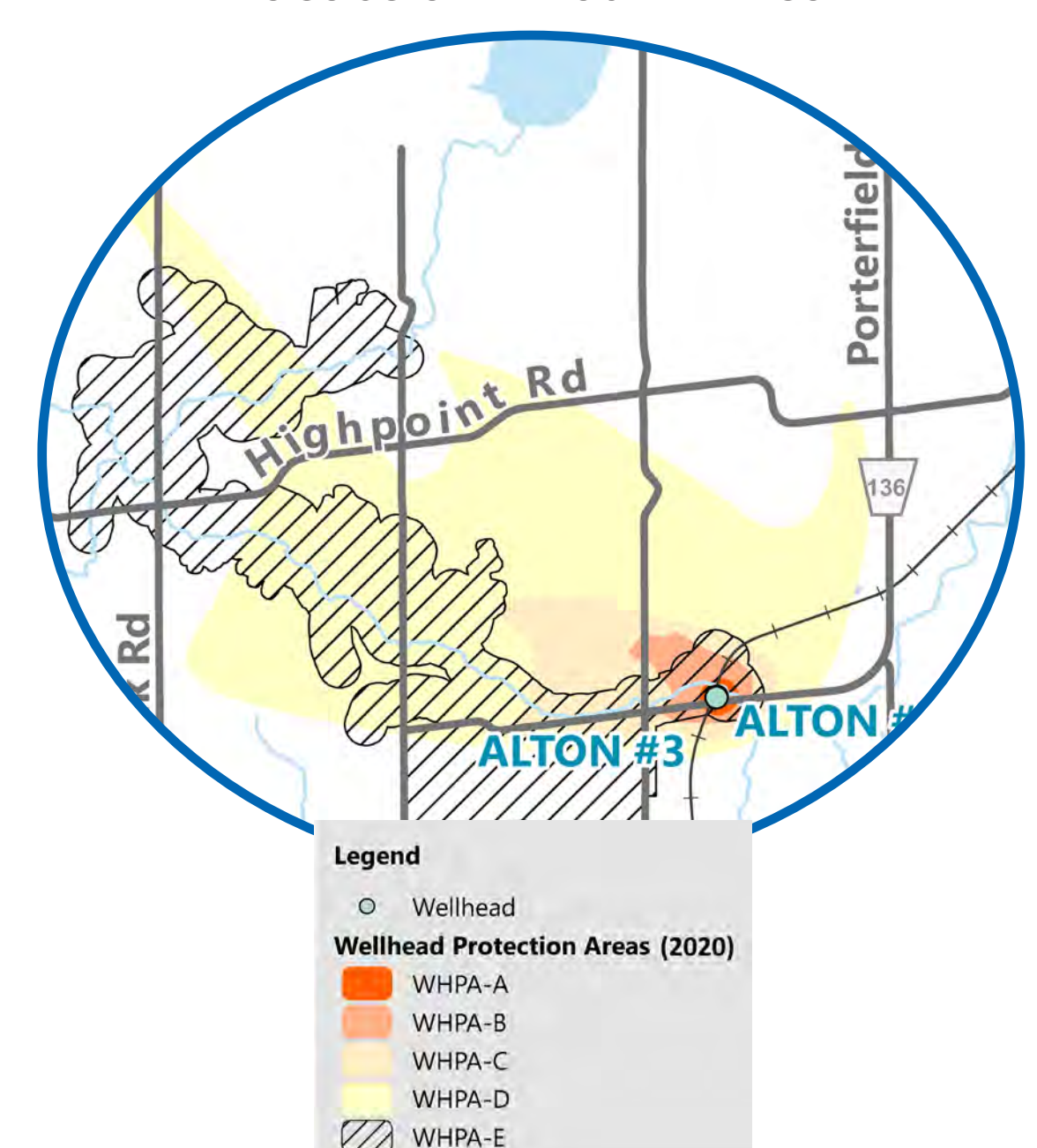
Draft mapping is currently under development and is expected to be available in Winter 2020. The Region is working with the Source Protection Authorities to fulfill the legislative requirements for making locally initiated amendments to source protection plans and assessment reports under the Clean Water Act, 2006.

Until such time that the proposed mapping has received provincial approval, the current approved and in-effect maps will continue to be shown on the proposed draft Regional Official Plan schedules and figures.

Approved Wellhead Protection Area in Alton



Draft Updated Wellhead Protection Area in Alton



*Mapping will be updated through further technical study and review

Water Resources

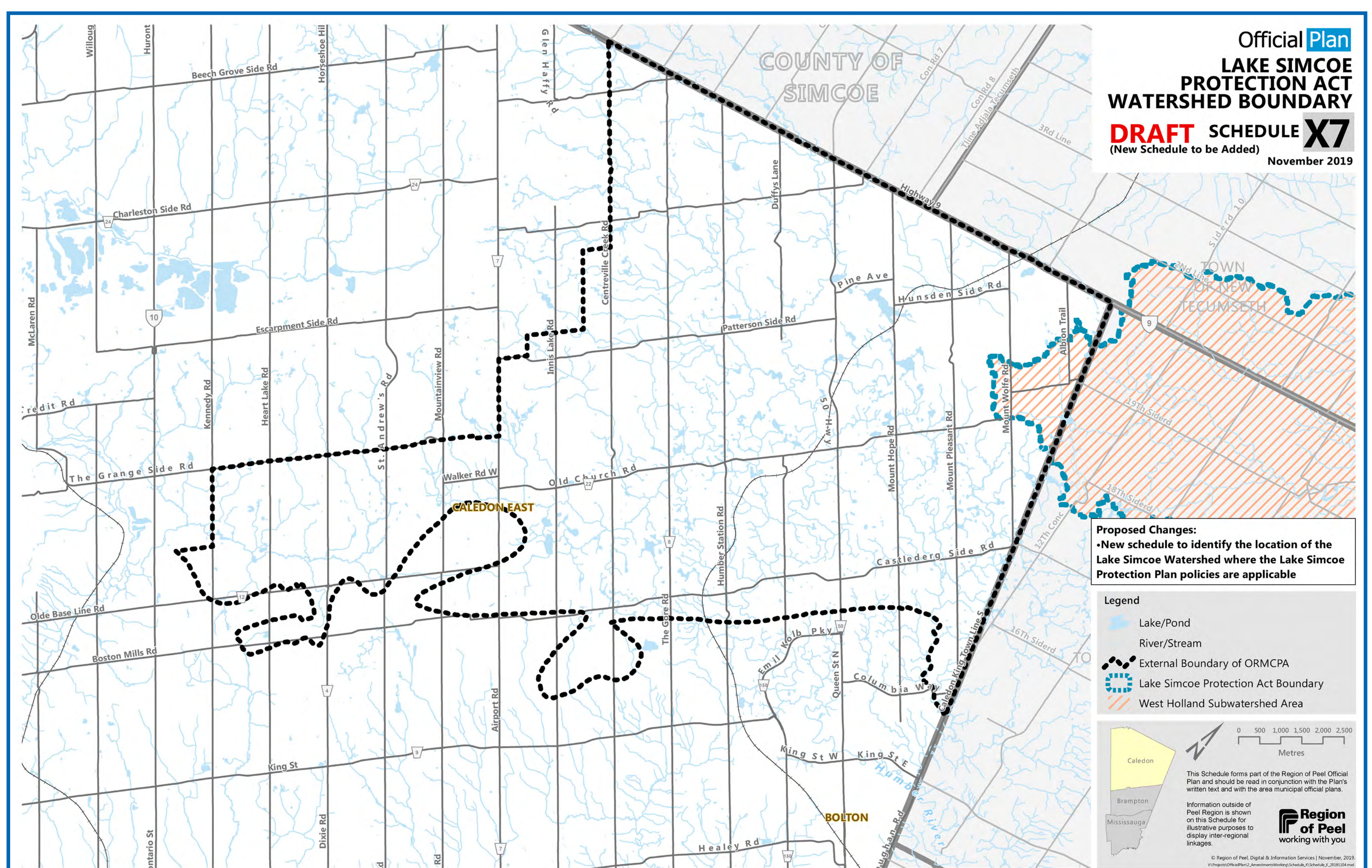
Lake Simcoe Protection Act and Plan



The Lake Simcoe Protection Plan protects and restores the health of the Lake Simcoe watershed, including reducing the levels of phosphorus. The boundary of the Lake Simcoe watershed extends into the northeast portion of Peel Region in the Palgrave community in the Town of Caledon.

Key proposed policies and mapping

- Protect, improve and restore the ecological health of the Lake Simcoe watershed, including water quality, hydrology, key natural heritage and hydrologic features and their functions.
- Promote the protection, restoration and enhancement of natural heritage and the shorelines within the Lake Simcoe Watershed.
- Require the Town of Caledon to develop official plan policies and zoning by-law provisions to implement the requirements of the Lake Simcoe Protection Plan.
- Restrict new on-site sewage systems or subsurface sewage works within 100 meters of any permanent stream.
- Require the preparation of a stormwater management plan for major development applications for major development within the Lake Simcoe Protection Plan boundary.
- Prohibit the alteration of intermittent streams.



Agricultural & Rural Systems



The Agricultural System is made up of the agricultural land base, comprised of Prime Agricultural Areas and rural lands, plus the network of infrastructure, services and other elements that support agriculture.

Prime Agricultural Areas include high quality agricultural lands plus additional Rural Lands where there are local concentrations of ongoing agricultural activity. Prime Agricultural Areas are designated in order to protect a large, continuous agricultural land base for long term agricultural use.

The Rural System includes critical components of the Agricultural System, rural settlement areas and rural lands, important natural heritage and water resources as well as other natural resources.



Why is the Region updating the Agricultural and Rural System policies and mapping?

- To ensure that the Region's Official Plan meets the legal requirements for consistency and conformity with Provincial policies and plans.
- To meet local and Regional objectives such as:
 - ensuring the long term viability of agriculture
 - protecting prime agricultural areas
 - enhancing access to healthy affordable local food
 - conserving rural character
 - fostering healthy, sustainable and complete rural communities
 - supporting the development of the agri-food sector

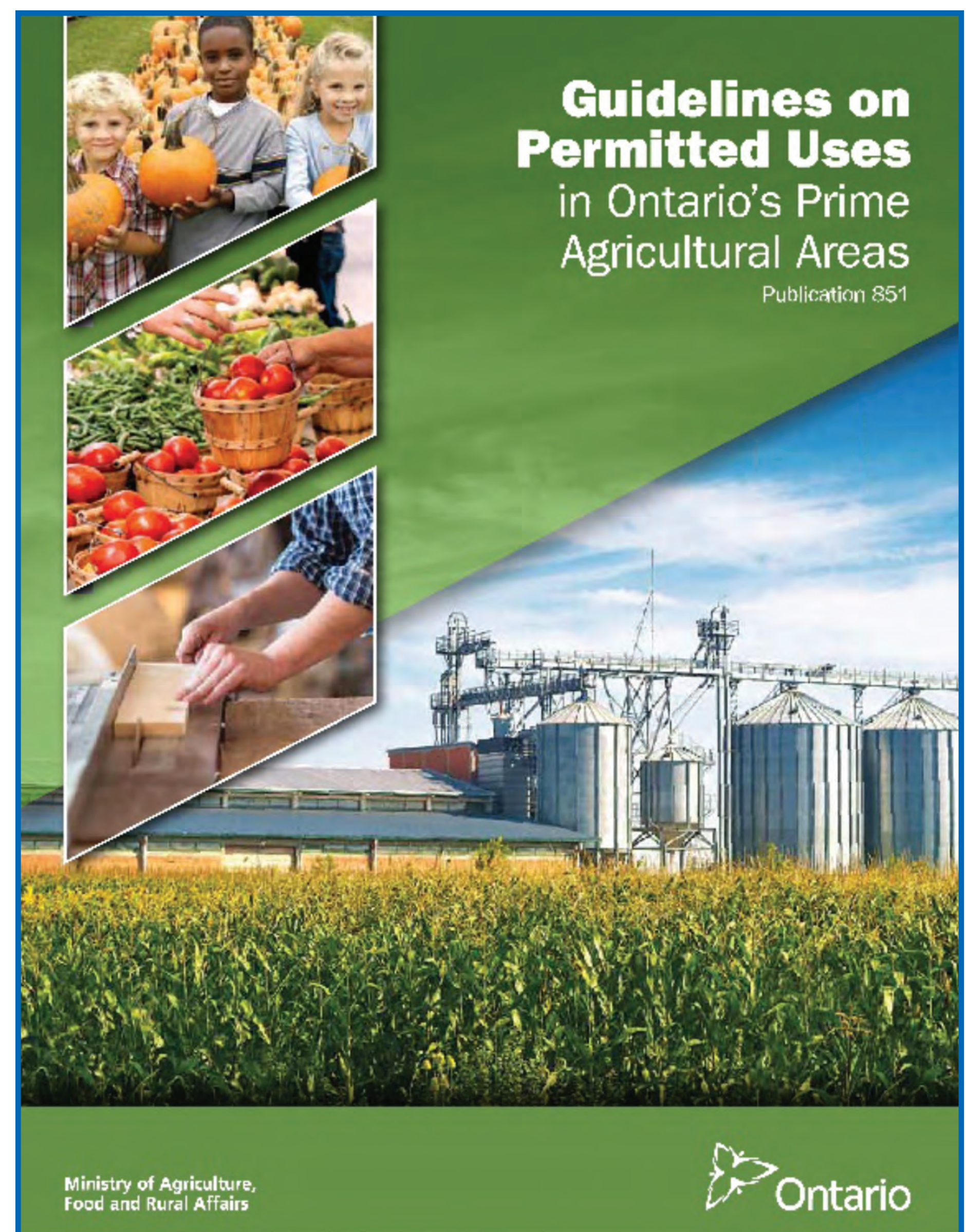
Agricultural & Rural Systems



What key changes are proposed?

The Agricultural System

- An Agricultural System approach to protecting the agricultural land base and supporting farming.
- Updated Prime Agricultural Area mapping.
- Greater flexibility to permit agricultural, agriculture-related and on-farm diversified uses.
- Agricultural impact assessments for non-agricultural uses to minimize impacts on agriculture.
- Support for urban agriculture and local food.
- Policies supporting reduction of food and organic waste and resource recovery.
- Support for initiatives to enhance the Agricultural System.



The Rural System

- Mapping of the Rural System, rural lands and rural settlement areas.
- Promoting healthy and complete communities and sustainable development and maintaining the distinctive character of existing communities.
- Policies to support and enhance the Agricultural System in rural Peel.



Agricultural & Rural Systems



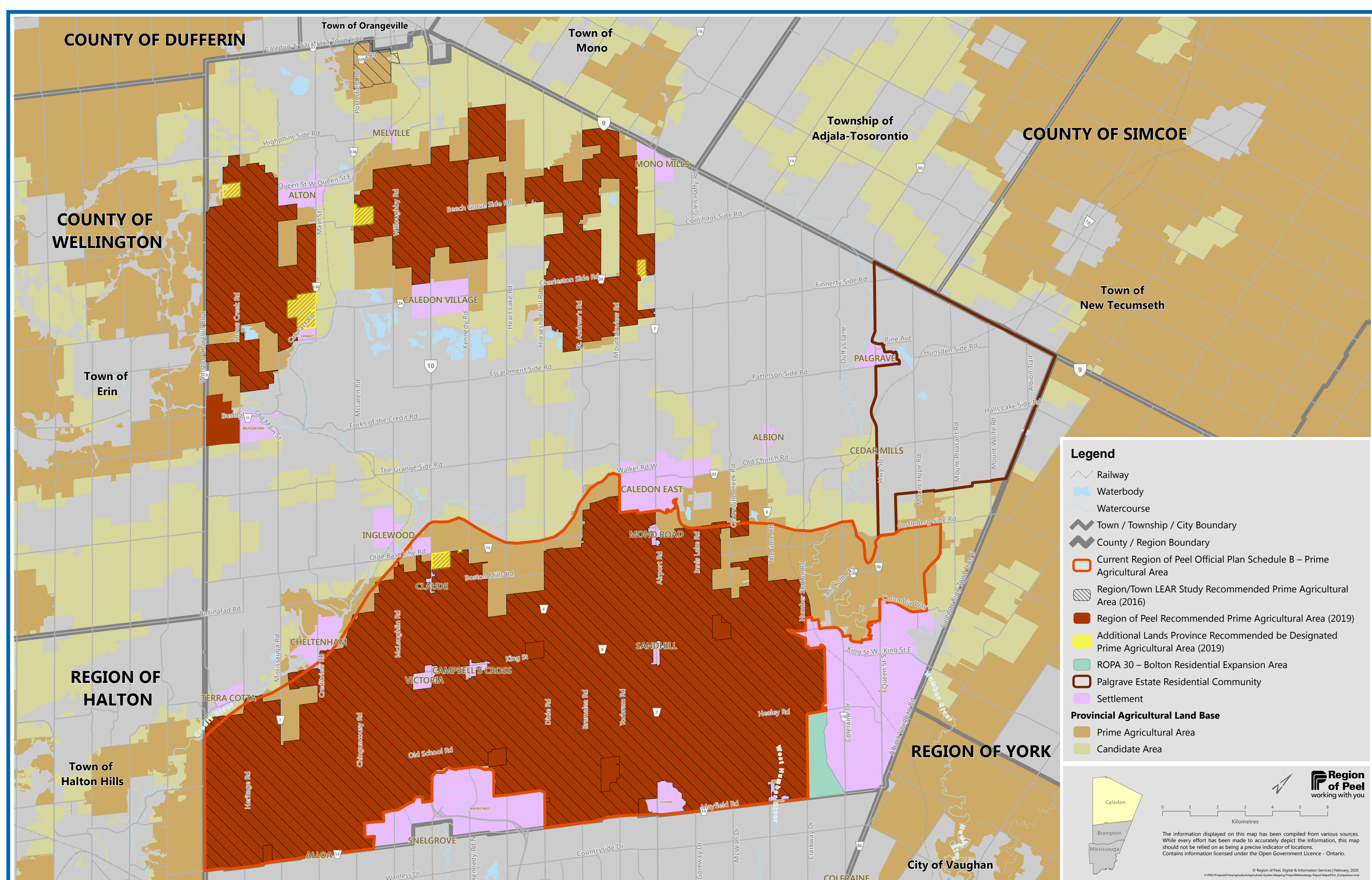
Updating prime agricultural area mapping

Why is the mapping being updated?

- In 2016 the Region and the Town of Caledon jointly completed a Land Evaluation and Area Review (LEAR) study identifying Prime Agricultural Areas (PAAs) in Peel.
- The Provincial Growth Plan requires municipalities to designate PAAs in accordance with mapping issued by the Province. Municipalities may refine the Provincial mapping in accordance with Provincial guidelines.
- In 2018 the Province issued provincial agricultural land base mapping, which included mapping of PAAs.

How was the mapping updated?

In 2019 the Region of Peel completed a technical mapping study to refine the identification of Prime Agricultural Areas in Peel. The study considered the joint Region/Town LEAR study and the Provincial agricultural land base mapping.



Map comparing the Region's recommended Prime Agricultural Area mapping to the Region/Town LEAR mapping and Provincial mapping.

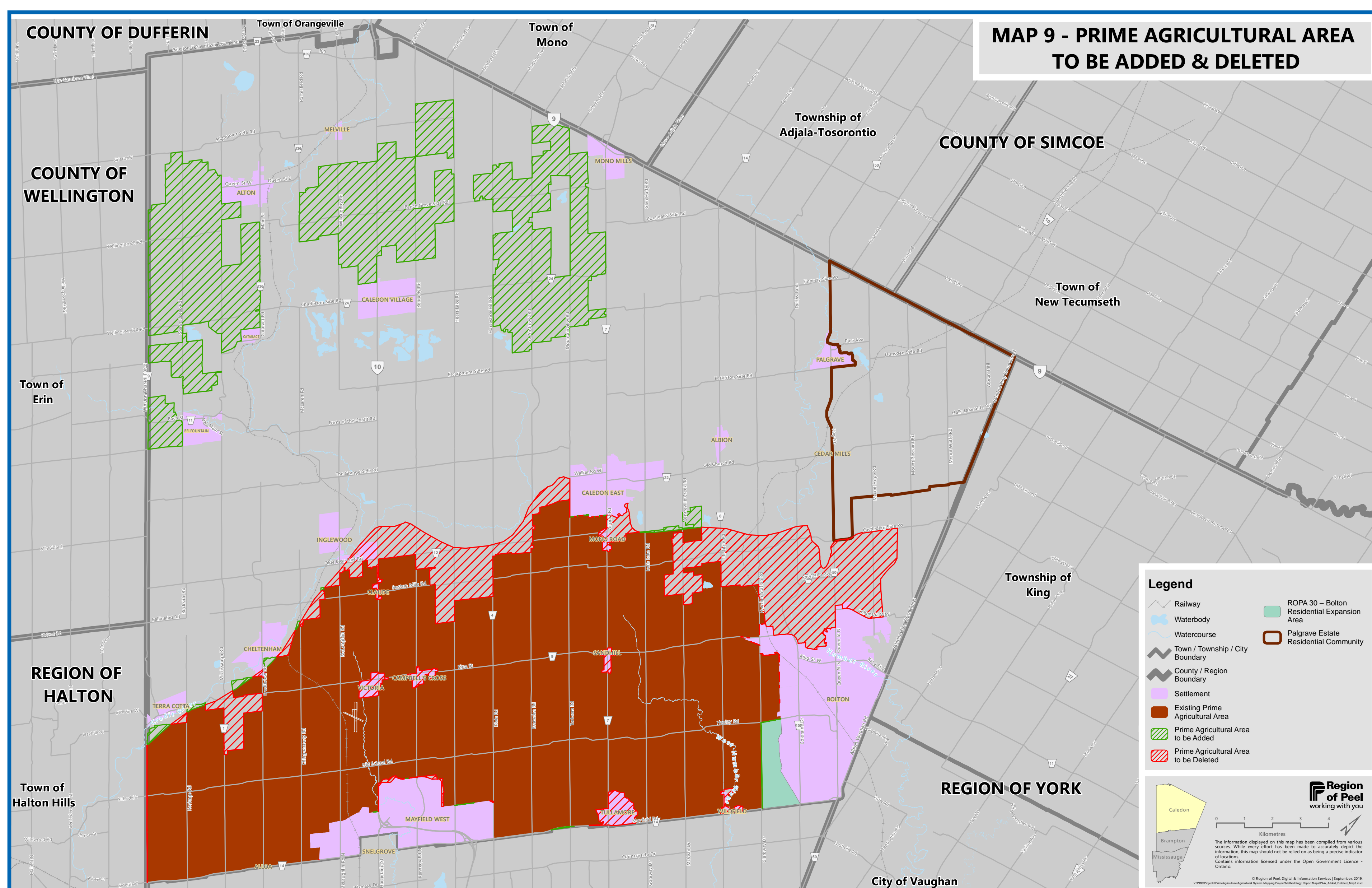
Agricultural & Rural Systems



Recommended prime agricultural area mapping

What mapping changes are proposed?

- Changes to the PAA mapping in the existing Official Plan are shown on the map below.
- The identification of Prime Agricultural Areas ensures that high quality agricultural lands and associated lands are protected for long term agricultural use.
- The Prime Agricultural Area mapping will be included in the new Official Plan Schedule identifying the Rural System.



Recommended changes to the Prime Agricultural Area mapping (see discussion paper for additional mapping).

Agricultural & Rural Systems



The proposed rural system map

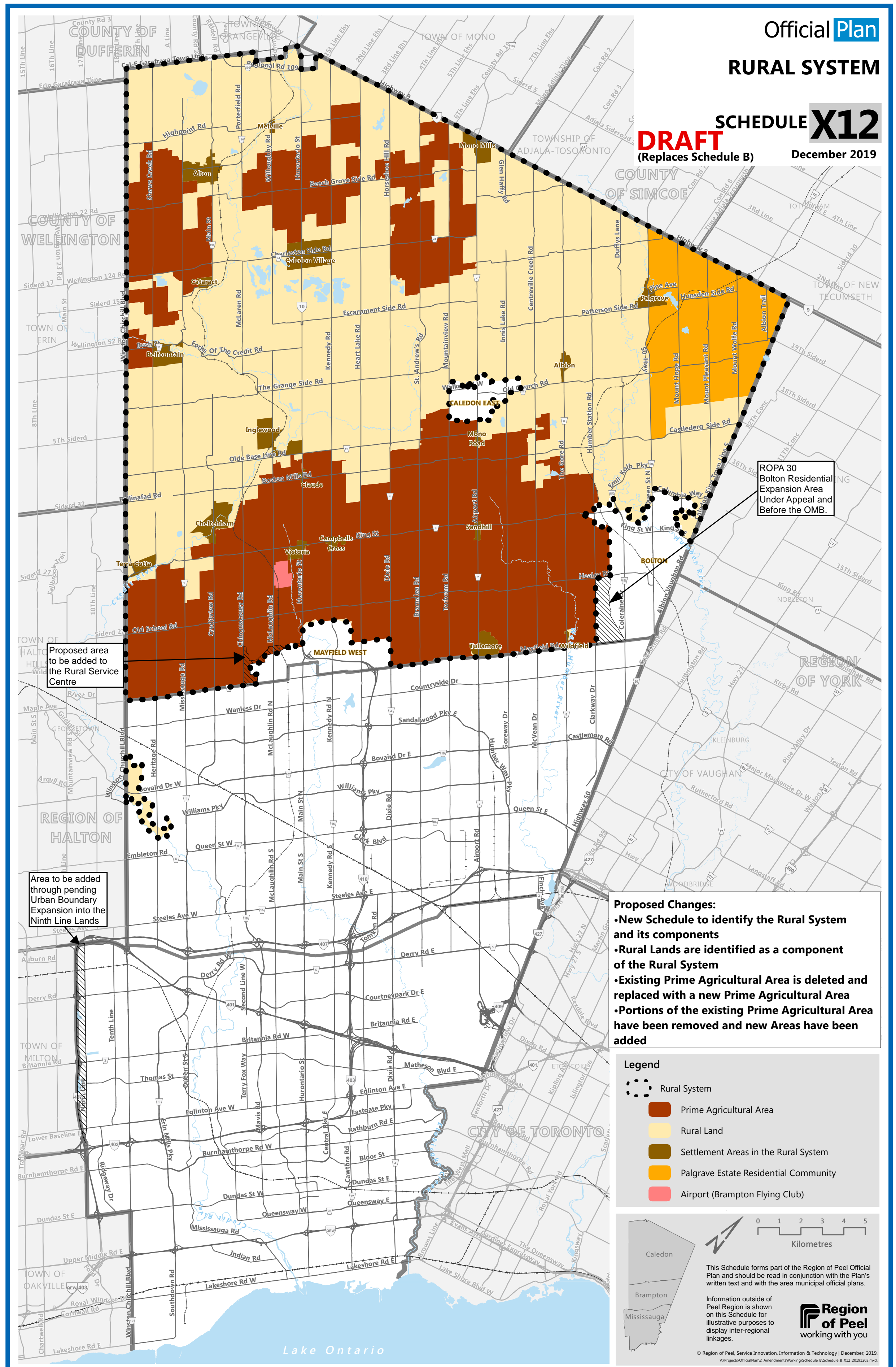
What is proposed?

A new schedule will be added to the Official Plan identifying the Rural System.

The schedule will identify the components of the rural system including:

- Prime agricultural areas;
- Rural lands;
- Rural settlement areas; and
- the Palgrave Estate residential community.

The option to designate Bolton, Caledon East and Mayfield West as part of the Urban System will be considered.



To learn about upcoming draft policies and study updates on:



Greenlands System



Growth Management



Housing



Major Transit Station Areas



Transportation



**Settlement Area
Boundary Expansion**



Aggregate Resources

START HERE

For more information, or to get involved:
visit peelregion.ca/officialplan/review or email planpeel@peelregion.ca

Greenland Systems



Broadly defined to include areas which contain many different kinds of environmental features, such as woodlands, wetlands, valley and stream corridors and other natural areas like environmentally significant areas and areas of natural and scientific interest.

The Regional Greenlands System includes:

Core Areas examples:	Natural Areas and Corridors examples:	Potential Natural Areas and Corridors examples:
Significant wetlands, core woodlands	Fish Habitat, escarpment protection area of the Niagara Escarpment Plan	Unevaluated wetlands, sensitive groundwater recharge areas

Policy drivers

Provincial Policy Statement (2014)

- Natural features and areas shall be protected for the long term.
- Development and site alteration shall not be permitted in significant wildlife habitat.

Growth Plan (2019)

- Identification and protection of the Natural Heritage System (NHS) for the Greater Golden Horseshoe outside settlement areas and Greenbelt areas.
- Municipalities are required to incorporate the Growth Plan NHS mapping and policies in their official plans.

What is the Region doing?

- Updating the Region's natural heritage system planning policies.
- Identifying a Regional natural heritage system and updating Greenlands System mapping.
- Protecting, restoring and enhancing the Greenlands System through land use policies in collaboration with local municipalities and the conservation authorities.
- Working collaboratively with the conservation authorities and local municipalities to produce natural heritage system mapping for Peel Region.
- Natural Heritage System mapping is a landscape – level tool based on current science for use by the Region and its partners for future planning and programming purposes.

Greenland Systems

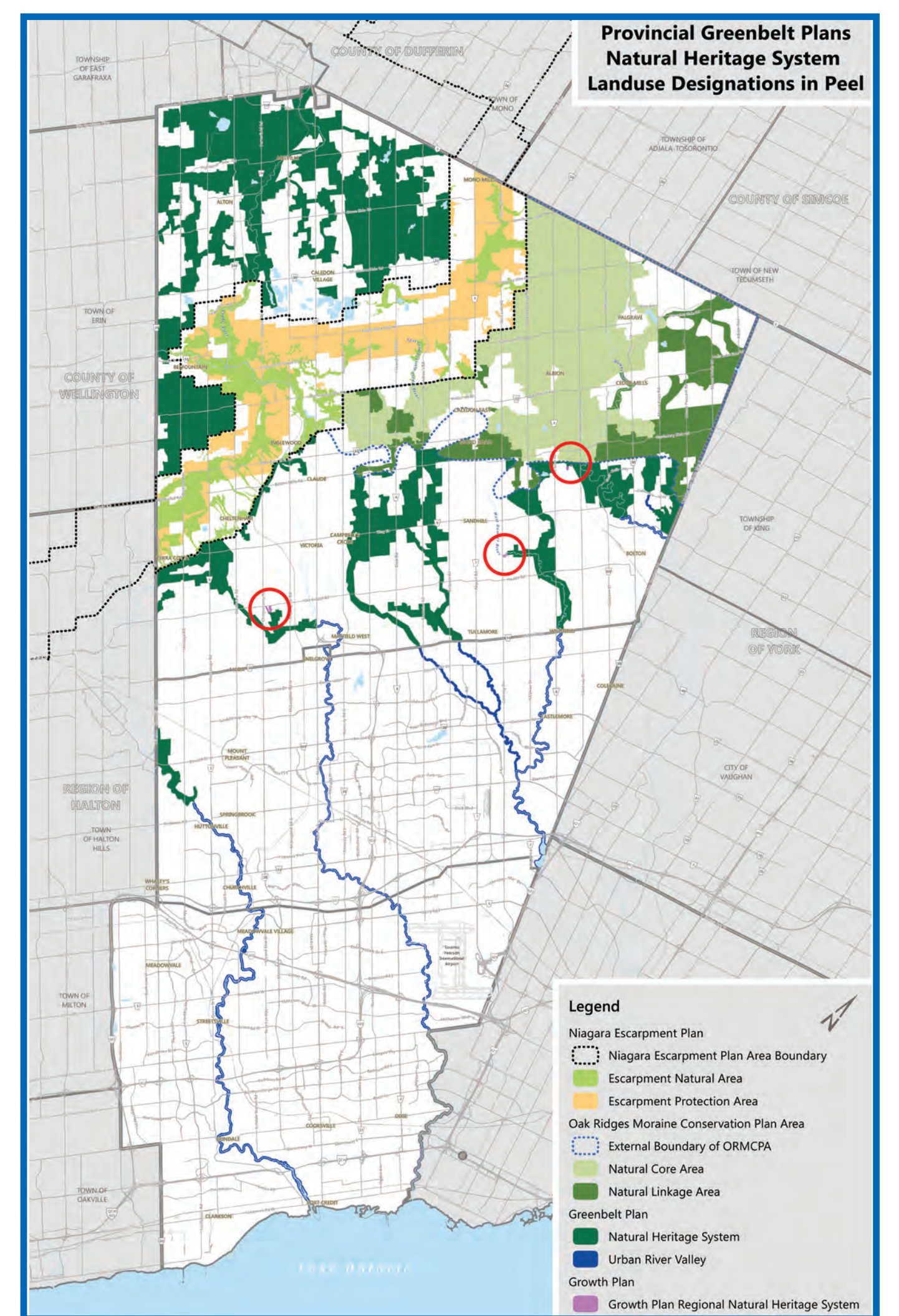
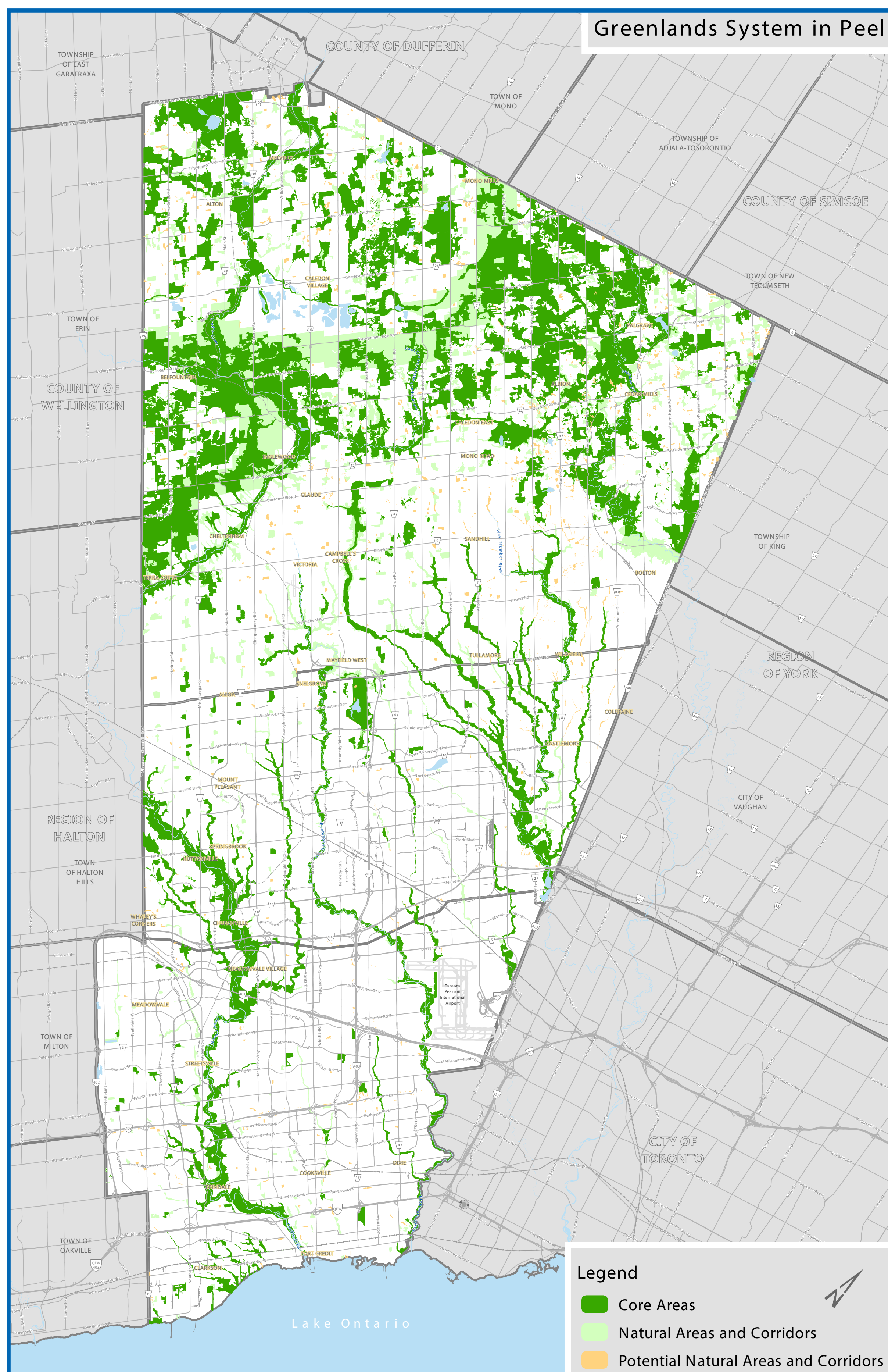


Policy review

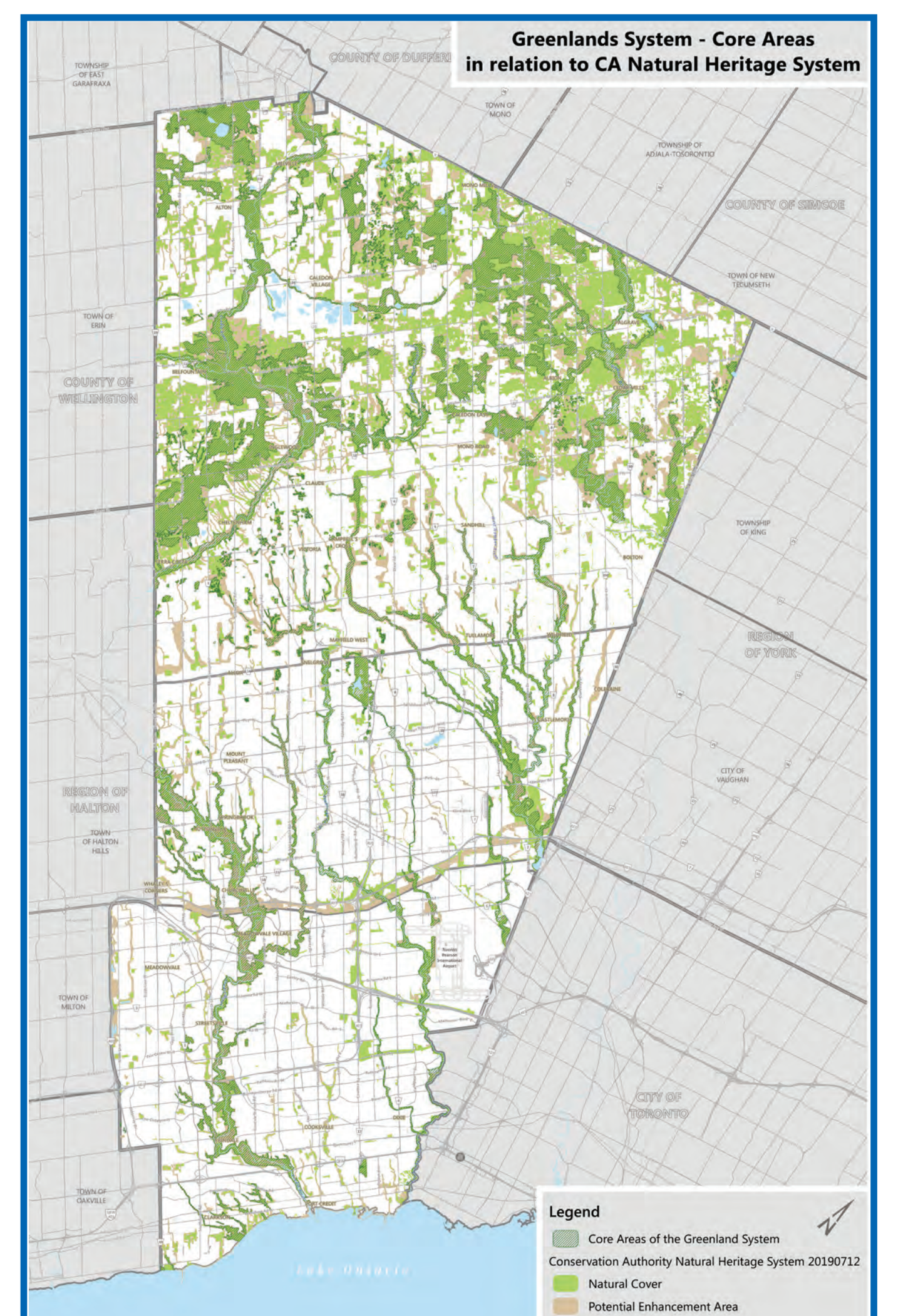
The Region will be reviewing the various policies and components that make up the Greenlands System policy framework along with natural heritage system mapping prepared by the Region's conservation authorities.

The policy review will consider revisions to the Regional Official Plan's natural heritage system planning policies and mapping. These changes will ensure that a natural heritage system is appropriately identified for the Region consistent with provincial policy direction and that ensures the system will be healthy and resilient in the future.

Map of the Greenlands System



Map of the Provincial Greenbelt Plans natural heritage system land-use designations



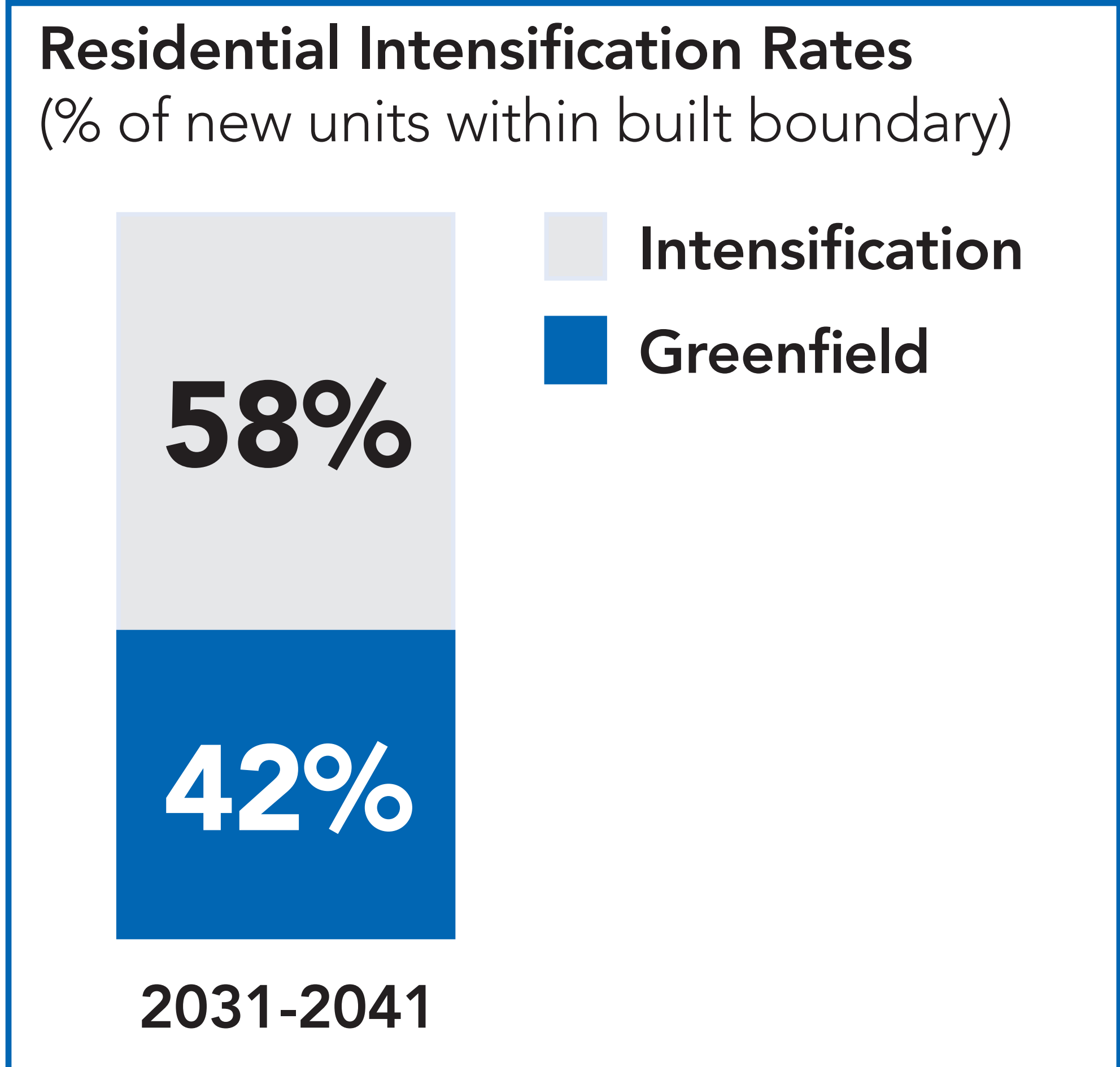
Map showing modelled natural heritage system for Peel Region by the conservation authorities

Growth Management



Ensuring that there are enough resources, land, services, and opportunities to meet the demands of growth in Peel.

Planning for People



Population forecasts

By 2041, Peel is expected to grow by 500,000 people. We are planning for walkable, complete communities that will include a greater variety of higher-density housing options for residents.

	2016	2041
Brampton	614,000	890,000
Caledon	69,000	160,000
Mississauga	746,000	920,000
Peel	1,429,000	1,970,000*

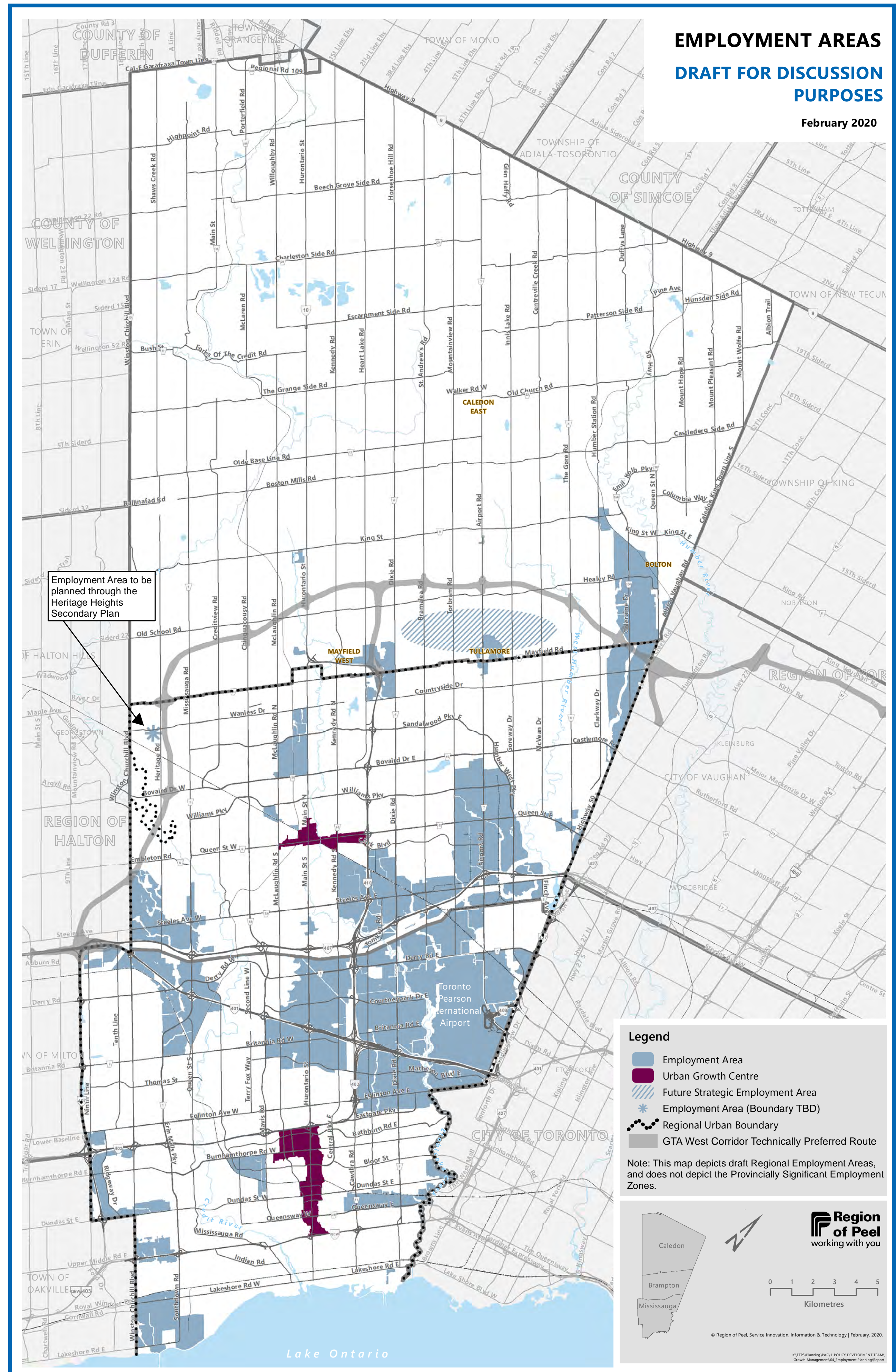
*Based on A Place to Grow, 2019 Schedule 3 Forecasts.
These draft allocations based on Provincial forecasts are under review through the Growth Management work.

Growth Management



Planning for Jobs

We are planning for more than 250,000 new jobs in Peel by 2041 and protecting Employment Areas so Peel residents can work close to home.



Employment forecasts

	2016	2041
Brampton	191,000	325,000
Caledon	27,000	80,000
Mississauga	477,000	565,000
Peel	695,000	970,000*

* Based on A Place to Grow, 2019 Schedule 3 Forecasts. These draft allocations based on Provincial forecasts are under review through the Growth Management work.

Growth Management Program

In collaboration with our internal and external partners, Peel's Growth Management Program takes an integrated, evidence and risk-based approach to planning and managing the location and servicing of growth to 2041.

What is the Growth Management Program?



What is the Program Mandate:

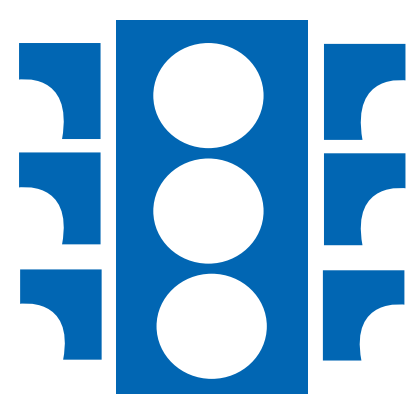
To achieve a financially sustainable complete community, where the location and servicing of growth is optimized.

What are the Program Strategies:

1. Internal and external collaboration
2. Plan and manage the location and servicing of growth
3. Manage revenues and expenditures
4. Leverage business intelligence

An integrated approach

Coordination and collaboration between the Region's Official Plan, Infrastructure Master Plan's and Financial Plan's to ensure we are planning to achieve complete communities that are sustainable, while minimizing the financial impacts to our residential and businesses.



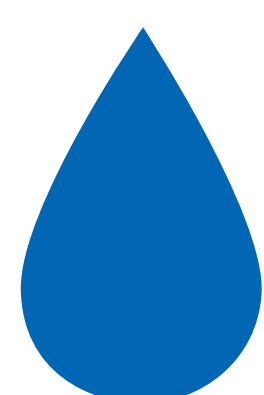
Transportation Long Range Master Plan



Housing and Homelessness Plan



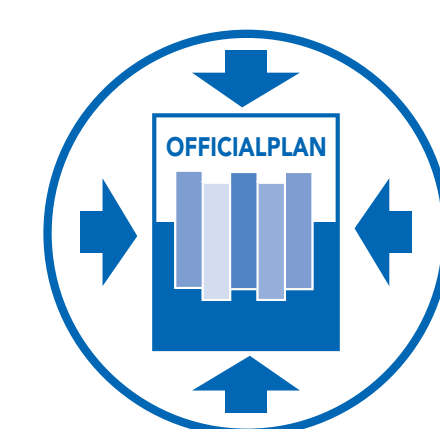
Development Charge By-Law



Stormwater, Water and Wastewater Master Plan



Climate Change Master Plan



Peel 2041 Official Plan

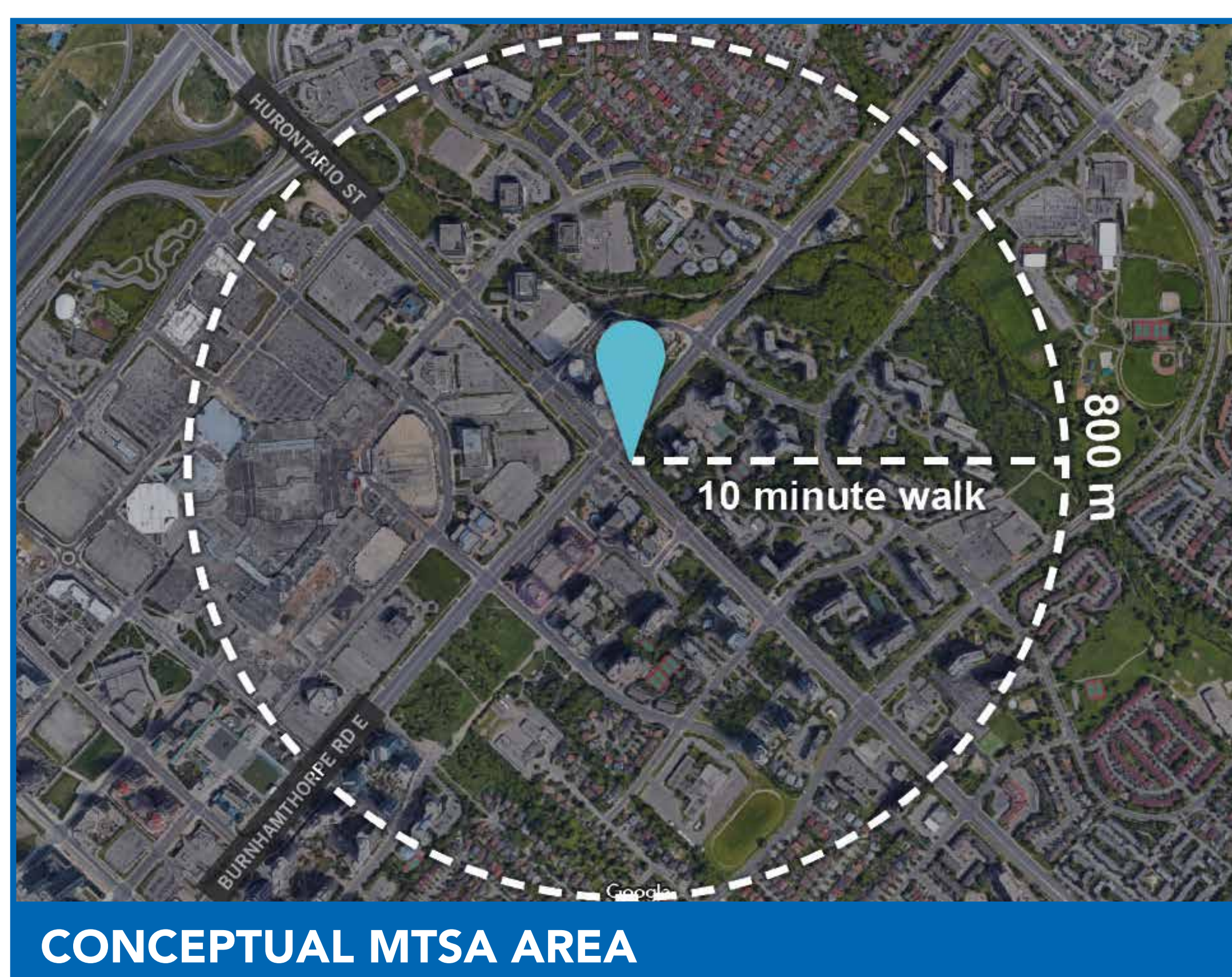
Major Transit Station Area



Peel is planning for complete communities around transit stations, to support people working, living, and playing in these communities with access to fast and frequent travel options.

What is an MTSA?

- Lands within 800 m of a transit station or stop, primarily along existing or planned transit corridors.
- Intended to be developed as high density, mixed-use transit-supportive neighbourhoods.



Study objectives and process

PHASE 1

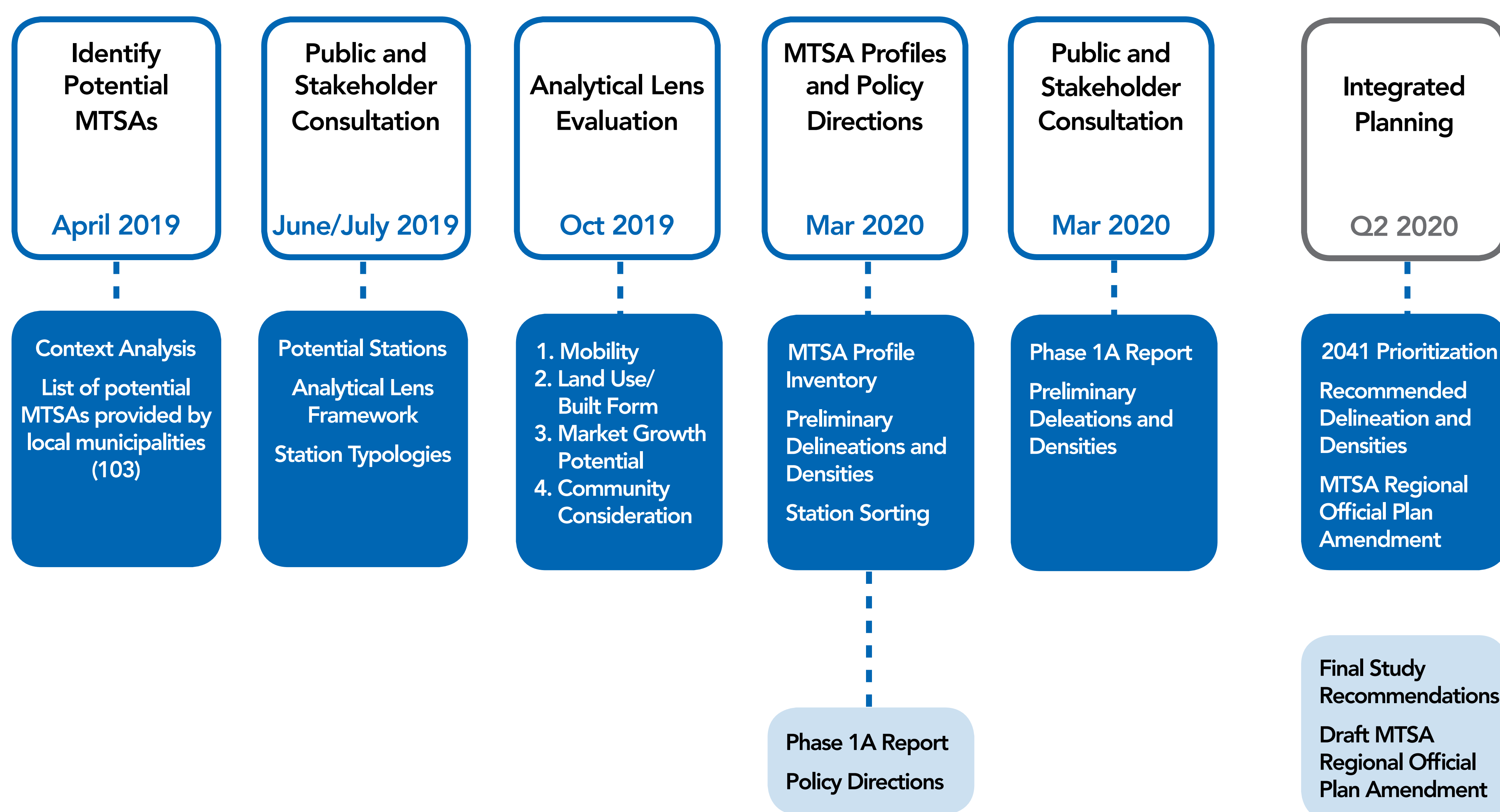


Figure 1. MTSA Phase 1A Study Process

Major Transit Station Area

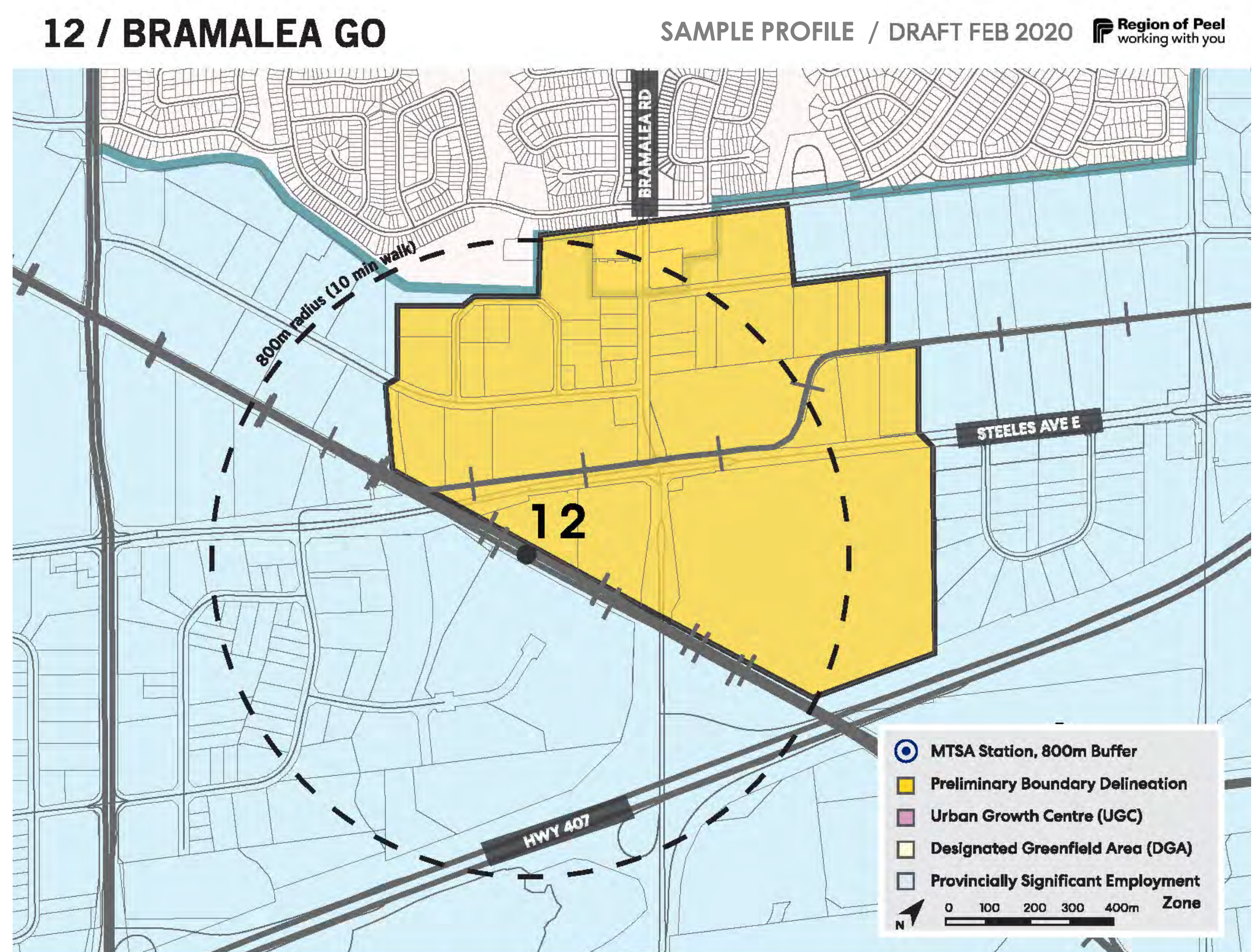


Peel is planning for higher density, mixed use, transit supportive neighbourhoods that provide easy access to local amenities, jobs, housing, and recreation.

Phase 1A report findings and directions

103 Potential MTSA's have been identified. Approximately 36 of the potential stations are on Priority Transit Corridors (Growth Plan, 2019). Each Station includes a preliminary boundary and has been evaluated and profiled based on current conditions, including:

- Mobility
- Land Use
- Market Potential
- Community Considerations



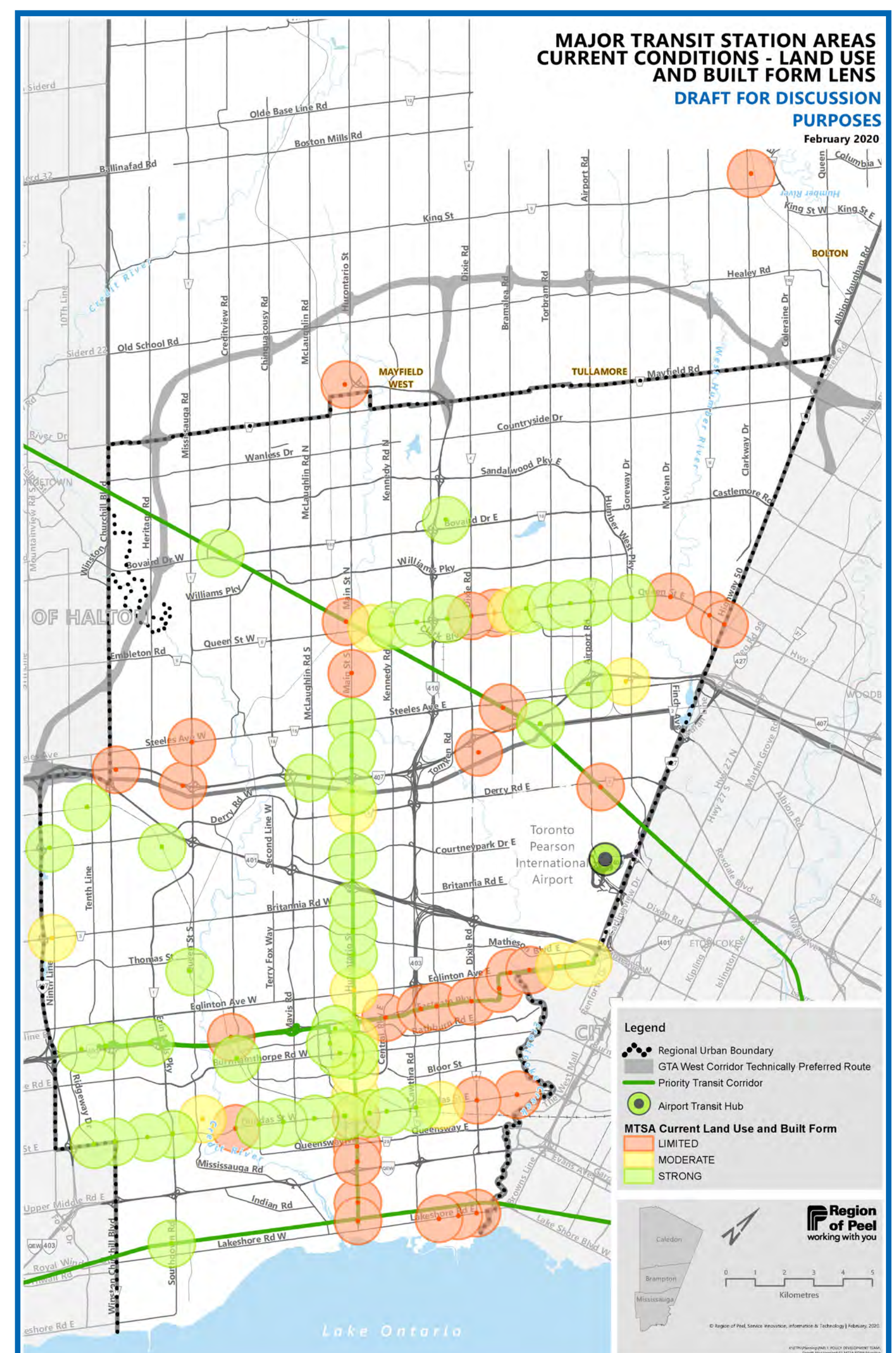
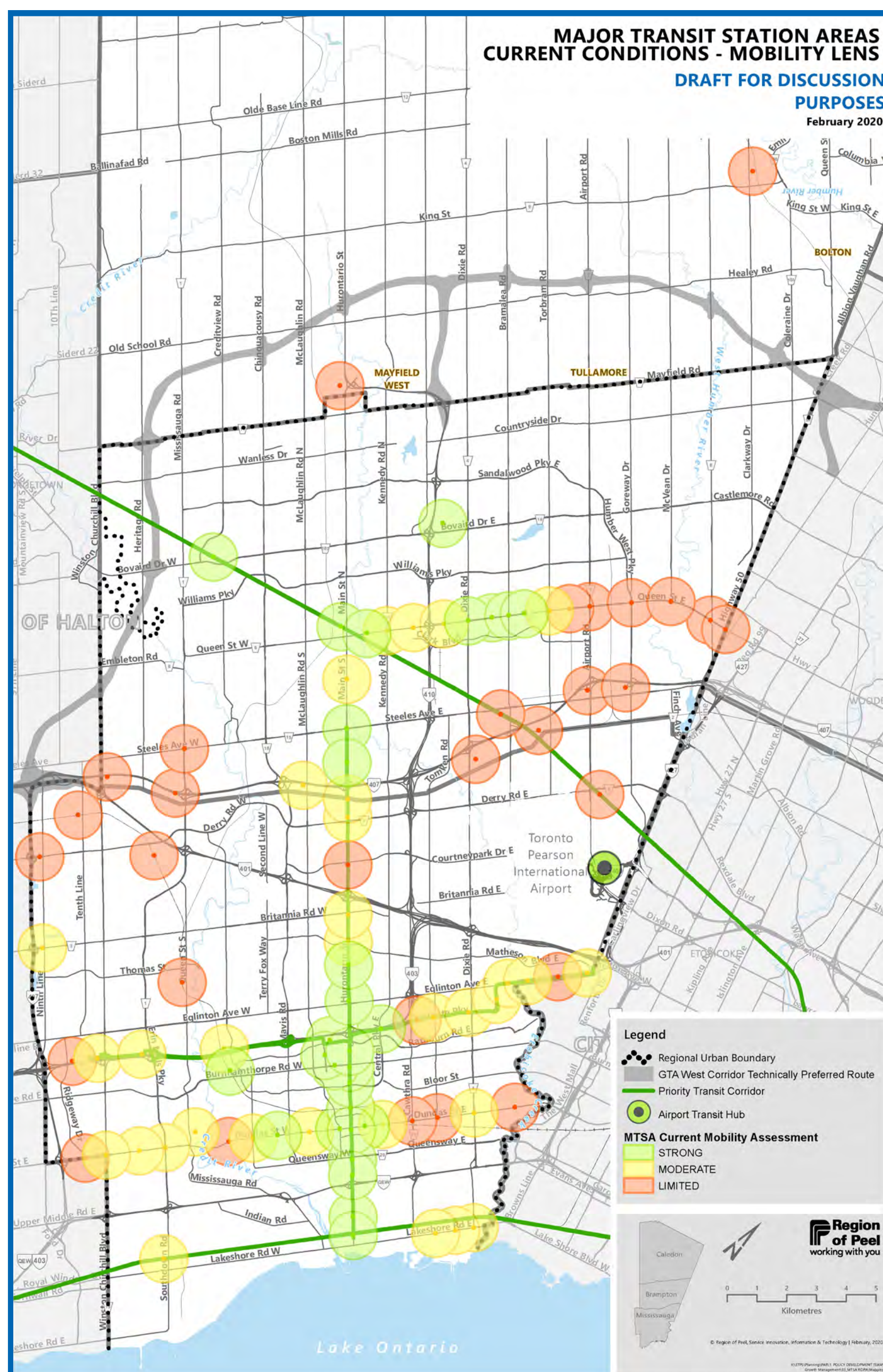
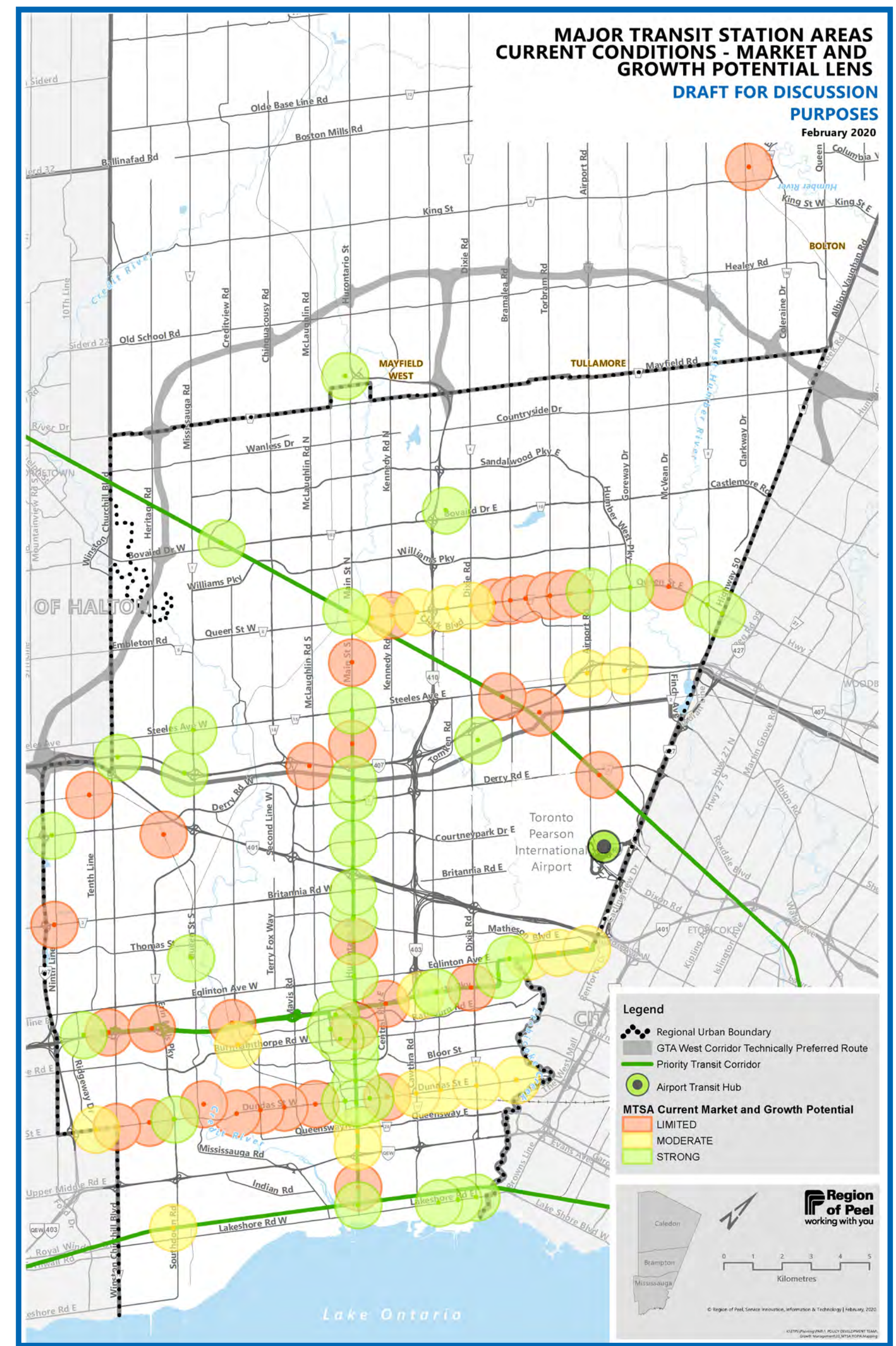
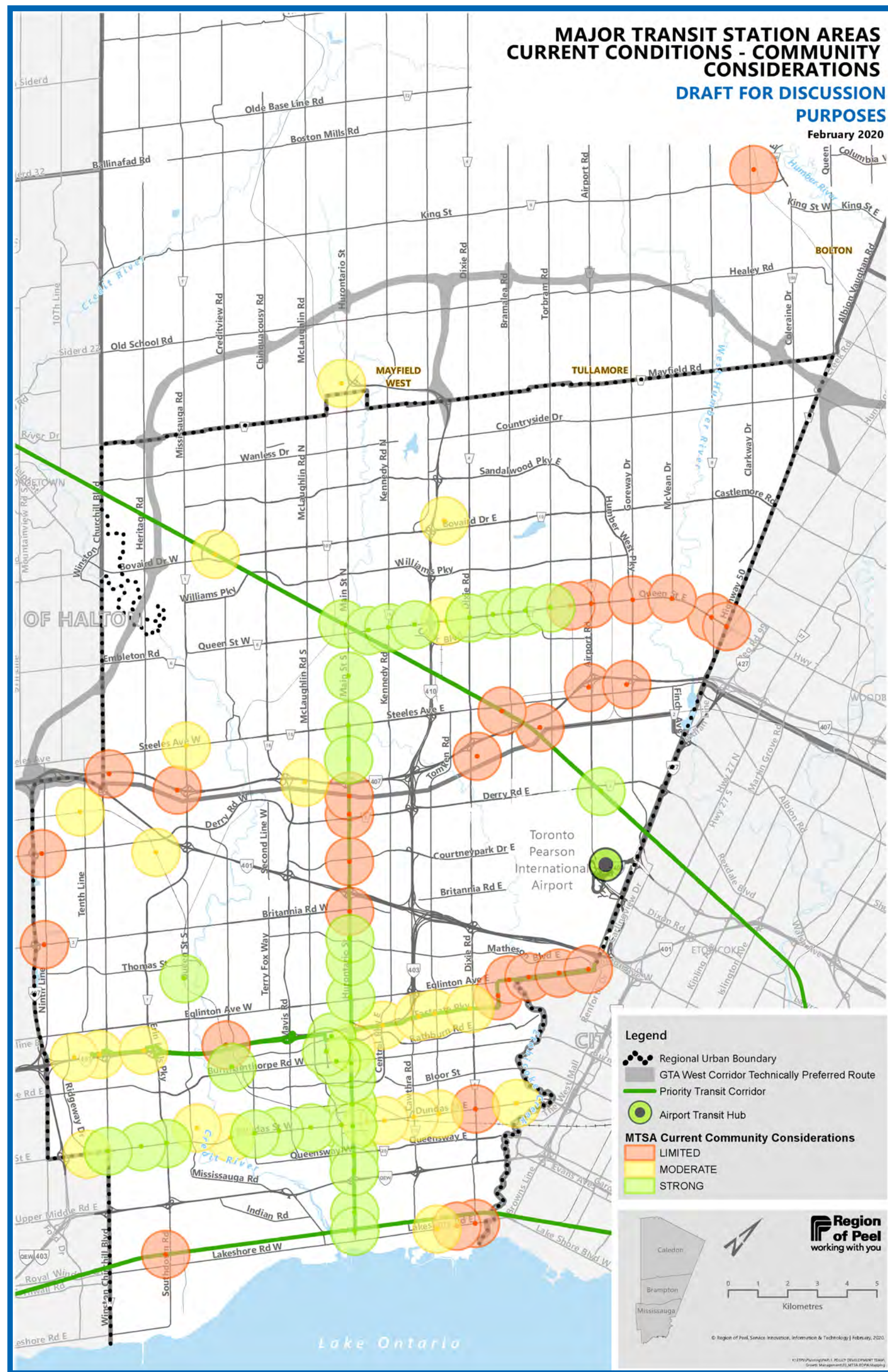
MTSA Preliminary Boundary Delineation ■	Station: Bramalea GO	Corridor Type: Priority Transit Corridor
Area (ha) 113	Municipality: City of Brampton	Combined Station: n/a
Population 89	Corridor: Kitchener GO	Target Density: 150 ppj/ha
Employment 1,488		
Total Density (ppj/ha) 13.9		
Additional People and Jobs to Achieve Target Density (ppj) 15,400		
MTSA 800m Radius ●		
Area (ha) 201		
Population 192		
Employment 3,368		
Total Density (ppj/ha) 17.7		
Additional People and Jobs to Achieve Target Density (ppj) 26,600		
ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Intensification Potential 	
MOBILITY	<ul style="list-style-type: none"> ZUM BRT service along Steeles Ave Planned RER service to Bramalea GO Station 	
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Low current development activity Limited vacant land, small parcel size 	
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Pearson Airport Operating Area, Provincially Significant Employment Zone Studies: Brampton Gateway Mobility Hubs and Intensification Corridor, Bramalea GO SP Study 	
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Lack of community amenities Benefit from public realm improvements 	

Source: Scenario 16 forecast, prepared by Hemson Consulting for the Region of Peel, 2016 population and employment

Major Transit Station Area



Current conditions evaluation



Housing



An appropriate range and mix of dwelling sizes, forms, tenure (rent or own) and affordability that meets the needs of all residents.

Housing in Peel – challenges and opportunities

Affordability

- 32% of Peel households are facing housing affordability issues.
- In 2018, no new single or semi-detached dwellings in Peel were sold at or below the affordability threshold (\$411,870).
- Peel's rental vacancy rate is 0.9%.

Growth trends

- Development is trending toward higher-density forms of housing.
- Housing development through intensification supports healthy, transit-supportive complete communities.

Policy direction

Affordability and availability



- New housing affordability targets and other policy directions, in alignment with the Peel Housing and Homelessness Plan (2018-2028).
- Promoting affordable housing through development approvals.
- Supporting an inclusionary zoning framework in Peel.

Density and intensification



- Increasing density in growth areas.
- Supporting new housing within existing stock.

Range and Mix of Housing



- Encouraging a mix of unit sizes (1, 2, 3+ bedrooms) in new multi-unit residential development.
- Stronger rental demolition and conversion policies.
- Supporting innovative housing forms.

Research and policy drivers

- Provincial drivers: Growth Plan, 2019; Provincial Policy Statement, 2014; Planning Act.
- Municipal drivers: Peel Housing Strategy, 2018; Peel Housing and Homelessness Plan, 2018-2028; local municipal housing strategies and plans.
- Consultation: Local municipal, stakeholder and public engagement and input.

Sources: Statistics Canada Census; Region of Peel Affordable Housing Measuring and Monitoring Program; CMHC Rental Market Report 2019

Transportation



Develop a framework for implementing a 50% sustainable mode share, intended to shift half of the Region's travel to sustainable options such as transit, cycling, walking, and carpooling by 2041.

Transportation in Peel – challenges and opportunities

Managing traffic congestion

- Focusing transportation policies and infrastructure investments on making sustainable and active travel options, such as transit routes, carpooling, walking, and cycling more viable.

Growth trends

- By 2041, Peel needs to accommodate the transportation needs of 2 million residents and 970,000 jobs. This translates into a 45% increase in vehicles trips in the morning peak period, the equivalent of 303,000 trips across the Region.

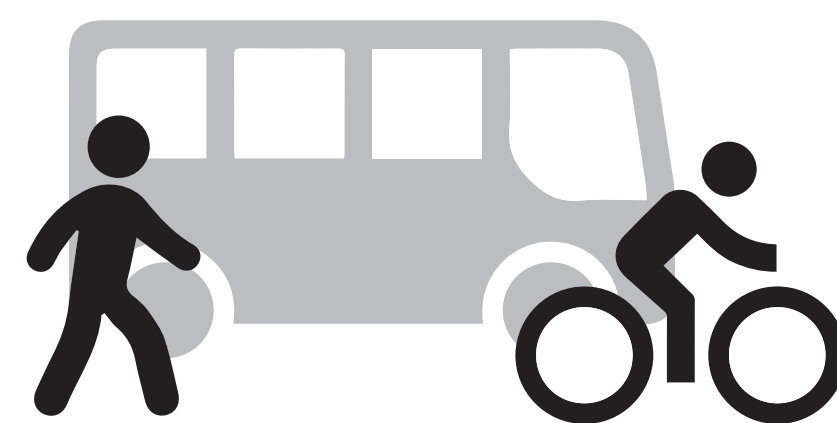
Policy direction

Integrating Transportation and Land Use Planning



- Integrate Transportation Demand Management (TDM) programming into planning and development processes.
- Facilitate active transportation, complete communities, and accessibility.

Active and Sustainable Transportation



- Facilitate the use of active transportation through network improvements.
- Implement TDM strategies in existing and future transit hubs and major transit station areas.
- Reduce greenhouse gas emissions by increasing walking and cycling trips.

Enhancing Partnerships



- Continue working with local municipalities and relevant agencies to plan for and facilitate safe and efficient mobility choices in Peel.
- Strengthen partnerships with stakeholders to implement 50% sustainable mode share in Peel.

Research and policy drivers

- **Provincial drivers:** Growth Plan, 2019; Provincial Policy Statement, 2014; Planning Act
- **Regional drivers:** Long Range Transportation Plan; Sustainable Transportation Strategy; Road Safety Strategic Plan; Goods Movement Strategic Plan; Local municipal transportation master plans
- **Consultation:** Local municipal, stakeholder and public engagement

Settlement Area Boundary Expansion

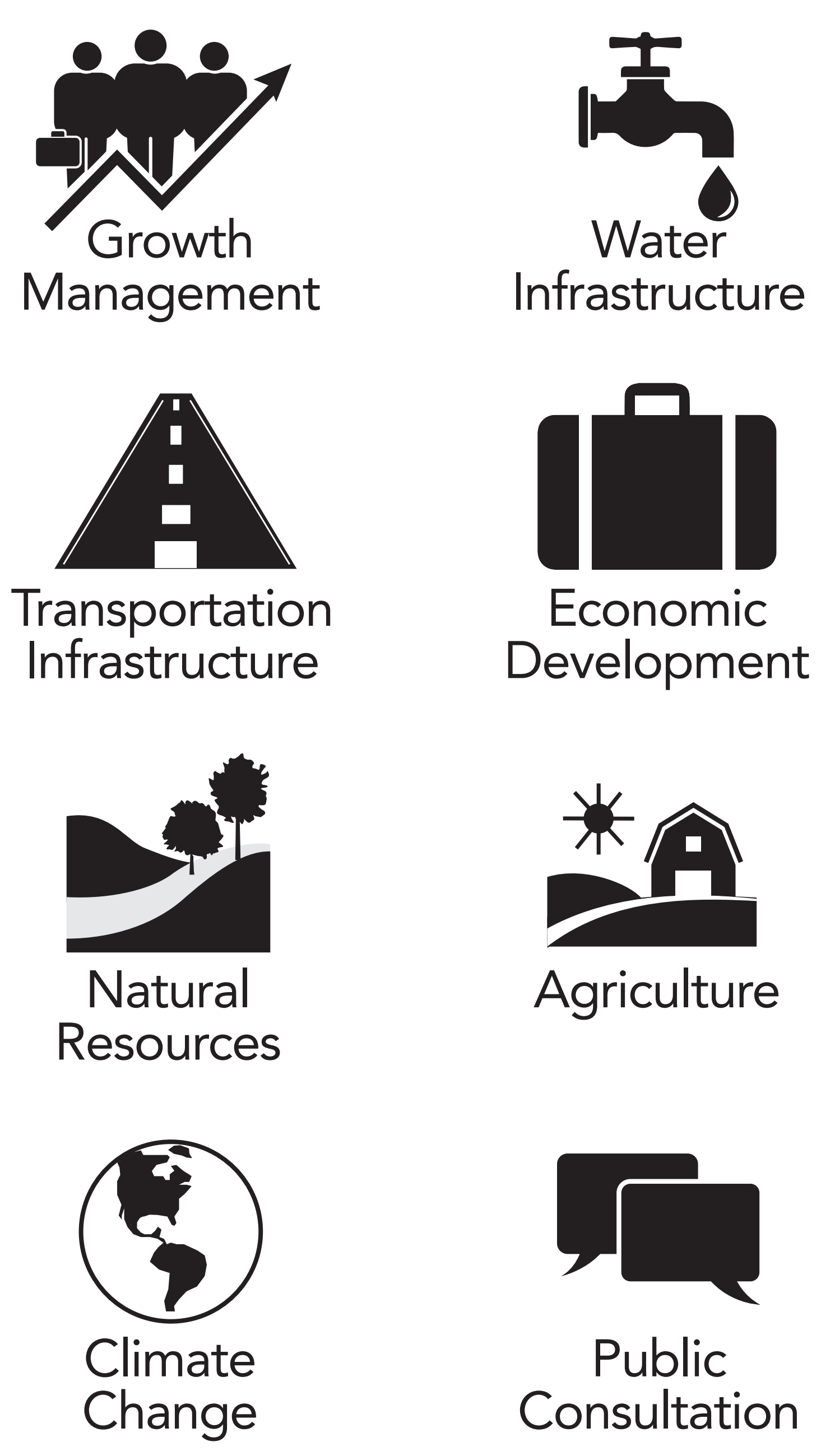


Strategically expand the development boundary to accommodate future growth while considering the natural environment, agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.

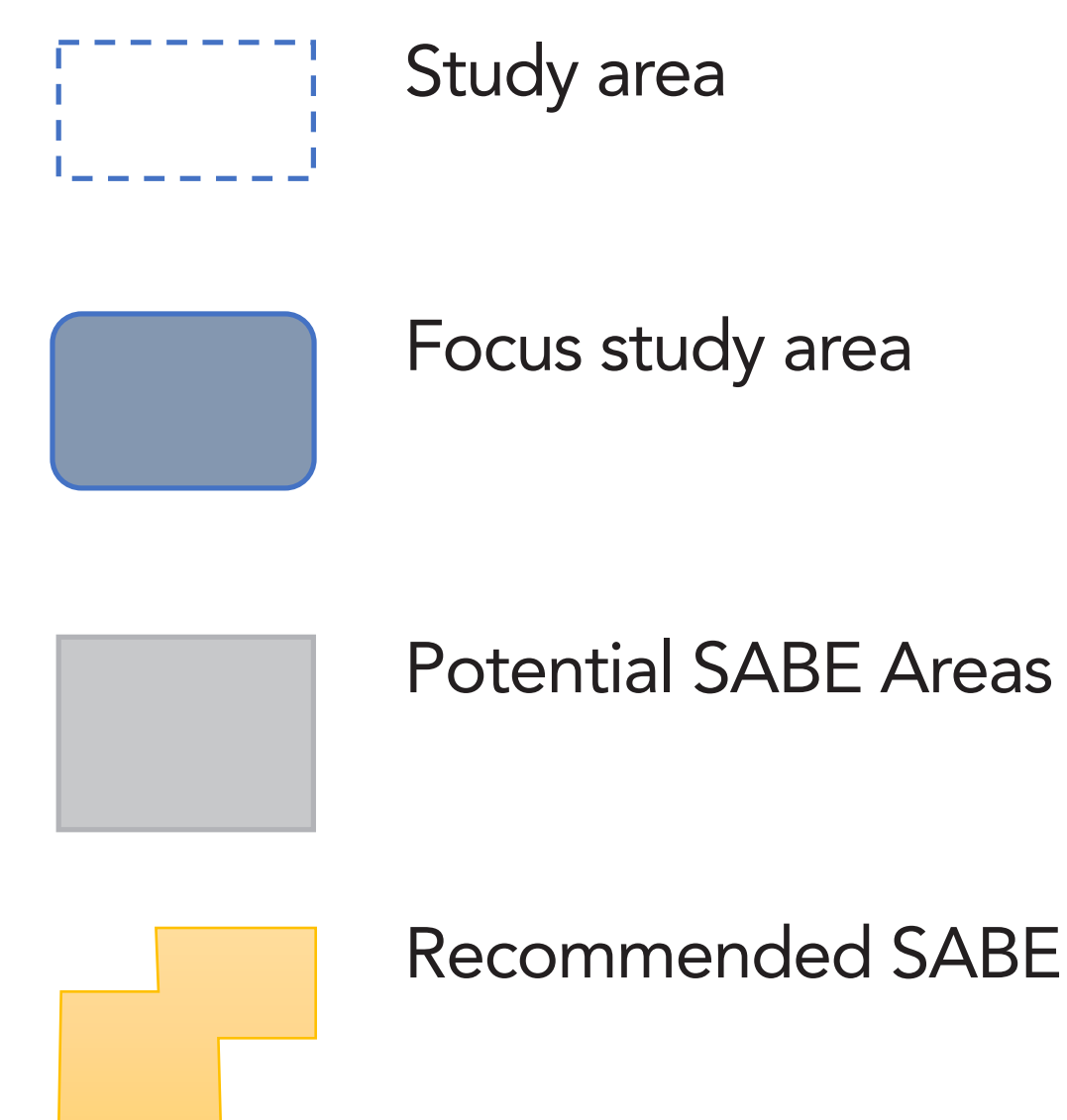
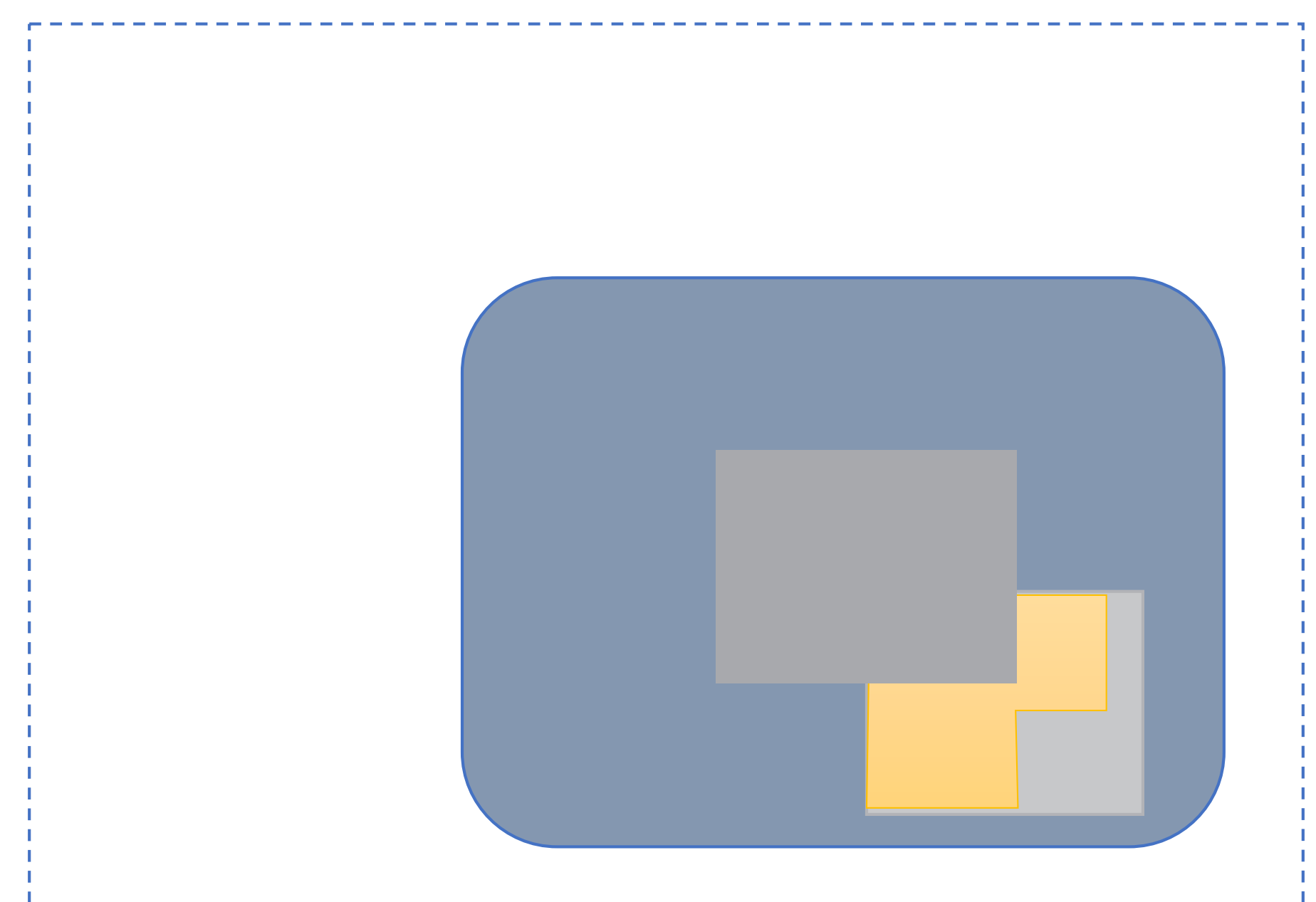
Study objectives and process



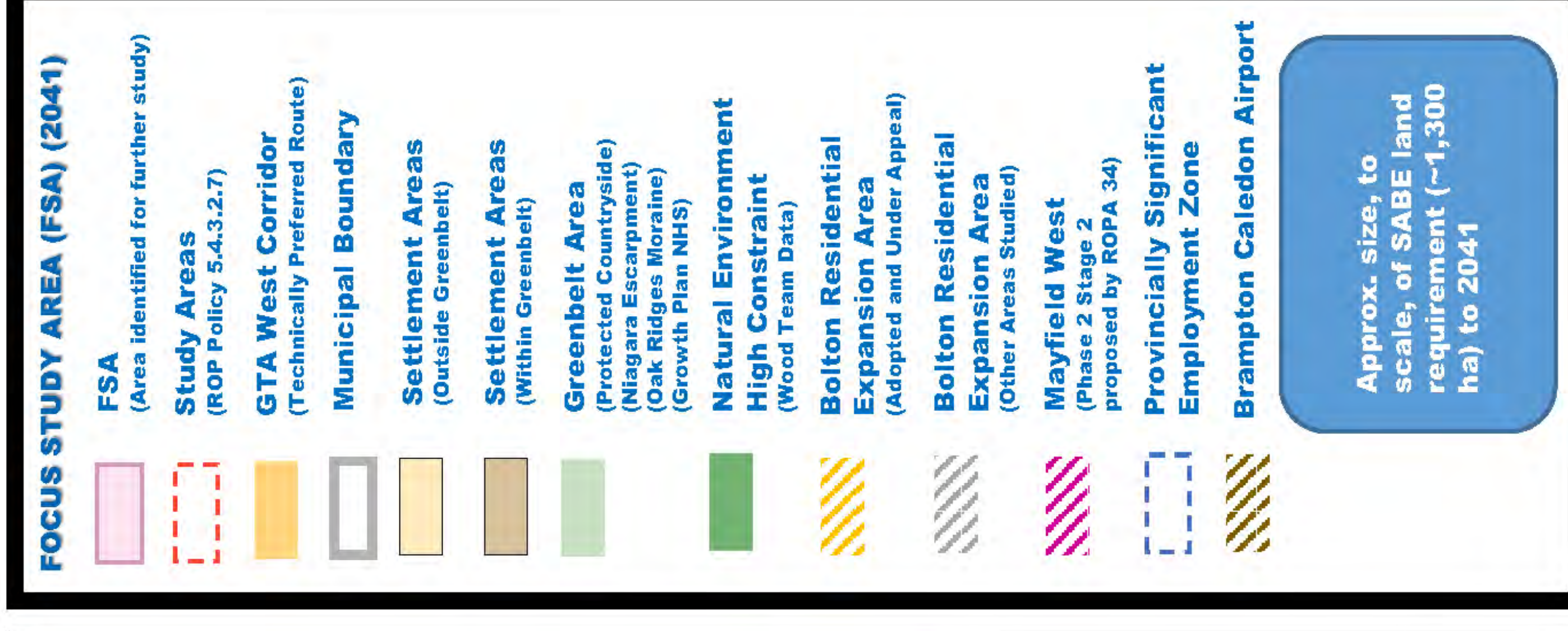
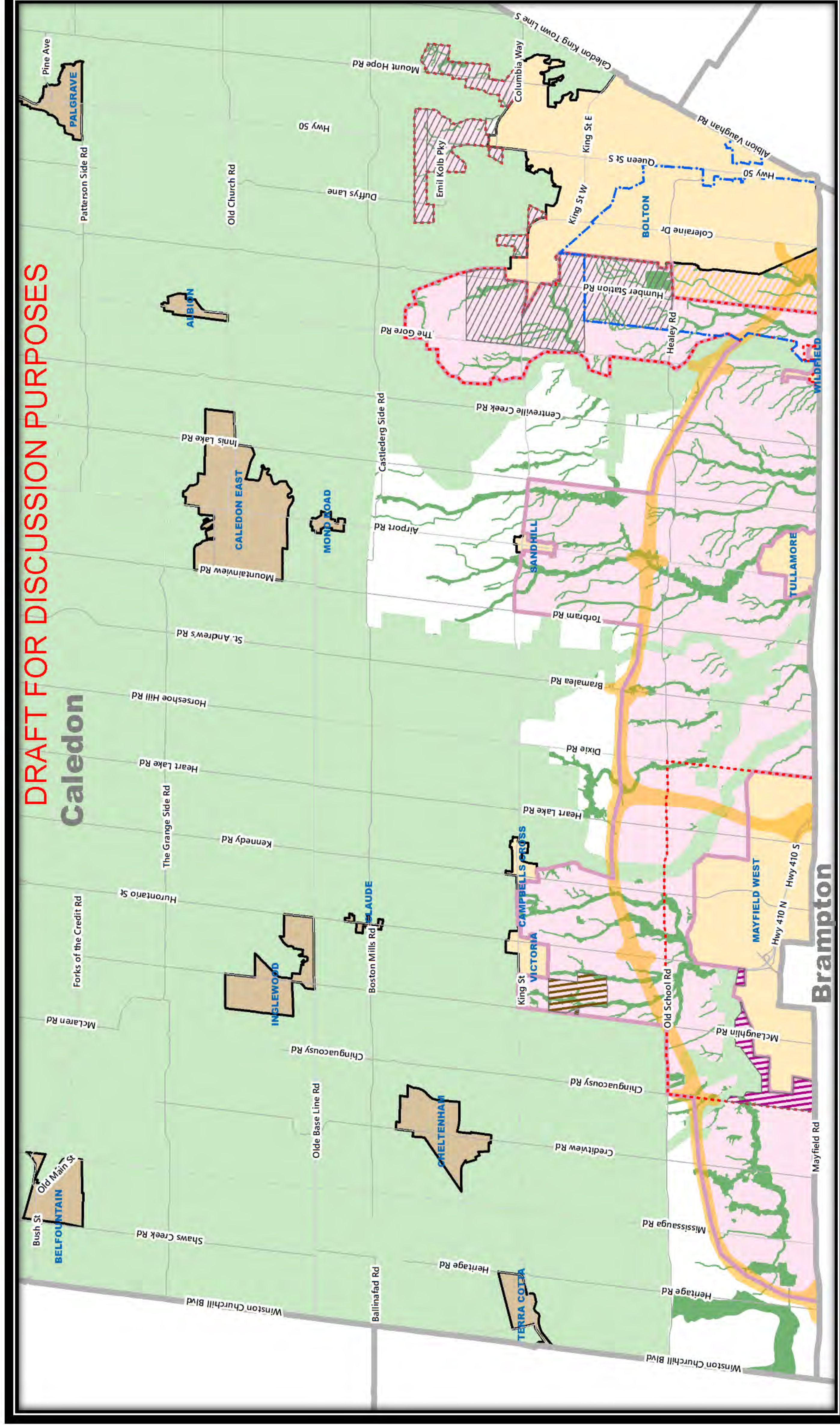
Criteria themes considered when identifying the focused study area



Process to refine the study area



Settlement Area Boundary Expansion



Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the Settlement Area Boundary Expansion Study Phase A: Focus Study Area report.

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.



1 cm = 1 km

Aggregate Resources



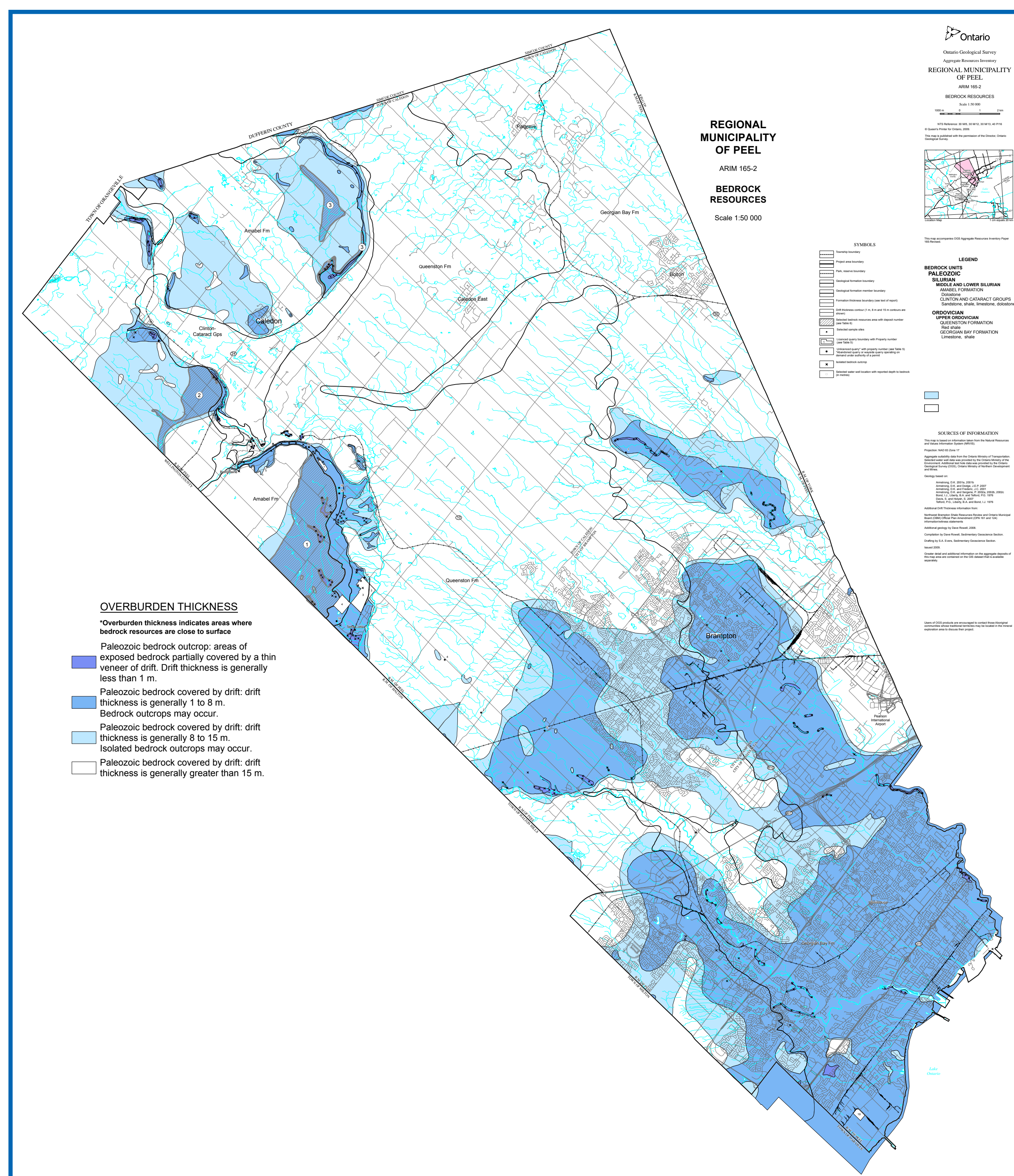
Peel's mineral aggregate resource base consists of unconsolidated sands and gravels as well as accessible sequences of shale, sandstone and dolostone. Most of the Region's mineral aggregate production is in the Caledon and Credit Valley outwash deposits located in the Town of Caledon.

The Region's Current Policy Objectives for Aggregate Resources

The Region's current policies aim to protect high potential mineral aggregate resource areas (HPMARA), recognize mineral aggregates as a component of the regional economy, balance resource extraction with protection of communities, and support rehabilitation.

Policy drivers

- Regional policies must be updated to conform with provincial policy updates, including changes to the Aggregates Resources Act.
- Regional mapping of High Potential Mineral Aggregate Resource Areas must be updated to reflect provincial bedrock mapping and an analysis of constraints.
- Modern approaches to aggregates planning will be incorporated into the Regional Official Plan, including policies related to comprehensive rehabilitation planning, conservation of resources, and aggregates recycling.



Consultation Process

2020

Informal Public & Stakeholder Consultation

March

Informal consultation on Environment Related Focus Areas

- Agriculture & Rural Systems
- Climate Change
- Provincial Greenbelt Plans Conformity
- Water Resources
- Wildland Fire

September*

Informal consultation on growth and other Related Focus Areas**

- Aggregate Resources
- Greenlands System
- Growth Management
- Housing
- Major Transit Station Areas
- Settlement Area Boundary Expansion
- Transportation

** Updates on the status of all Peel 2041 focus areas will be provided at consultations

2021 and beyond

Winter 2021* Statutory consultation on all focus areas

Winter 2021* Council adoption of Regional Official Plan Amendment

July 1, 2022 Provincial conformity required by this date

* Targeted dates, subject to change

Your input matters!

Attend our open houses and public meetings or submit comments at planpeel@peelregion.ca or call **905-791-7800, ext. 4364**

To review presented draft policies, mapping and consultation materials, visit peelregion.ca/officialplan/review/focus-areas