



Peel2051

Regional Official Plan Review and Municipal Comprehensive Review

Virtual Open House

October 26, 2021

Tara Buonpensiero

Regional Planning and Development Services





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Virtual Open House

October 27, 2021

Mark Head

Regional Planning and Development Services



Background

What is a Regional Official Plan?

The Regional Official Plan is a long-term plan that provides policies and mapping that guide future growth.

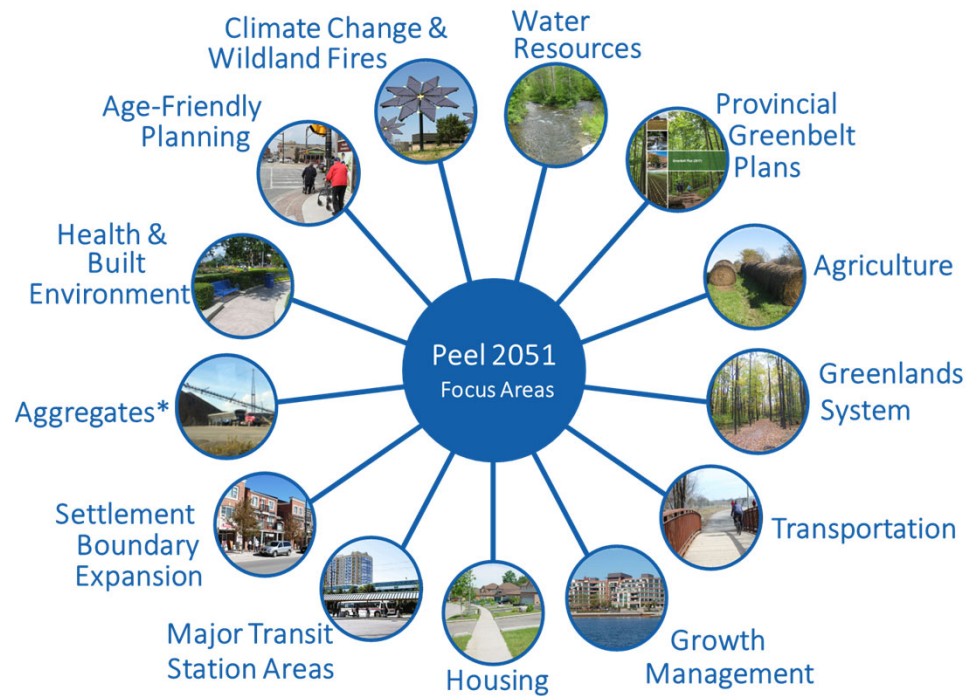
Peel 2051 will update the Official Plan to include updated and progressive policies that will apply to future growth in the Region.

What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (MCR) is a process required by the Province.

An MCR results in a new official plan or official plan amendments requiring Provincial approval based on various policies (see diagram).

Peel 2051: Focus Areas Draft Policies

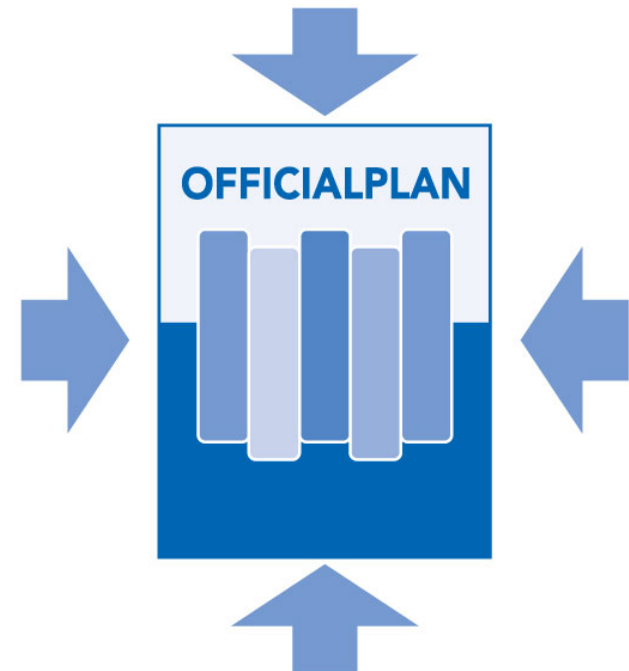


Comprehensively address provincial plans and legislation, Regional priorities and a 2051 planning horizon

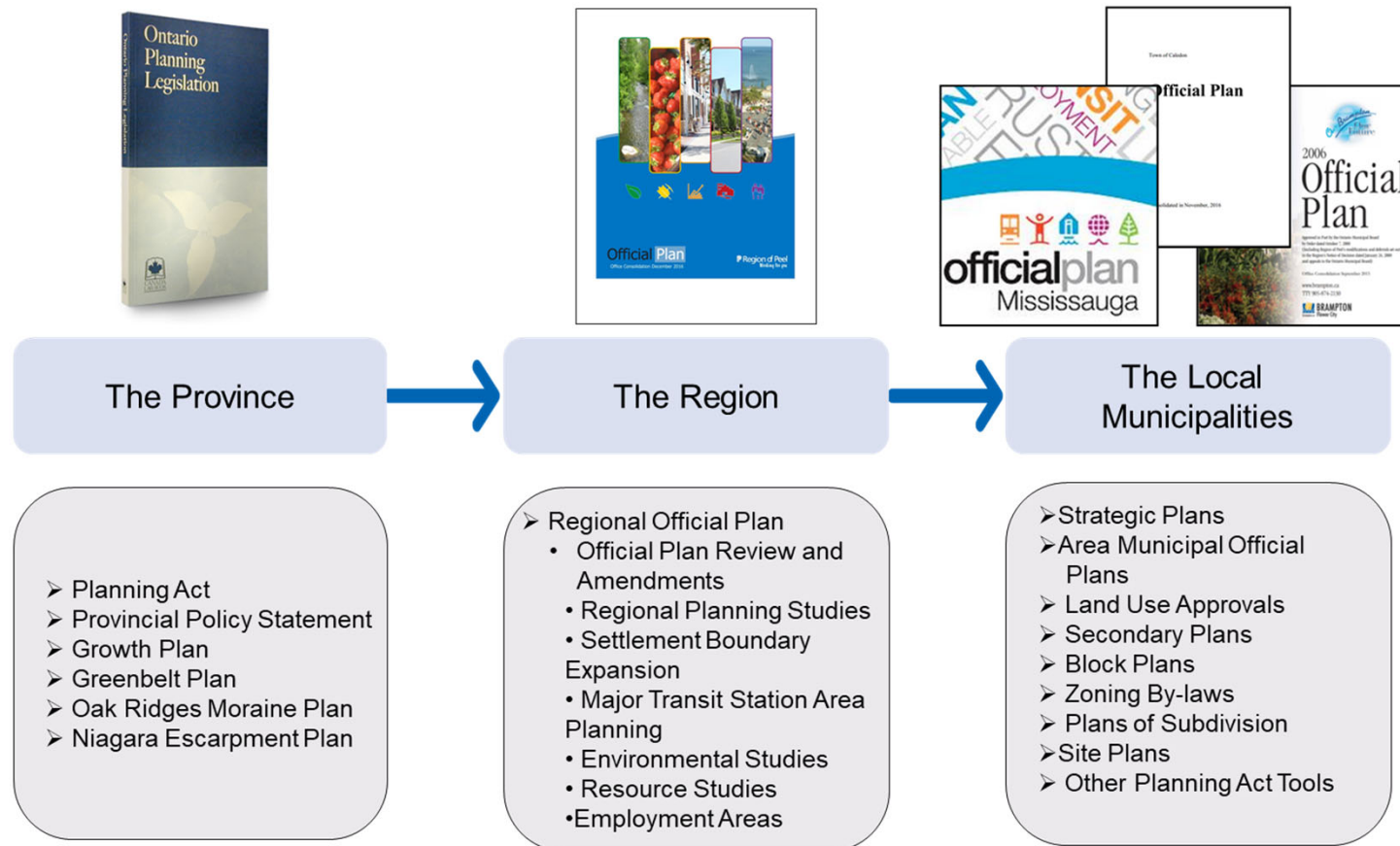
* Aggregates focus area proceeding separately as a staged policy review and ROPA.

What will Peel 2051 mean for you?

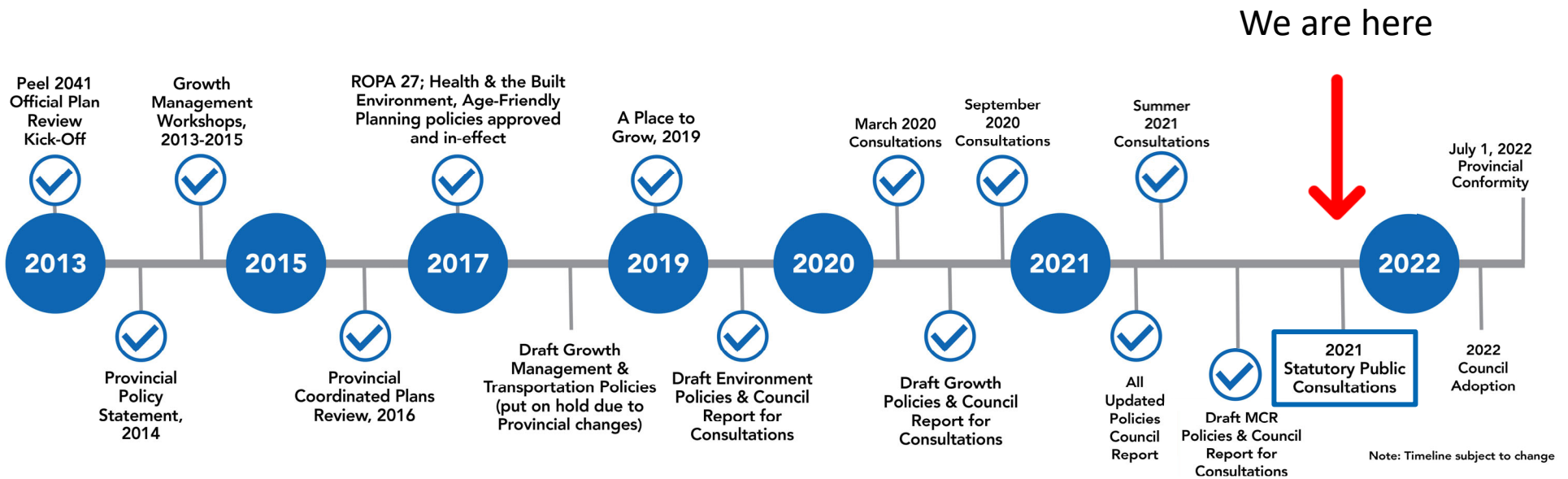
- People will have more opportunities to live and work in mixed use areas served by established and new transit services
- Communities will be sustainable, adapted and more resilient to climate change and developed with efficient and low carbon energy systems
- There will be more housing choices available across the Region, including affordable housing in existing and new communities
- Resources will be managed and natural systems protected to provide access to greenspace and other benefits



Land Use Planning Policy Framework



Process



Peel 2051 Website: Background Materials



Focus areas and supporting studies

As part of the Peel 2051 Regional Official Plan review and Municipal Comprehensive Review, we will explore policy changes in specific focus areas.

Find details on the various focus area projects and technical studies that are being undertaken to support policy development.

Focus areas

The Region will be consulting on all focus areas throughout the consultation process. Read more about supporting projects and studies for each focus area:

- [Age-friendly planning \(approved and in-effect\)](#)
- [Aggregates resources and excess soil](#)
- [Agriculture and rural systems](#)
- [Climate change](#)
- [Greenlands system](#)
- [Growth management](#)
- [Health and the built environment \(approved and in-effect\)](#)
- [Housing](#)
- [Major transit station areas](#)
- [Other supporting policy and mapping updates \(including cultural heritage, Indigenous engagement, waste management and rural settlement area boundary refinement\)](#)
- [Provincial Greenbelt plans \(including Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan\)](#)
- [Settlement area boundary expansion](#)
- [Transportation](#)
- [Water resources](#)
- [Wildland fires](#)

Planning

Official Plan

[Download the Plan](#)

[Amendments](#)

[Peel 2051 Official Plan review](#)

[Focus areas](#)

[Draft policies and mapping](#)

[Approved amendments](#)

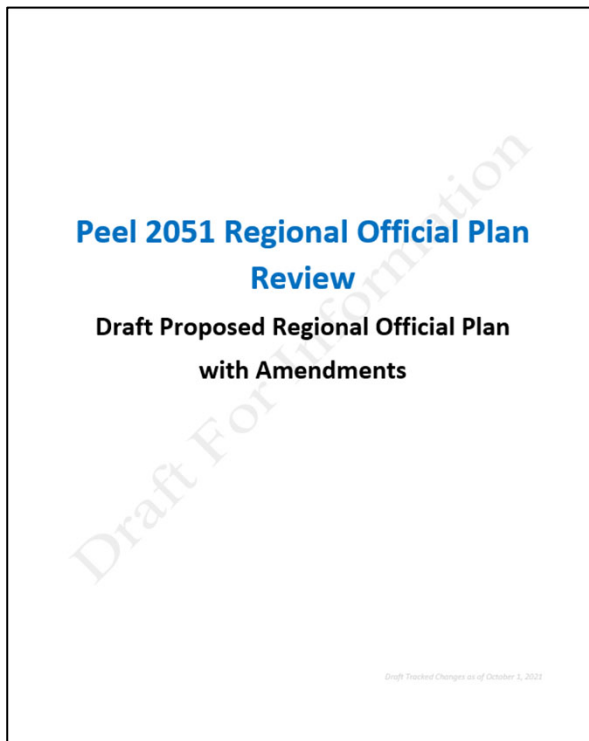
[Public consultations](#)

[Reading Room](#)

Peel 2051 Website: Technical Studies



Peel 2051 Website: Draft **Policies**



- Statutory consultation on the draft Regional Official Plan (October 2021 Consolidation)
- Comprehensive revisions, additions and deletions introduced by the **Peel 2051 Official Plan Review** found in:
 - Chapter 1 – Introduction
 - Chapter 2 – The Natural Environment
 - Chapter 3 – Resources
 - Chapter 4 – Growth Managing Forecasts
 - Chapter 5 – Regional Structure
 - Chapter 6 – Services
 - Chapter 7 – Implementation
 - Glossary

Peel 2051 Website: Draft Policies



Draft policies and mapping

Proposed draft policies and mapping for the Peel 2051 Regional Official Plan

Planning

Official Plan

Download the Plan

Amendments

Peel 2051 Official Plan review

Focus areas

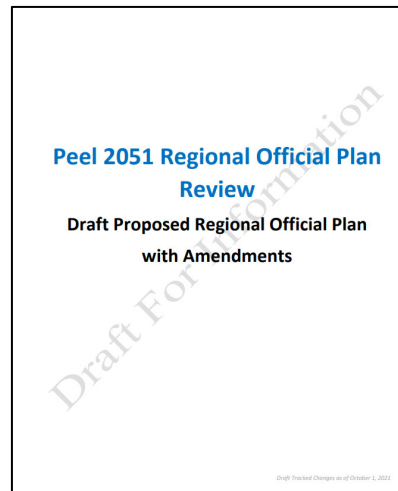
Draft policies and mapping

Approved amendments

Public consultations

Reading Room

Draft policies



October 1, 2021

Comprehensive revisions, additions and deletions introduced by the **Peel 2051 Official Plan Review** found throughout the plan

Peel 2051 Website: Draft Mapping



Draft policies and mapping

Proposed draft policies and mapping for the Peel 2051 Regional Official Plan

Planning

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Mapping

Proposed schedules and figures below are the latest DRAFT versions as of September 2021.

Schedules X, Y, Z

In effect

Proposed Changes

Figures X, Y, Z

In effect

Proposed Changes

In-effect Schedules or Figures that are being deleted are not replaced by a new Schedule or Figure

Figures

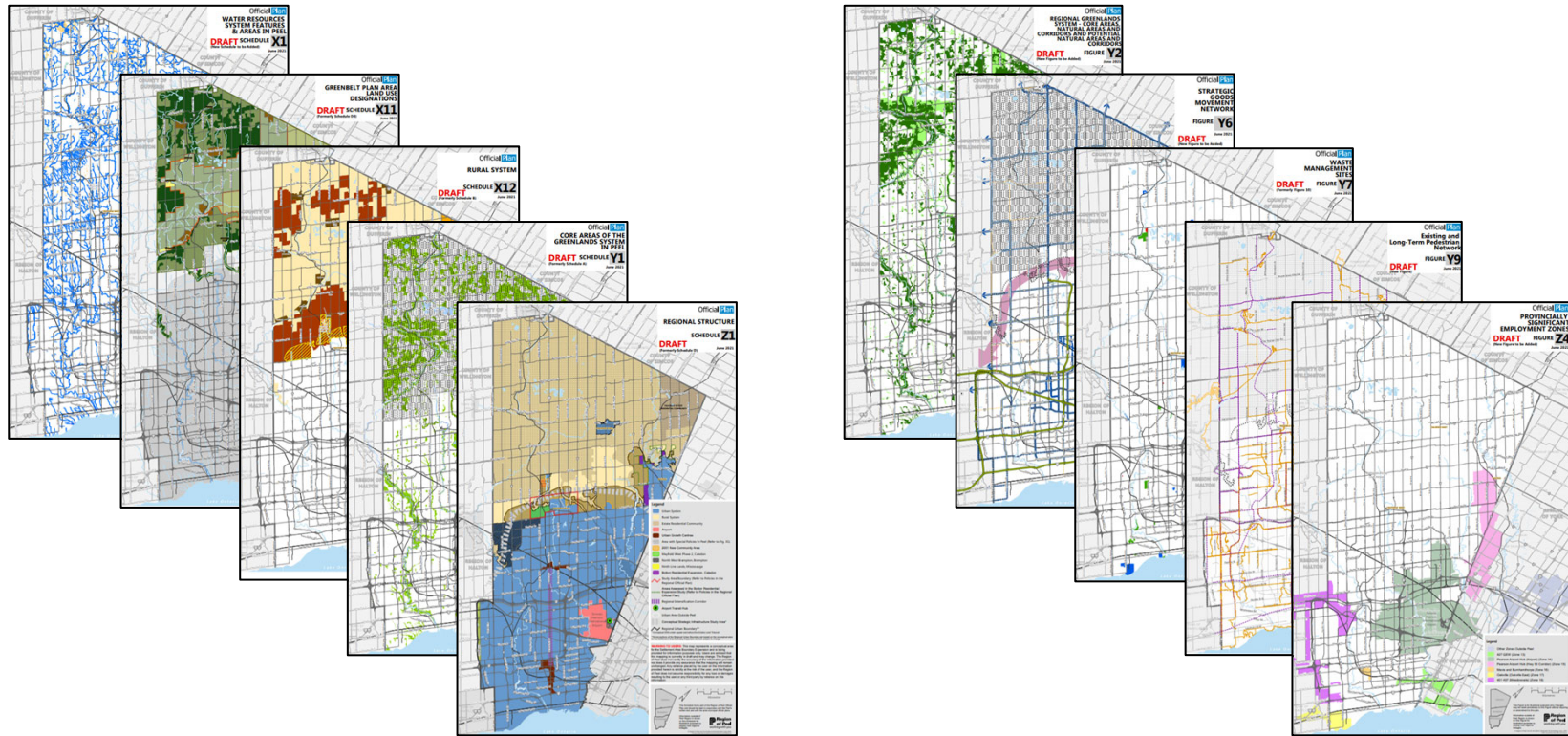
Proposed changes

In-effect Schedules or Figures not being revised or are proposed to be revised in a subsequent staged amendment as noted below

Schedule/Figure

Recent updates

Peel 2051 Website: Draft Mapping



Peel 2051 Website: Consultation Materials



Peel 2051 public consultations

Join one of the Open Houses to learn about our latest updates.

Planning

Official Plan

Download the Plan

Amendments

Peel 2051 Official Plan review

Focus areas

Draft policies and mapping

Approved amendments

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Open Houses

The Region will be conducting two Open Houses to provide members of the public an opportunity to learn about the proposed ROPA, ask staff questions, and provide comments:

- Tuesday, October 26, 2021 from 7 p.m. to 8:30 p.m. – [Add to calendar](#). [Join the meeting](#)
- Wednesday, October 27, 2021 from 7 p.m. to 8:30 p.m. – [Add to calendar](#). [Join the meeting](#)

Public Meeting

In addition to the Open Houses, a Public Meeting of Regional Council will be held on **Thursday, November 4, 2021 at 1:00 p.m.**

Virtual Open House Display Boards

Find the latest virtual display boards on each focus area here:

- [Agriculture and rural systems](#)
- [Climate Change](#)
- [Cultural Heritage and Indigenous Engagement](#)
- [Greenlands System](#)
- [Growth Management](#)
- [Housing](#)
- [Major Transit Station Areas](#)
- [Provincial Greenbelt Plans](#) (including Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan)
- [Rural Settlement Area Boundary Refinement](#)
- [Settlement Area Boundary Expansion](#)
- [Transportation](#)
- [Waste Management](#)
- [Water Resources](#)
- [Wildland Fire](#)

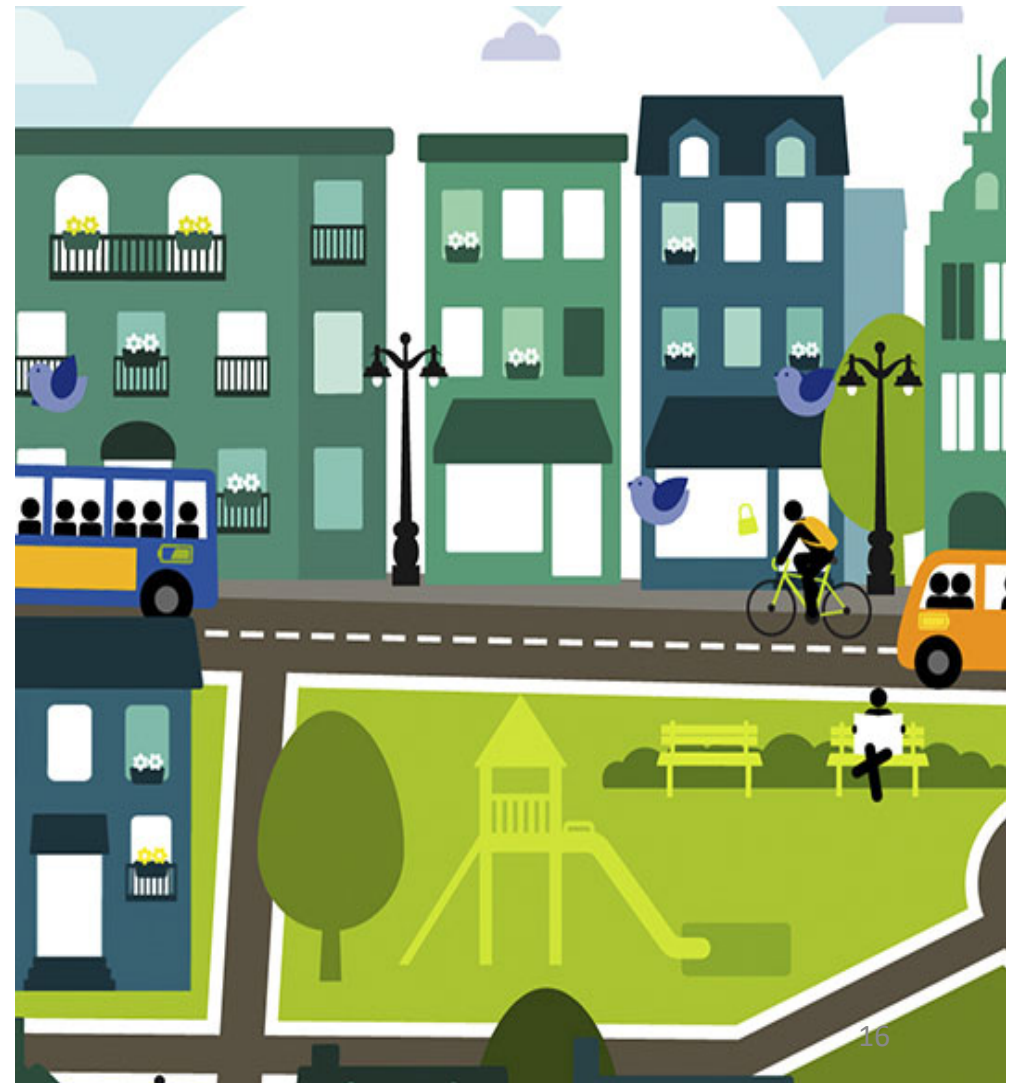
What We Heard: **Online Survey**

Approximately 500 responses to date. Table shows the percentage of people that thought the topic areas below were either important or very important to them.

% of Respondents	Topic Areas Identified as Important or Very Important
86%	Protecting and enhancing the natural environment
82%	Protecting rural areas and farmland
74%	Reducing greenhouse gas emissions and improving the ability to respond to climate change
65%	Ensuring rental and ownership housing in the Region is affordable
60%	Planning new residential and employment areas close to future transit
57%	Planning most of growth in Peel should be in existing built-up areas
47%	Providing single and semi-detached homes in new communities

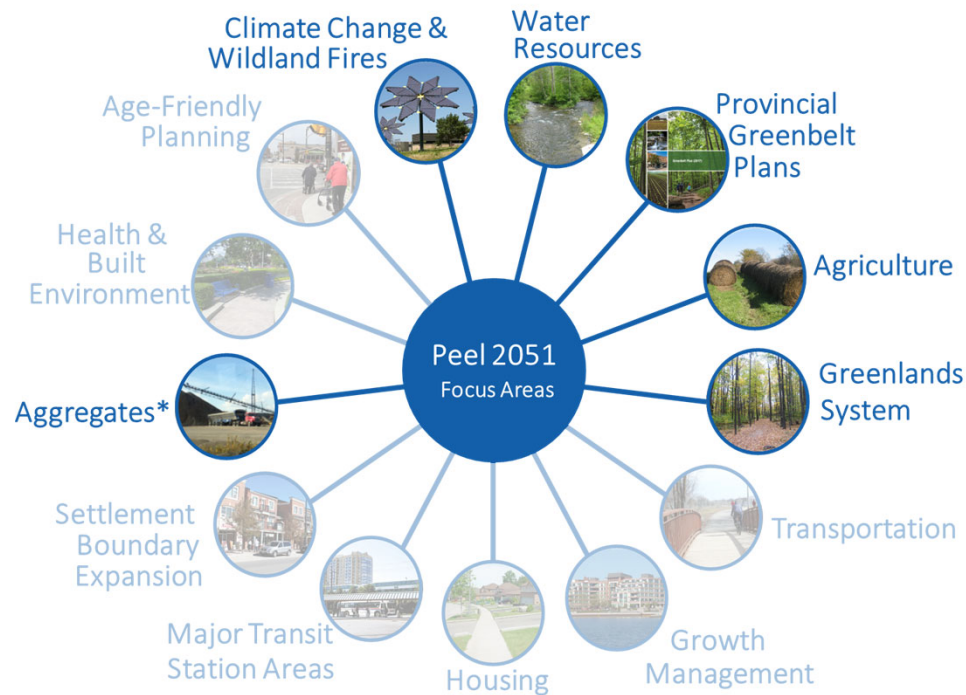
Key Policy Themes

- Action against climate change
- Protecting and enhancing the Region's natural heritage, and agricultural and rural landscapes
- Fiscally sustainable growth
- Healthy, complete development of communities
- Increase affordable housing
- Changing economy and encourage job growth
- Encourage active transportation



Environment and Resources

Related Focus Areas



Emphasize systems approach and integrate new policies on climate change across all themes

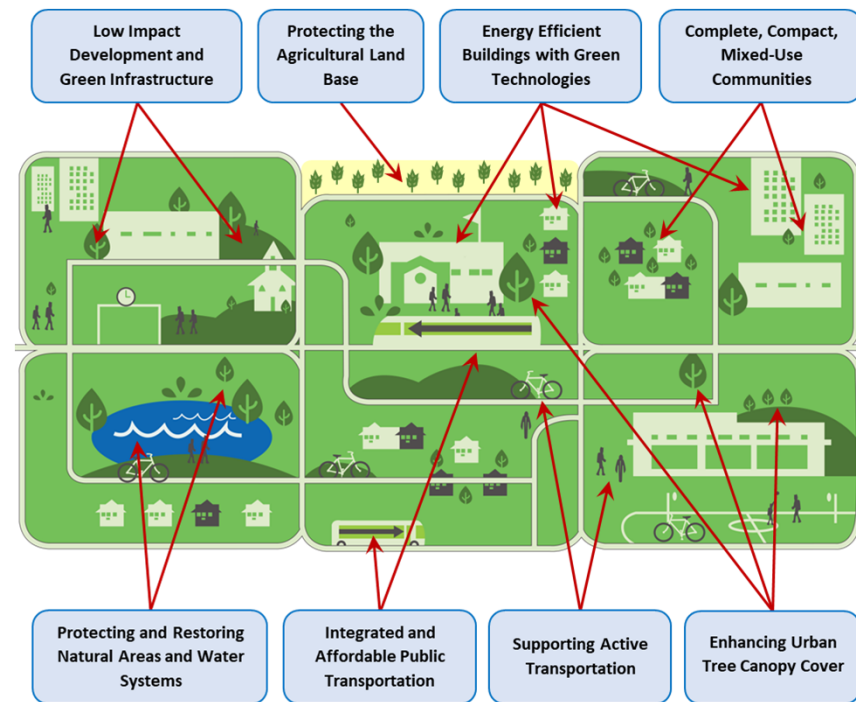
* Aggregates focus area proceeding separately as a staged policy review and ROPA.

Climate Change

- New climate change section added with broad climate goals and policy direction for collaborative climate change planning to reduce greenhouse gas emissions, reduce vulnerability, and increase resilience and adaptation
- Climate change policies embedded throughout key theme areas of the Official Plan



Derek Lau



Water Resources

- Updated Water Resource System policies to identify, protect, improve or restore vulnerable and sensitive surface and ground water
- New policies protect sources of drinking water
- New requirements added for stormwater master plans, low impact development and green infrastructure stormwater practices



Gail Anderson

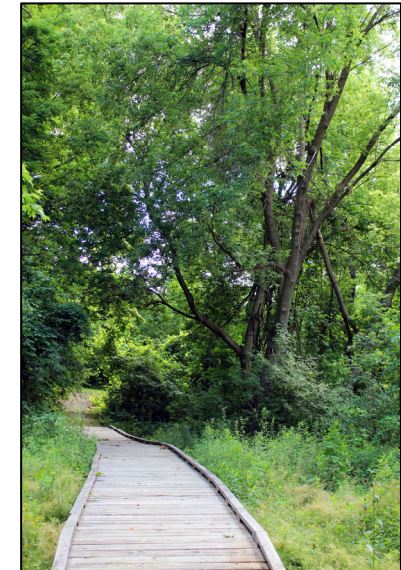
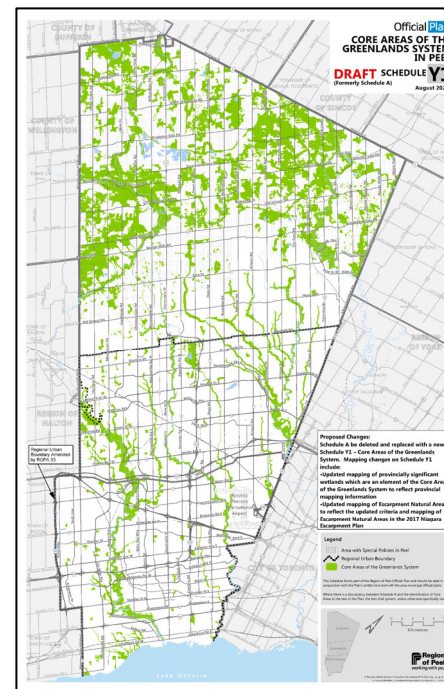


Greenlands Systems

- Transition from feature-based to system-based natural heritage system planning
- Ensure natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities
- Greenlands System mapping updates are included



Learie Miller



Provincial Greenbelt Plans



Derek Lau



- Policy revisions incorporate recent updates to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan and apply them to the Regional and local context

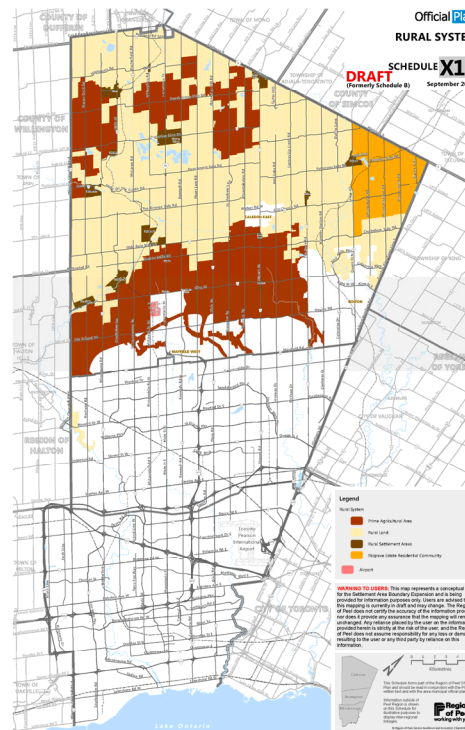


Agriculture and Rural Systems

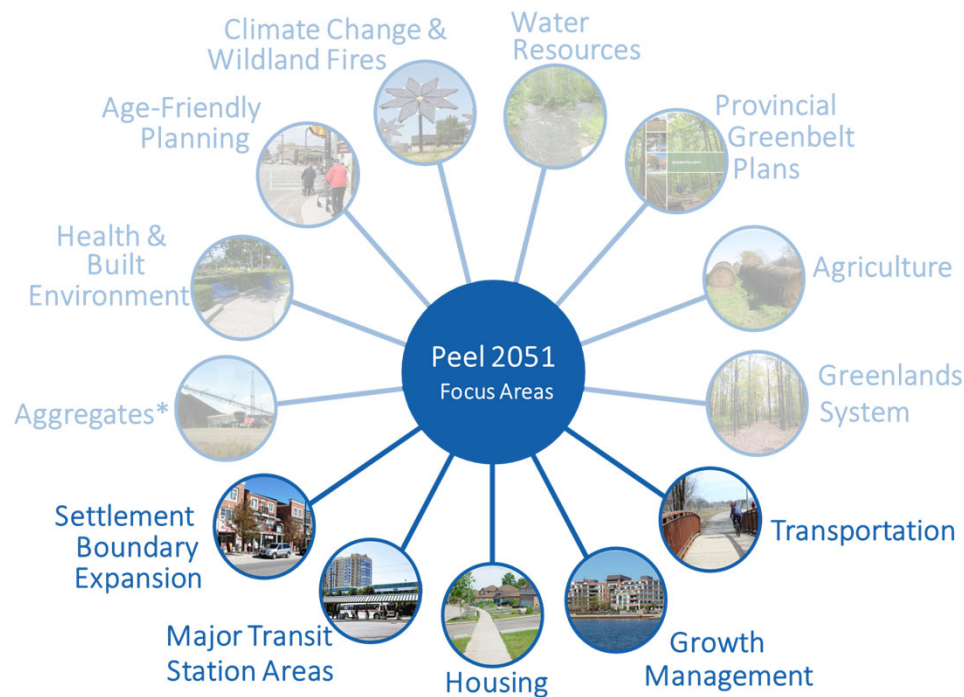


Don Campbell

- Incorporate an agricultural system approach to protect Prime Agricultural Areas and support agriculture
- Identify a Rural System and designate Rural Settlement Areas, Rural Lands and Prime Agricultural Areas
- New definitions and permissions for agricultural, agriculture-related and on-farm diversified uses
- Provide policy direction respecting rural servicing, lot creation and cemeteries



Growth Management Related Focus Areas



Emphasize managing growth in a fiscally sustainable manner, providing affordable housing, responding to a changing economy, encouraging job growth, active transportation and ensuring the healthy development of our communities

Growth Management



Duran Wedderburn

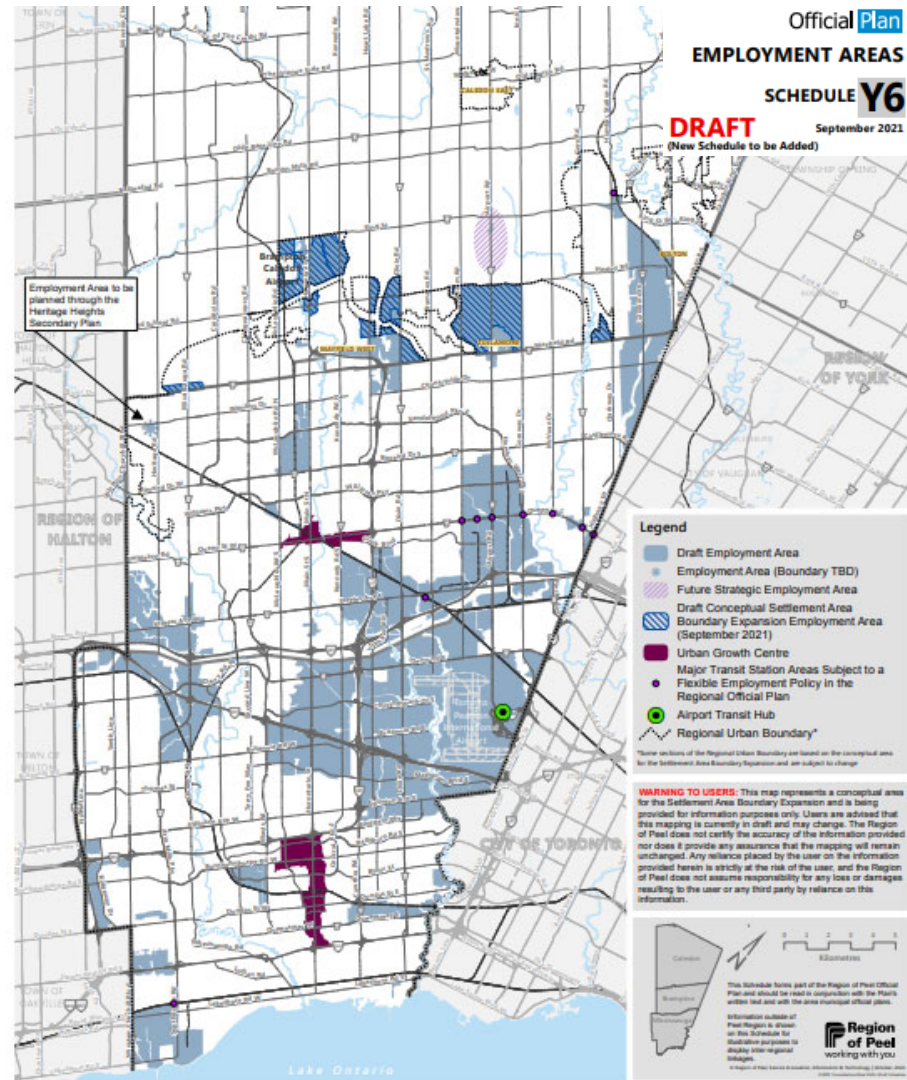
- Set the framework to guide how Peel will accommodate new population and employment growth to 2051 to achieve a fiscally sustainable complete community
- Direct new growth to areas with increased mobility
- Respond to the changing nature of employment
- Designate Regional employment areas

Municipal Growth Allocation				
	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

Growth Management – Employment Areas



Duran Wedderburn



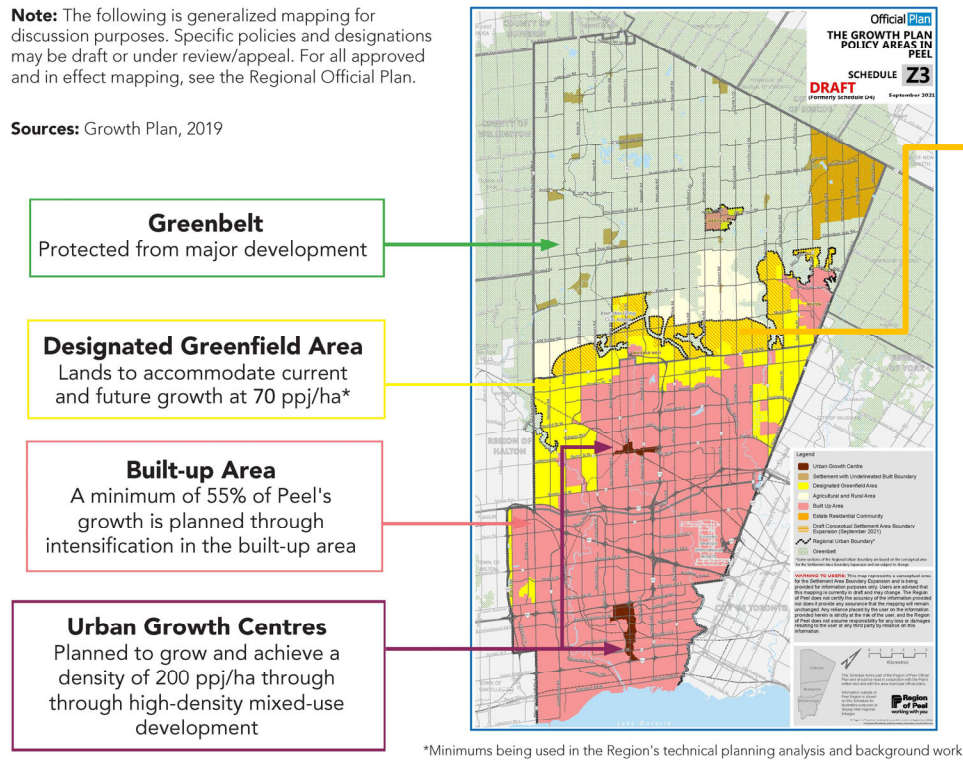
Land Needs Assessment Results



Duran Wedderburn

Note: The following is generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all approved and in effect mapping, see the Regional Official Plan.

Sources: Growth Plan, 2019



*Minimums being used in the Region's technical planning analysis and background work

****Draft Conceptual Settlement Area Boundary Expansion (SABE) - Additional land need**
3,000ha of Community Area Land Need
1,400ha of Employment Area Land Need

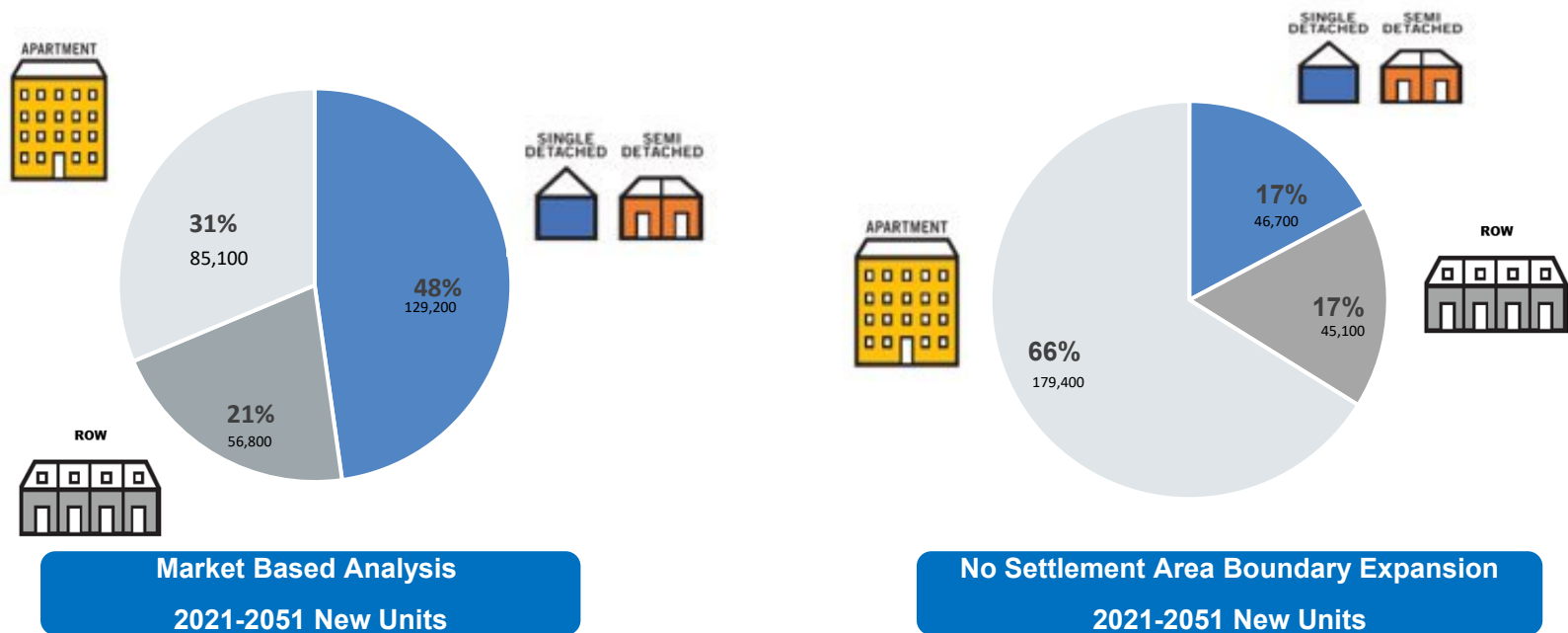
Community Area Need
700,000 Additional People
271,000 Additional Units
75% of additional people to be accommodated within existing areas

Employment Area Need
335,000 Additional Jobs
80% of additional jobs to be accommodated within existing areas

Existing areas are comprised of land within the delineated built-up-area and designated greenfield areas

Land Needs Assessment Results

Housing Assessment

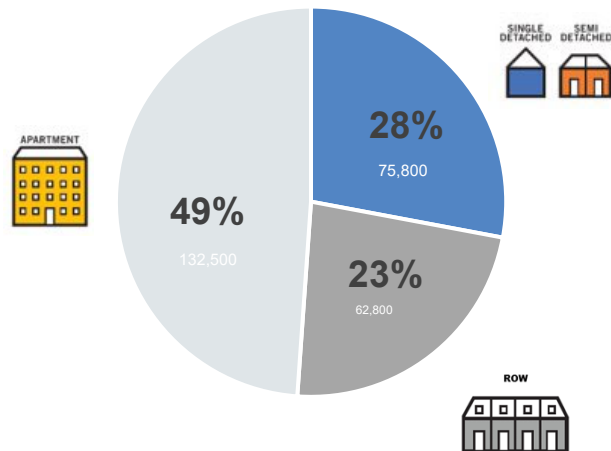


Note: Market demand based on Statistics Canada demographic and household preference data by age of maintainer

Land Needs Assessment Results

Balanced Approach

New Growth by Unit Type (%) 2021-2051 in Peel



Key Considerations:

- Existing Land Supply
- Exceeding minimum intensification target
- Local municipal planning and visioning
- Leveraging transit investment in Strategic Growth Area
- Climate Change and compact built forms

Major Transit Station Areas



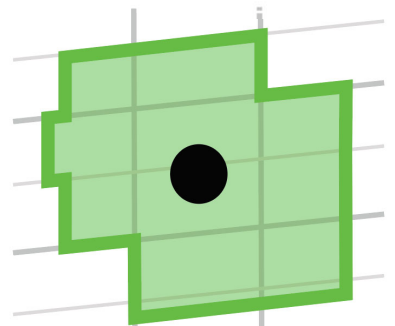
Duran Wedderburn



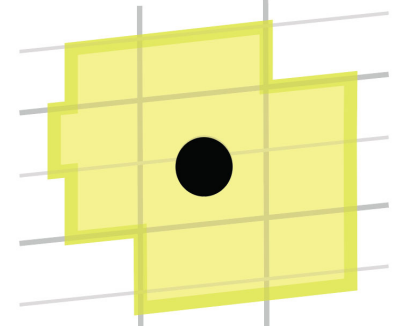
Joy Simms



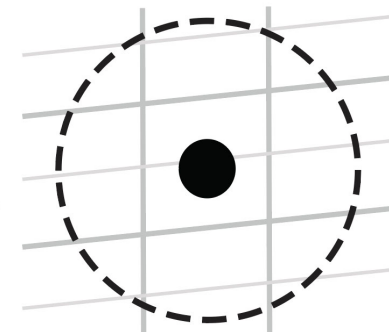
- Identify MTSAs in ROP
- Establish minimum density targets for delineated “Primary” and “Secondary” MTSAs
- Guide implementation planning by the local municipalities to support context appropriate development
- Protect MTSAs for future transit-oriented development



PRIMARY STATION
(Delineated Boundary, Growth Plan Min Density)



SECONDARY STATION
(Delineated Boundary, Alternative Density)

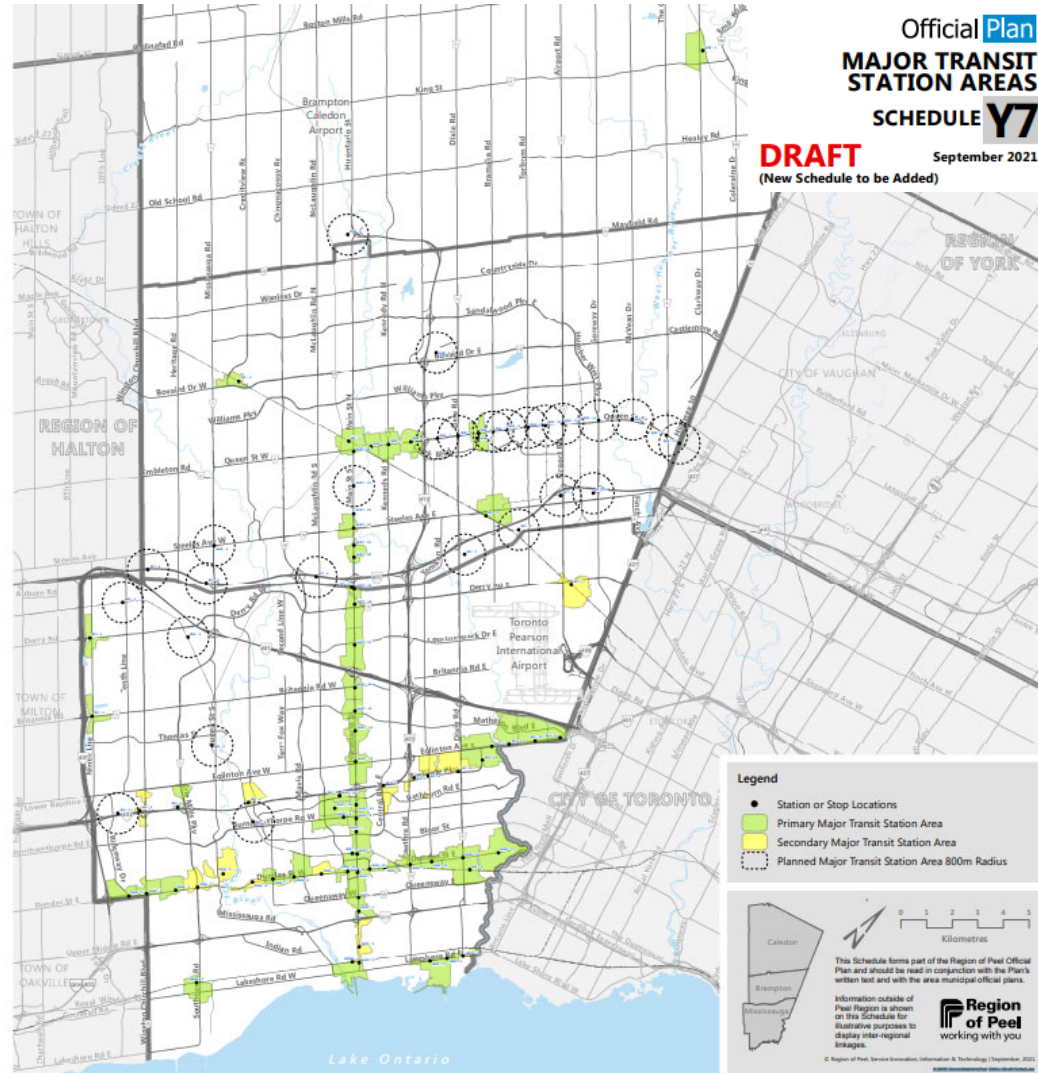


PLANNED STATION
(No MTSA boundary/Not yet delineated)

Major Transit Station Areas

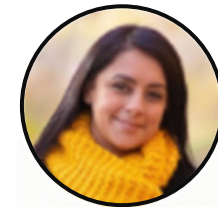


Duran Wedderburn Joy Simms

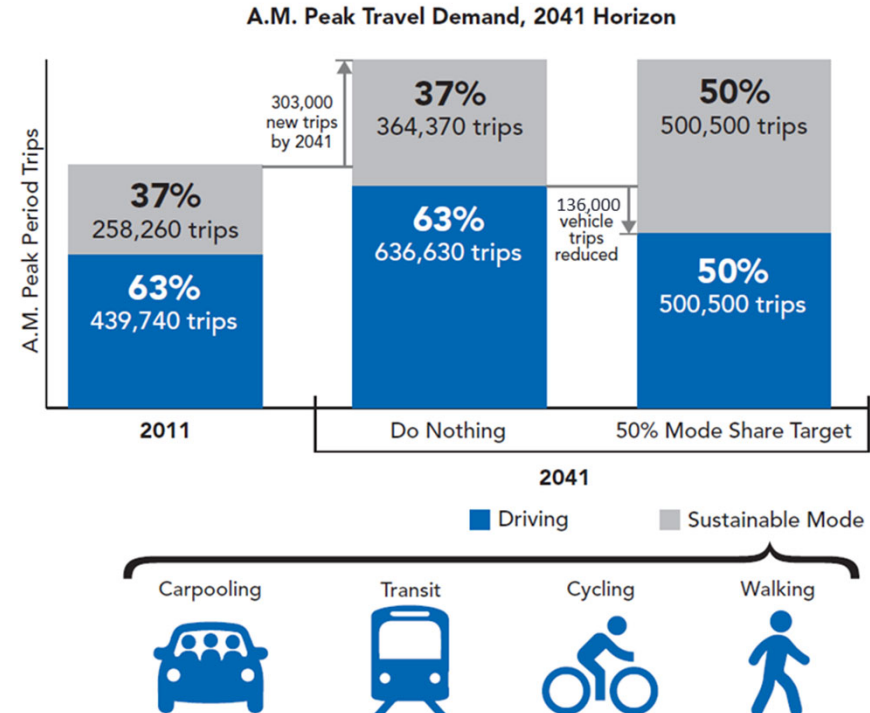


Transportation

- Manage growth through a balanced approach that shifts 50 percent of travel to sustainable modes such as walking, cycling, public transit, and carpooling
- Maximize the use of existing transportation infrastructure to ensure financial feasibility while keeping people and goods moving safely and efficiently



Tina Detaramani



Housing

- Strengthen and support policies for a range and mix of housing options, density and tenure and increasing the supply of affordable housing
- Set strong needs-based targets
- Implement new tools and mechanisms to encourage and support the creation of affordable housing
- Inclusionary Zoning policies are being included in Regional and Local Official Plans to require that a % of affordable housing units be provided in developments within Major Transit Station Areas



Paul Lewkowicz

Target Area	Target
Affordability	<p>That 30% of all new housing units are affordable housing.</p> <p>Encourage 50% of all affordable housing to be affordable to low income residents.</p>
Tenure	<p>That 25% of all new housing units are rental tenure.</p>
Density	<p>That 50% of all new housing units are in forms other than single-detached and semi-detached houses.</p>

Settlement Area Boundary Expansion

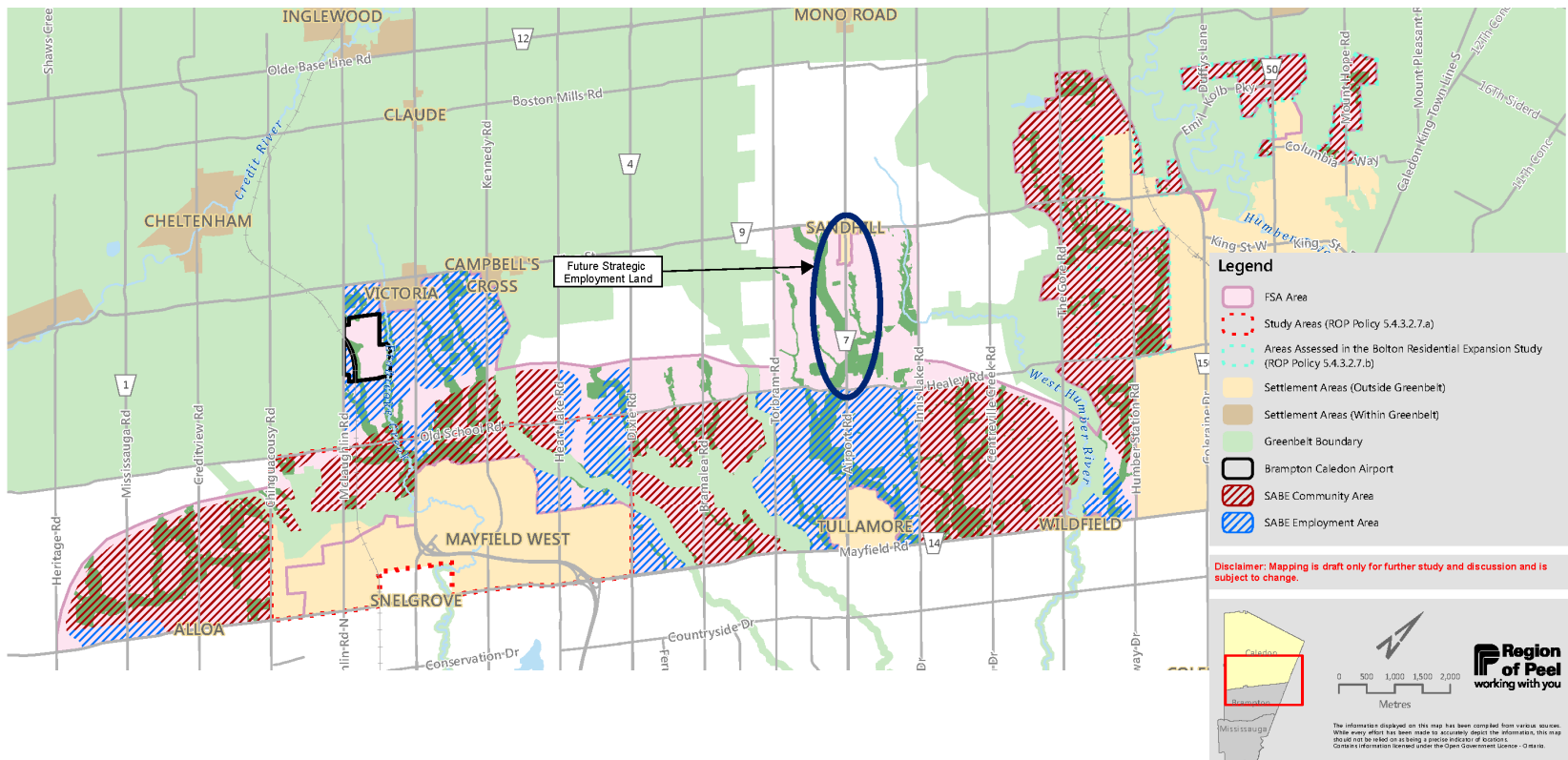


Kathryn Dewar

- **New 2051 Community Area** (Designated Greenfield Area) policies based on findings of technical studies
- Staging and sequencing of development, efficient provision of infrastructure, and financial sustainability
- Ensure future community and employment areas reduce resource consumption, energy use, and carbon footprint of the built environment
- Mitigation of impact to agricultural areas
- Structure and approach for the provision of transit to support the future development to 2051

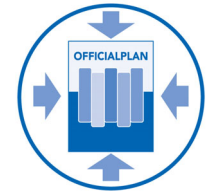


Draft SABLE (September 2021)



Waste Management

- Conform to the Region's long-term waste management strategy and changing Provincial waste management policy framework
- Ensure reliable, cost-effective, environmentally responsible waste management
- Maximize the reduction and recovery of resources and waste materials



Dave Youusif

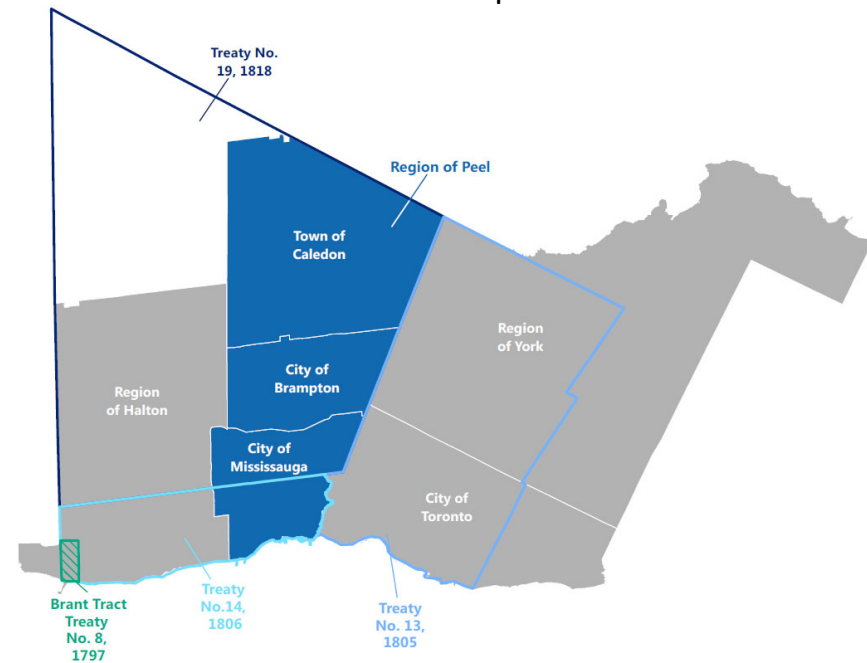


Cultural Heritage and Indigenous Engagement

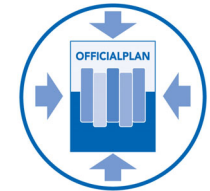


Virpal Kataure

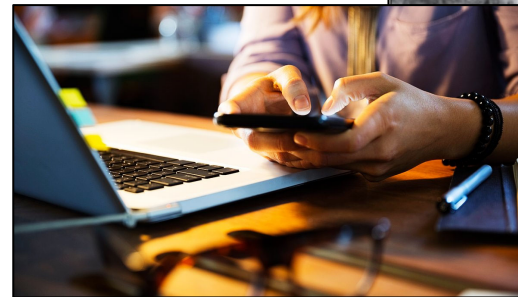
- Improve linkages in policies between cultural heritage and Indigenous engagement
- Help support a sense of place, community character, and Peel's environmental sustainability goals
- Improve recognition of Indigenous communities in the Regional Official Plan



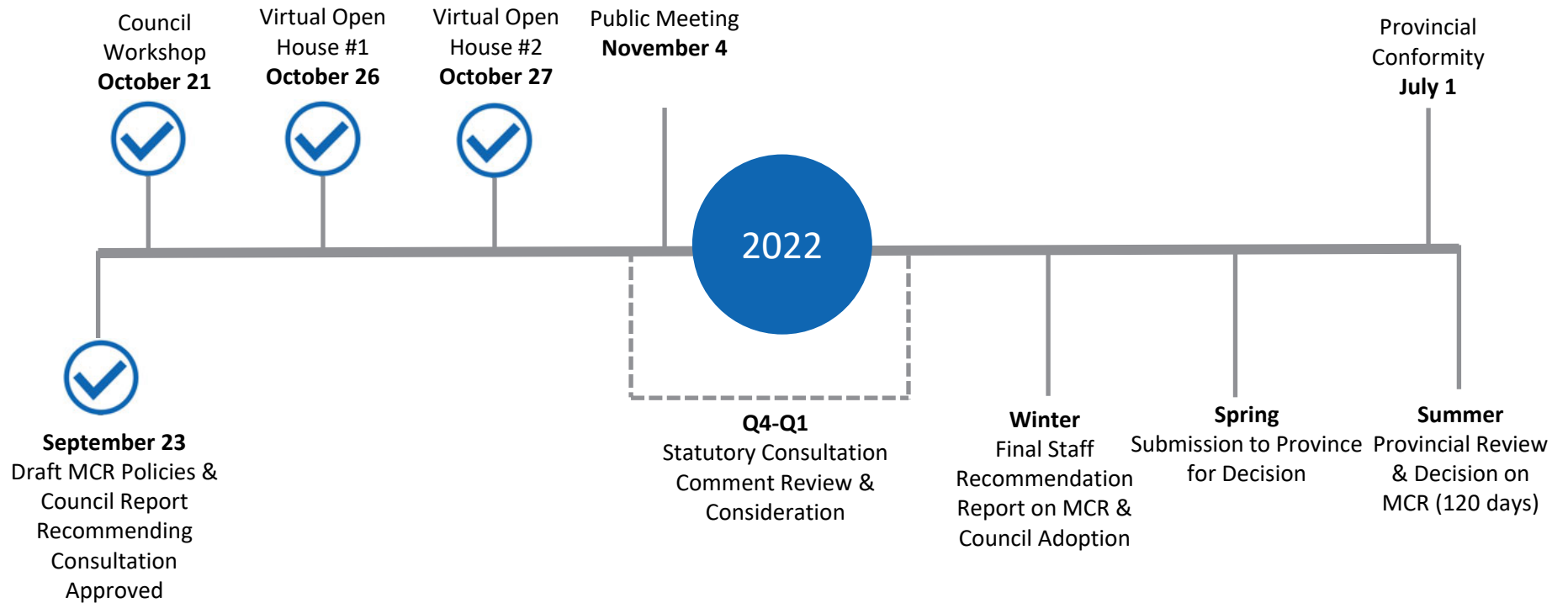
Other Policy Changes and Updates



- Opportunities for including broadband and pipeline infrastructure policies
- Policies that will advance Regional objectives surrounding diversity, equity and inclusion
- Rural Settlement Area Boundary Refinement



Next Steps

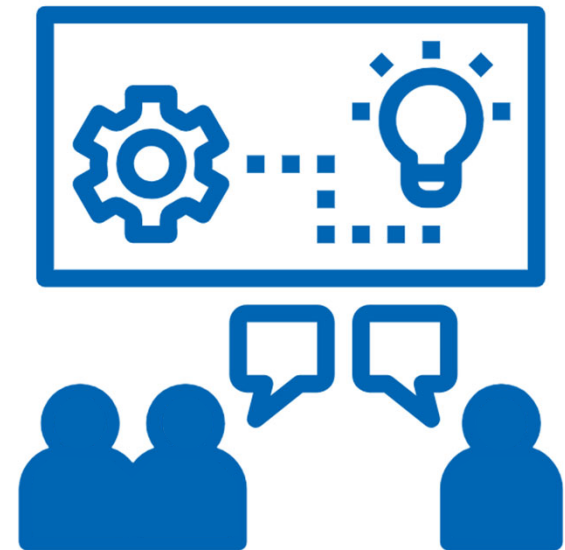


Next Steps

- Hold the Statutory Open Houses (Oct. 26 and 27, 2021)
- Hold the Statutory Public Meeting Nov. 4, 2021
- Receive written comments from statutory consultation by Nov. 30, 2021

Any written comments submitted or delegations at the public meeting become part of the public record.

- Responses to comments will be provided when staff bring forward the report recommending Council adopt the Regional Official Plan Amendment in early 2022



We want to hear from you!

Website: www.peelregion.ca/officialplan/review/

- Download draft Regional Official Plan policies
- Download draft schedules and figures
- Download discussion papers and studies
- Complete on-line survey

Email: planpeel@peelregion.ca

Telephone: [905-791-7800](tel:905-791-7800) ext. 4364

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Municipal Comprehensive Review