

# Peel2051

A Summary of the Process, Recent Matters, and the New  
Region of Peel Official Plan

**April 7, 2022**

Adrian Smith, Chief Planner and Director

Tara Buonpensiero, Manager

Mark Head, Manager

*Planning & Development Services*

# Presentation Outline

- Overview of New Peel 2051 Official Plan
- Responses to recent stakeholder comments and requests
- Responses to recent site-specific requests
- Final policy updates and mapping revisions
- Key implementation processes
- Next steps

# Process to Date



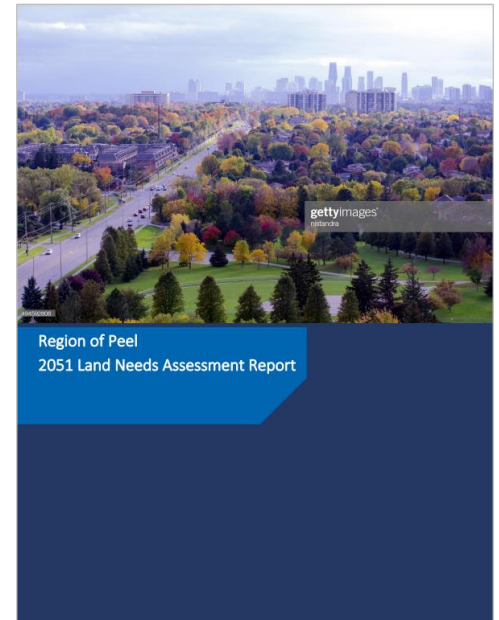
# Adoption of the New Official Plan

- The current in-effect ROP was adopted in 1996, amended over 30 years
- Significant Provincial planning policy framework changes
- New Regional & local visions & priorities
- The Peel 2051 municipal comprehensive review has been a robust process; over 60 technical reports completed
- Provincial conformity deadline is July 1, 2022, following which the Province may step in
- Local municipal official plan reviews rely on a Region of Peel Official Plan that conforms to provincial policies
- Resolution 2022-104 directed staff to finalize the new Region of Peel Official Plan and present it for Regional Council adoption



# Recent Peel 2051 Activity

- Further consultation with local municipalities & stakeholders
- Updates to key Peel 2051 technical materials
  - Employment Planning Implementation Report
  - Land Needs Assessment
  - Settlement Area Boundary Expansion Study
  - Peer Review of the Peel 2051 Municipal Comprehensive Review
    - Rural settlement refinements
- Public notified of new policies, mapping and upcoming PGMC & Council meetings
- Responses to recent stakeholder and site-specific requests
- Final policy and mapping updates



# Peel 2051 Focus Areas



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

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

# A New Region of Peel Official Plan (RPOP)

*A policy framework for planning complete communities to 2051*

- Completes the Peel 2051 Municipal Comprehensive Review (MCR) and meets Provincial policy requirements
- Plans for sustainable growth in healthy complete communities served by transit
- Supports Peel's diverse community and housing needs, including the aging population
- Preserves and manages the natural heritage system, agricultural lands, and rural landscape
- Manages growth in a fiscally sustainable manner
- Provides employment lands for job and economic growth
- Responds to key areas in transition to mixed uses & higher densities
- Does not require Highway 413
- Enables local municipal implementation of unique visions

# Policy Implications and Implementation Summary

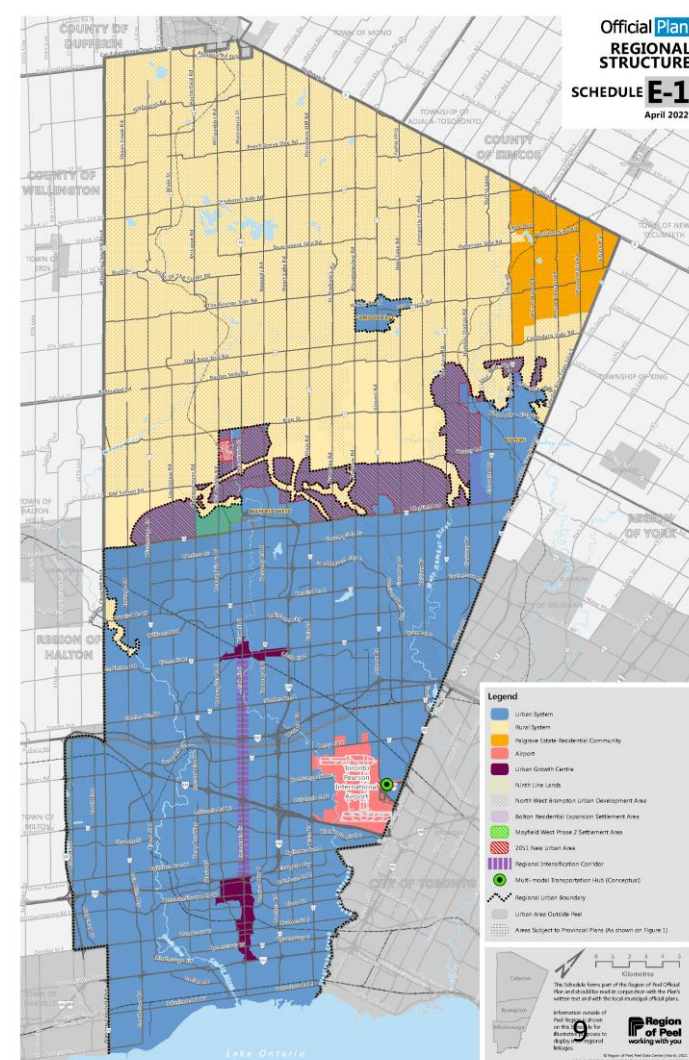
- Describes policies and implications of the new RPOP for each focus area
- Key implementation processes are further detailed:
  - 2051 New Urban Area & Secondary Planning
  - Employment Planning
  - Major Transit Station Areas and Inclusionary Zoning
  - Integrated planning for climate change and natural systems





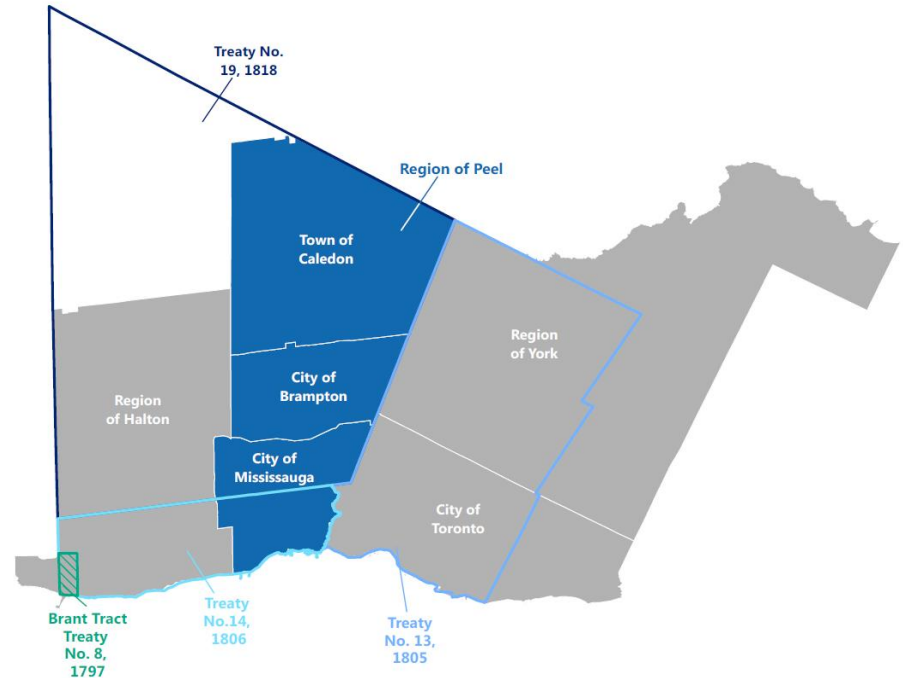
# A New Region of Peel Official Plan Regional Structure Schedule

- Includes expanded Regional Urban Boundary and the 2051 New Urban Area
- Bolton, Mayfield West and Caledon East are included in the Urban System
- Continues to show the Rural System, Urban System, Urban Growth Centres, Regional Intensification Corridor, Airports, Multi-modal Transportation Hub, and Special Policy Areas



# A New Region of Peel Official Plan: Diversity, Equity, Inclusion, Cultural Heritage and Indigenous Engagement

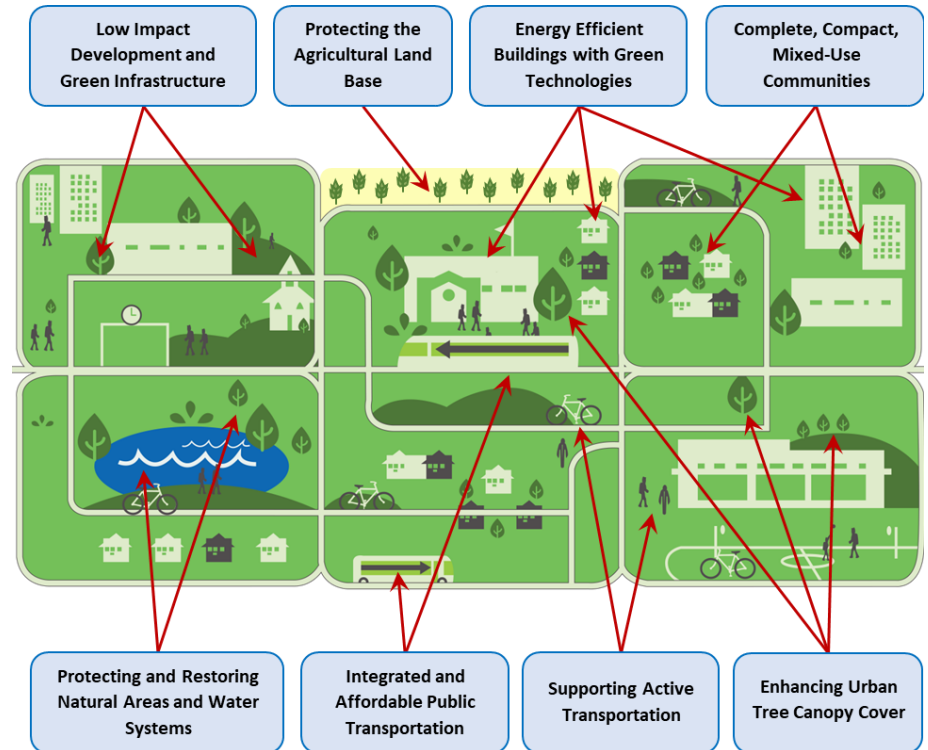
- New Plan embeds diversity, equity and inclusion lens in policies
- Improves linkages in policies between cultural heritage and Indigenous engagement
- Helps support a sense of place and community character
- Acknowledges interests and needs of Indigenous communities in conserving cultural heritage resources and archaeological resources



# A New Region of Peel Official Plan

## Climate Change, Environment and Resources Policies

- New policies add climate change requirements across themes including growth management, transportation, energy and infrastructure
- Implements systems approach to protect, restore and improve natural systems and supports transition to net zero emissions
- Ensures resources like agriculture have a supporting policy framework and the Region's natural environment is healthy, resilient and self-sustaining



# A New Region of Peel Official Plan

## Provincial Greenbelt Plans, Protecting Significant Landscapes

- Revisions incorporate recent updates to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan
- Retains and strengthens policy direction to protect Peel's significant natural environments, linkages and landscapes including the Oak Ridges Moraine and Niagara Escarpment



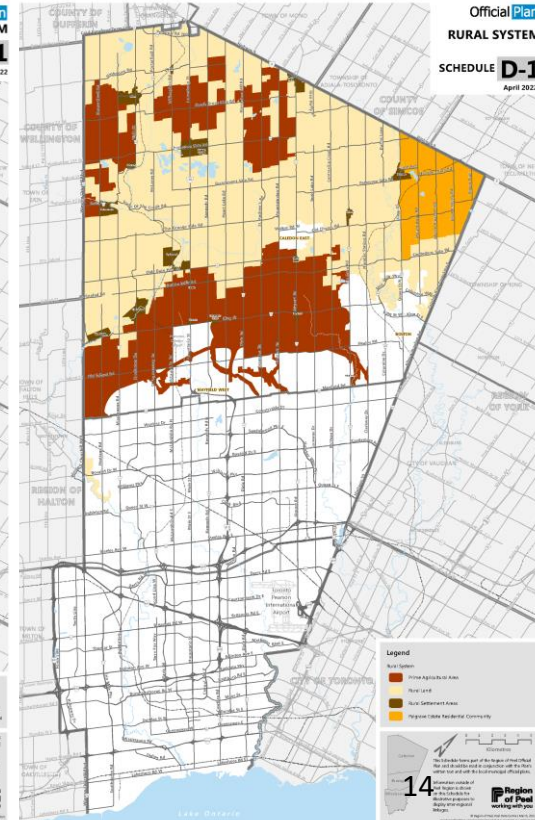
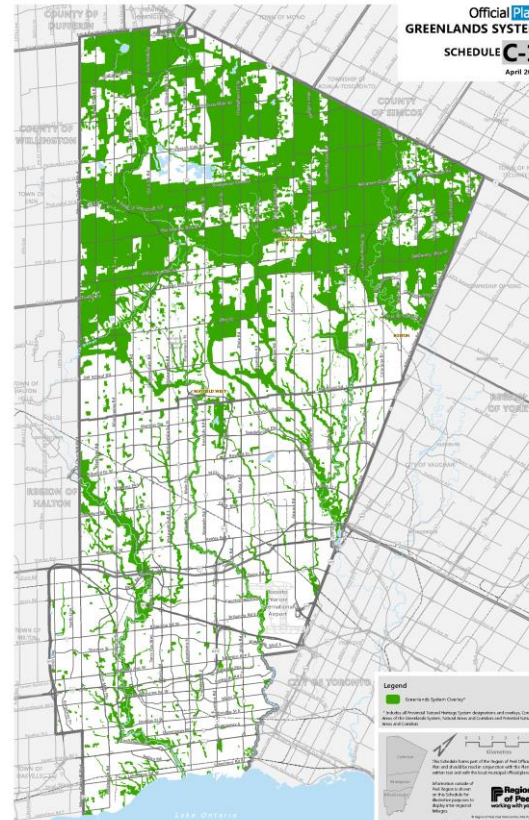




# A New Region of Peel Official Plan

## Rural, Agricultural, and Greenlands System Policies

- Transitions from features-based to system-based natural heritage planning
- Recognizes that agriculture and natural heritage overlap and are mutually supportive
- Ensures natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities
- Includes new mapping of the Greenlands and Rural System including Prime Agricultural Areas





# A New Region of Peel Official Plan Growth Management

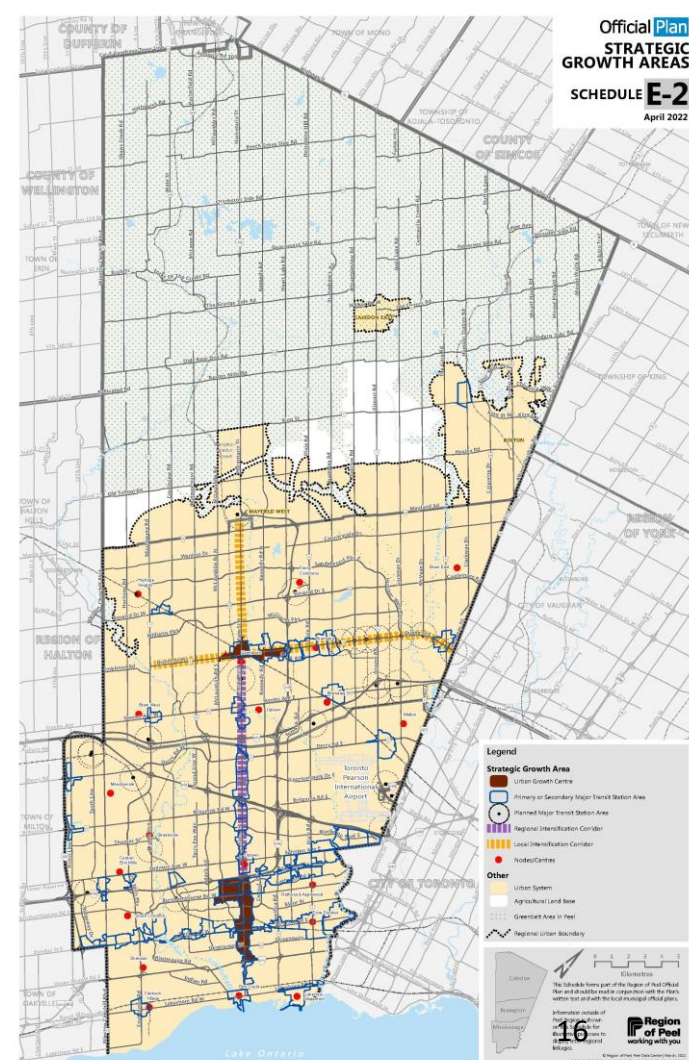
- Plan for 2.3 million people and 1.1 million jobs by the year 2051; allocate growth to local municipalities
- Plan for complete communities and maintain the Region's social, economic, and financial well-being
- Designate and protect employment areas
- The balanced approach to growth:
  - intensification rate of 55%
  - minimum density target of 67.5 persons and jobs per hectare in newly designated greenfield areas



Source: SvN, Visualizing Density

# A New Region of Peel Official Plan Intensification and MTSAs

- Intensification analysis undertaken to identify the appropriate locations and amount of development allocated within existing built-up areas.
- Intensification rate across Peel exceeds the provincial minimum intensification target for accommodating 2051 growth
- Manage growth of 700,000 people and 335,000 jobs to 2051, with the majority of new growth accommodated in existing urban areas (500,000 people and 270,000 jobs) and strategic growth areas that are served by transit
- Modest intensification within existing low-rise residential neighbourhoods plays an important role
- Infrastructure investments to support both intensification and greenfield development

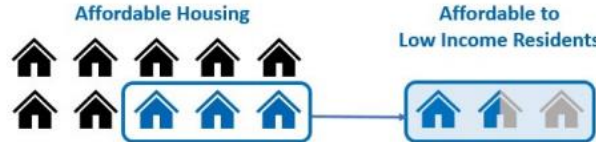






# A New Region of Peel Official Plan

## Housing

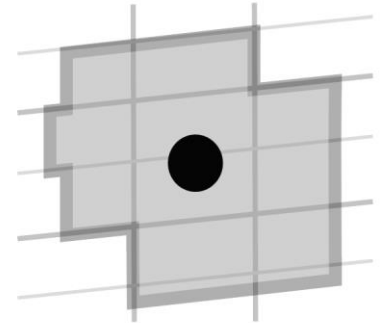
- Strengthen policies for a range and mix of housing options, density and tenure and increasing the supply of affordable housing
- Set strong needs-based targets
- Implement new tools encourage and support the creation of affordable housing
- Inclusionary Zoning policies in Regional and Local Official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

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> 

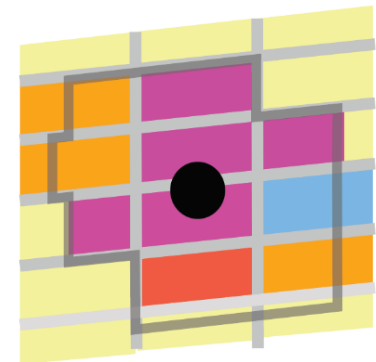
# A New Region of Peel Official Plan

## Housing: MTSAs & Inclusionary Zoning

- IZ can be implemented in delineated MTSAs
- Discussions are ongoing with local municipal staff about roles and responsibilities for long term administration of affordable units
- Options for administration were identified and selected for further consideration due to:
  - stronger ability to preserve affordability and resale controls
  - no need for capital funding
  - familiarity with tenancy model
  - fewer complexities to manage
- Upcoming report to Council to recommend the Regional role and initial implications



**DELINEATED STATION**  
(Peel Delineates Boundary, Min Density Applied)

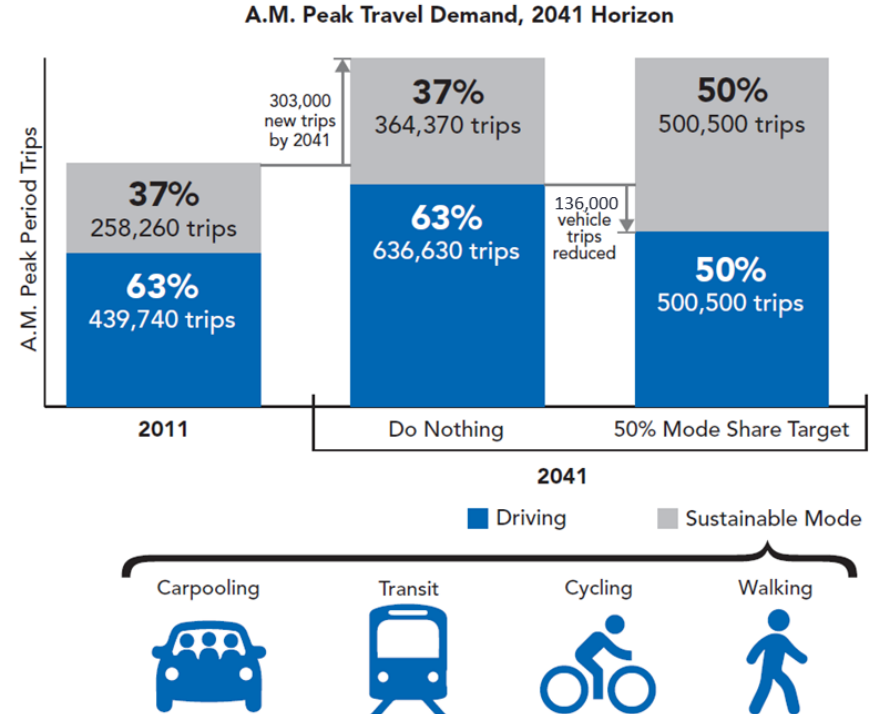


**DELINEATED STATION**  
- Delineated in Local OP with overall min density  
- Local Land uses & zoning reviewed, updated as needed

# A New Region of Peel Official Plan

## 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
- Provide a framework to update the Long Range Transportation Plan to accommodate growth to 2051



# A New Region of Peel Official Plan Settlement Area Boundary Expansion

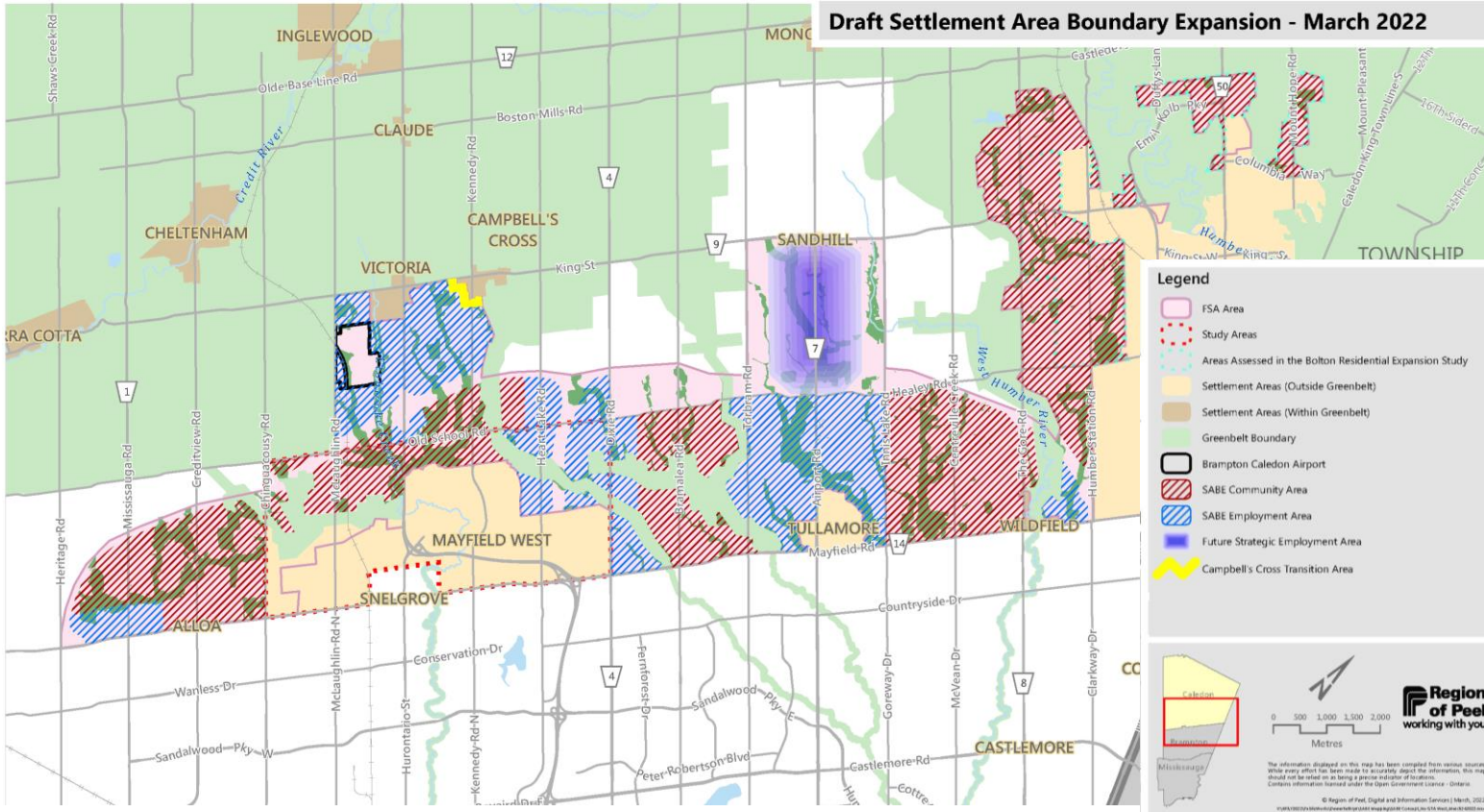
- 2051 New Urban Area has been established (approximately 1,530 hectares employment, 2,850 hectares of community)
- Phase development as logical progressions of existing communities, to maximize the efficient use of infrastructure and to allow agriculture and related activities to continue for as long as possible
- Require climate change adaptation and energy conservation and emission reductions planning
- Local planning implementation will be undertaken to develop compact, mixed use, sustainable communities supported by future transit



**Components of a Complete Community**

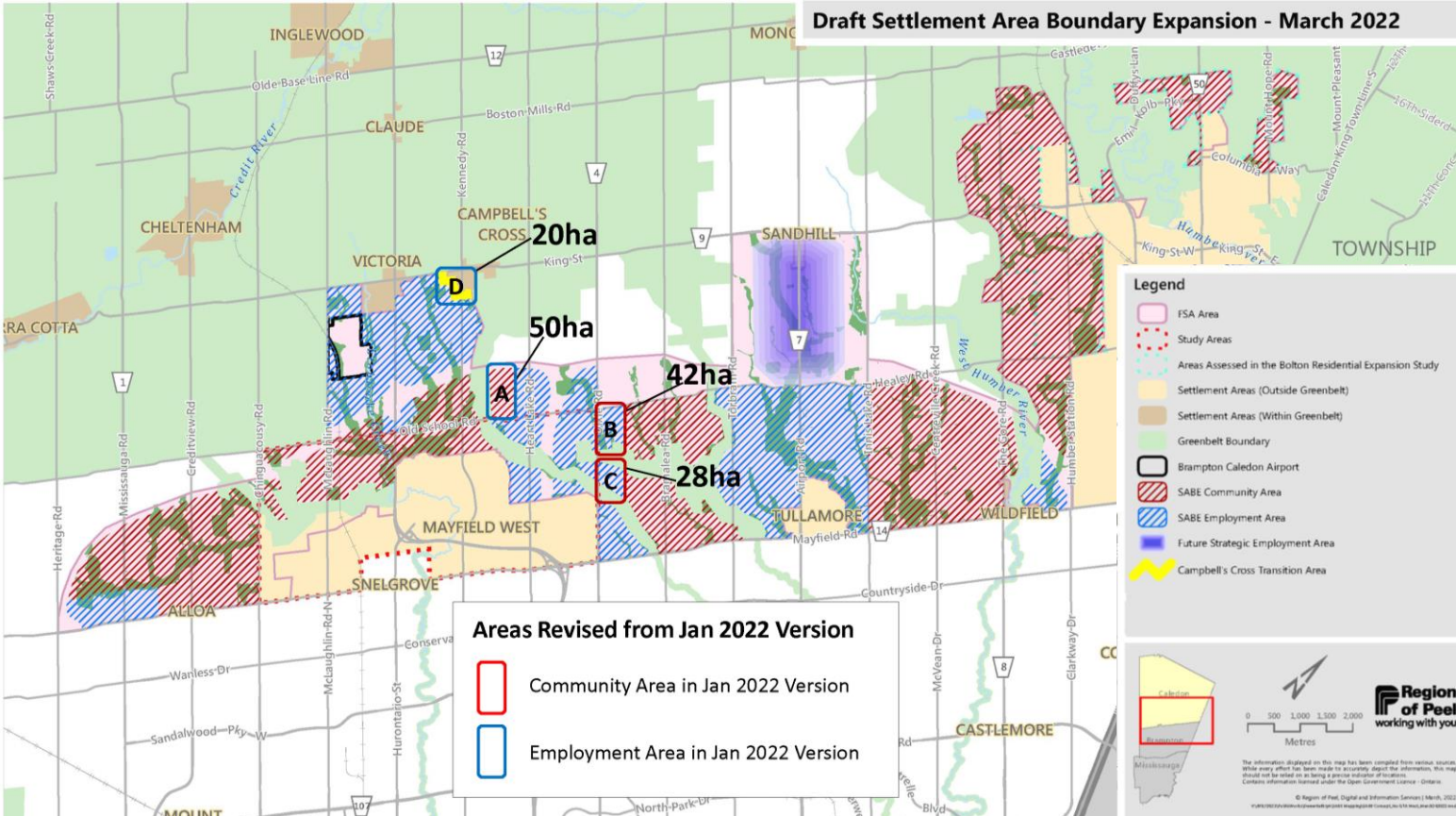
*Source: Region of Peel Settlement Area Boundary Expansion  
Health Assessment Final Report, SvN*

# A New Region of Peel Official Plan Settlement Area Boundary Expansion





# A New Region of Peel Official Plan Settlement Area Boundary Expansion



# Stakeholder Comments & Site Specific Requests

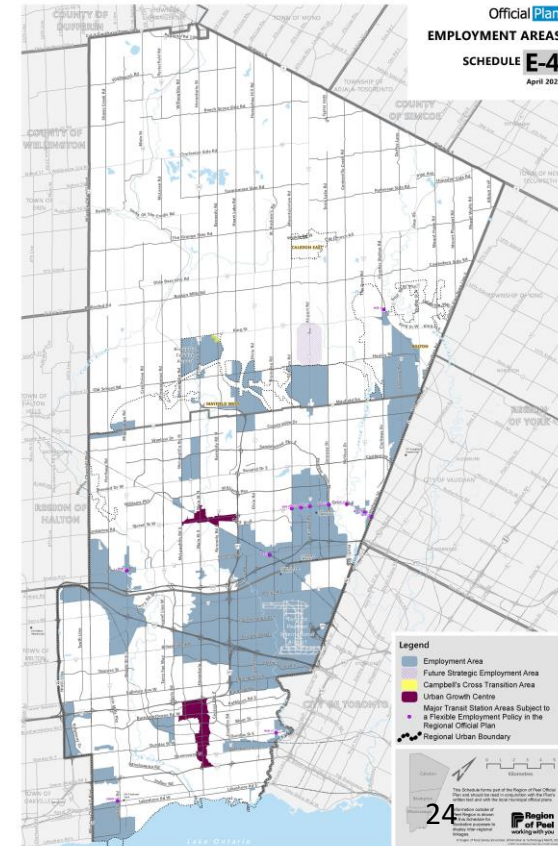


# MMAH Comments – Flexible Implementation Policies

**Request:** Concern with approach to implementing flexible policies in the context of this MCR, including employment conversions in select MTSA's, and enabling future expansion to Inglewood, Caledon Village, Palgrave and Sandhill.

**Staff Response:**

- The MCR established basis for the MTSA flexibility and Rural settlement expansions, subject to local implementation details without an amendment to the RPOP
- Policies reflect that RPOP schedules detailed local study in specific instances
- Select MTSA's have been considered through the Region's MCR: Bramalea GO, Clarkson GO, Dundas at Wharton Way, Queen St. 11 to 15, HUB-1 Bolton GO, and HUB-3 Steeles at Mississauga
- Policies enable local municipal studies to address land use compatibility matters for employment areas





# Public Consultation

***Over 300 form letter emails requested that the draft Peel 2051 Official Plan presented to PGMC in February be rejected and staff be directed to [prepare a new official plan with no settlement expansion](#):***

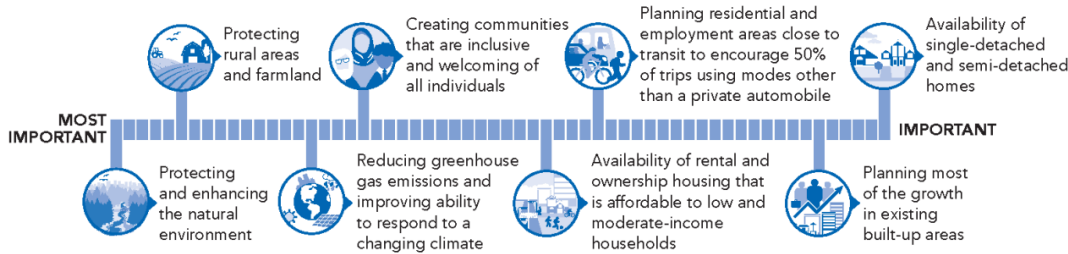
- Message communicated through a significant portion of comments provided
- Expansion would negatively impact natural heritage and farmland
- Aggressive zoning changes could achieve higher rates of intensification of 90-100+ people and jobs (including providing family size units)

## ***Staff Response:***

- The Land Needs Assessment was undertaken in accordance with Provincial requirements and considered three scenarios, 'market based', 'balanced' and 'no boundary expansion'
- Over 60 technical studies were undertaken during Peel 2051 including climate change, infrastructure studies, supporting complete communities, affordable housing, age-friendly planning, sustainable transportation, and fiscal sustainability
- Staff continue to recommend the 'balanced approach' to accommodate growth which accommodates forecasted growth in a manner that addresses all forms of housing and employment, while avoiding shortages that would increase the costs of housing and reduce employment opportunities.

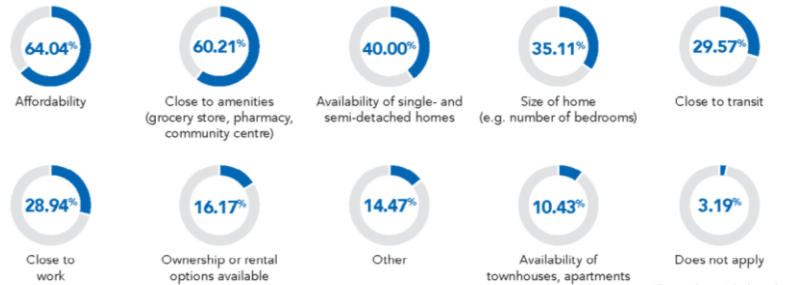
# Public Consultation

When planning a new community what are the most important considerations?\*



\*Respondents identified the importance of each consideration to them from a scale of 'not at all important' to 'very important'

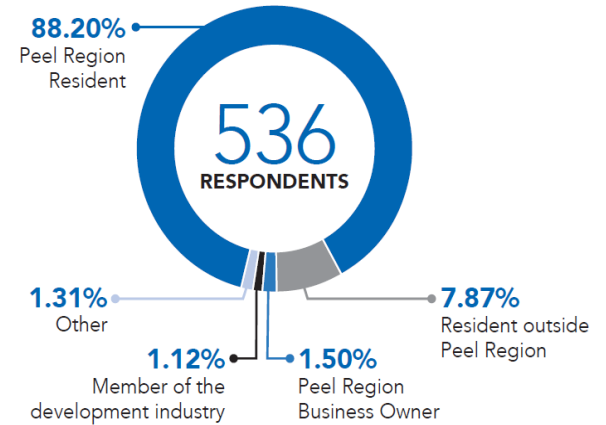
What are the most important neighbourhood characteristics when looking for a home?\*



\*Respondents picked top three


For more information visit: [www.peelregion.ca/officialplan/review/](http://www.peelregion.ca/officialplan/review/)

## Participant Information

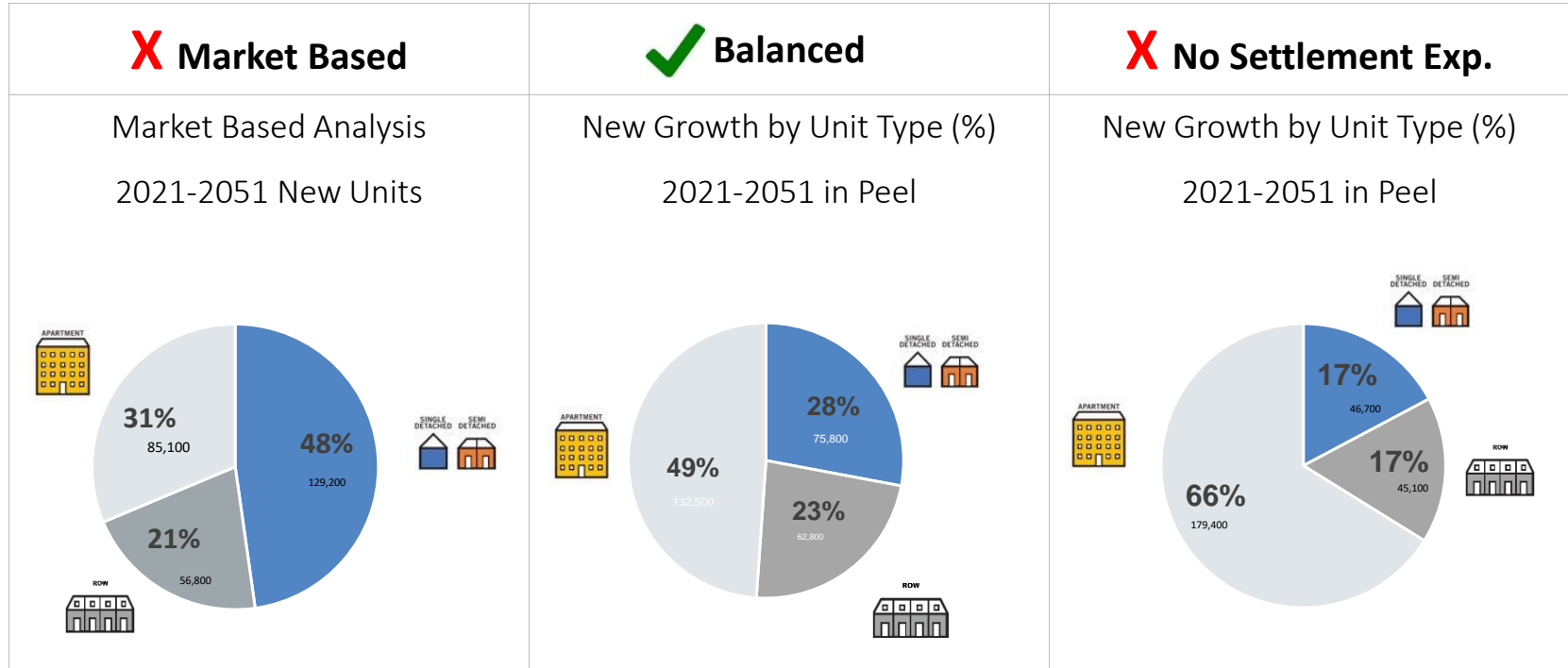


**137** Number of days survey was open

# Public Comment: Land Needs Assessment

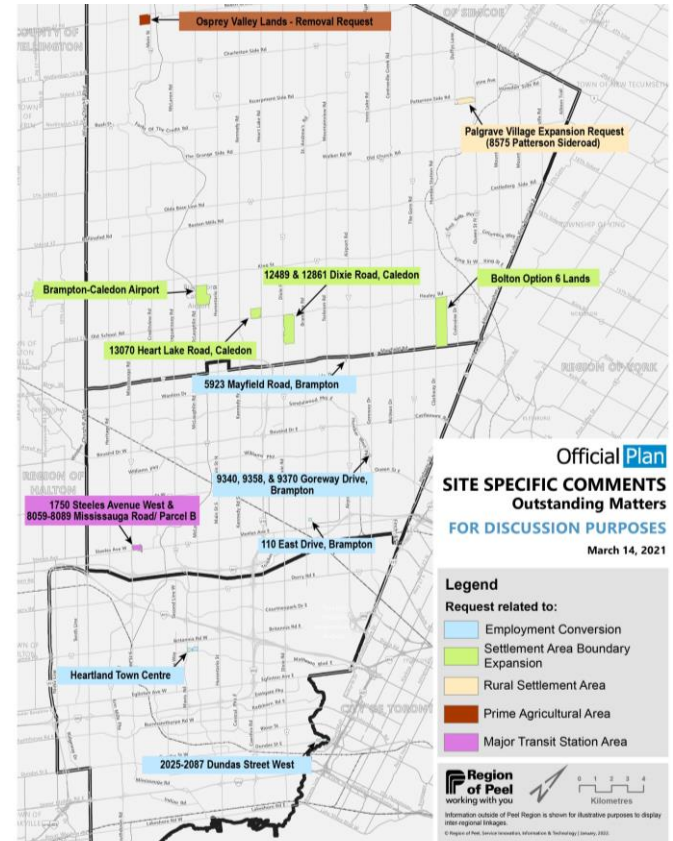
<b>X Market Based</b>	 <b>Balanced</b>	<b>X No Settlement Exp.</b>
<ul style="list-style-type: none"><li>- Greater proportion of new single/semi-detached homes based on the traditional market</li><li>- Removes the most agricultural land for development</li><li>- Does not address concerns of limiting sprawl, reducing reliance on cars, or climate change</li></ul>	<ul style="list-style-type: none"><li>- Half of new units are apartments, and half are single/semi-detached or townhomes</li><li>- Preserves more agricultural land</li><li>- Provides a mix of housing options while limiting climate change impacts</li><li>- Density of development can better support transit and vice versa</li><li>- New greenfield land for both employment and community uses</li></ul>	<ul style="list-style-type: none"><li>- More than half of all new units are apartments, with the amount of new single/semi-detached or townhomes limited by space in the existing urban areas in the Region</li><li>- Does not provide a broad mix of housing options</li><li>- No additional land for employment growth or community areas</li></ul>

# Public Comment: Land Needs Assessment



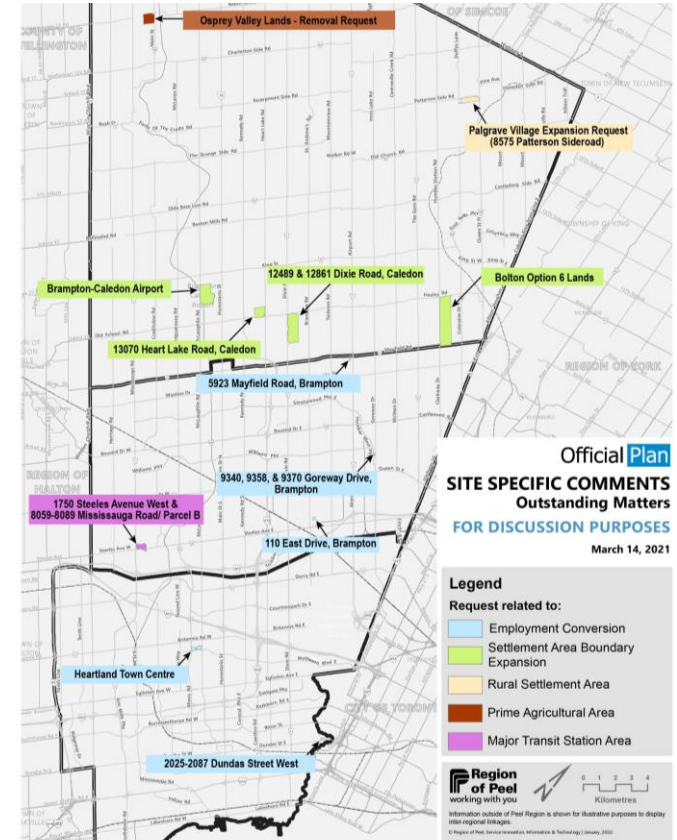
# Additional or Updated Site-Specific Requests

- **Five** Employment Conversion Requests
- **One** Major Transit Station Area Request
- **Three** Greenfield Area policy or designation requests
- **One** rural Settlement request
- **One** Prime Agricultural Designation request



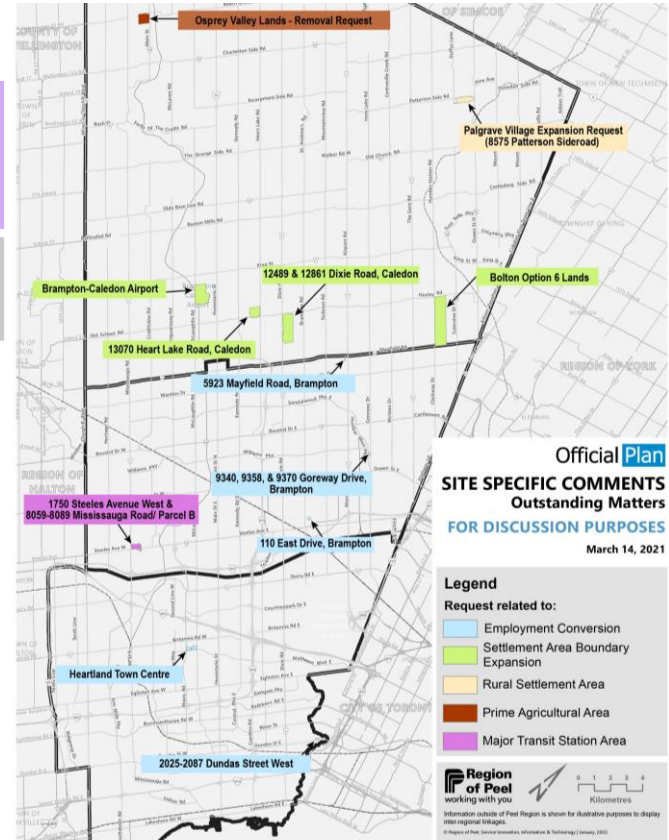
# Employment Conversion Requests

	Staff Recommendation (Feb 3, 2022)	Updated Recommendation
5923 Mayfield Road, Brampton	Not Supported	Future Study
9340, 9358, 9370 Goreway Drive, Brampton	Not Supported	Future Study
2025-2087 Dundas Street East, Mississauga	Not Supported*	MTSA-Employment Flexible Policy
Heartland Town Centre, Mississauga	Not Supported	Future Study
Steeles/Mississauga Rd, Brampton	Not Supported*	MTSA-Employment Flexible Policy
110 East Drive, Brampton	MTSA-Employment Flexible Policy	MTSA-Employment Flexible Policy



# Major Transit Station Areas

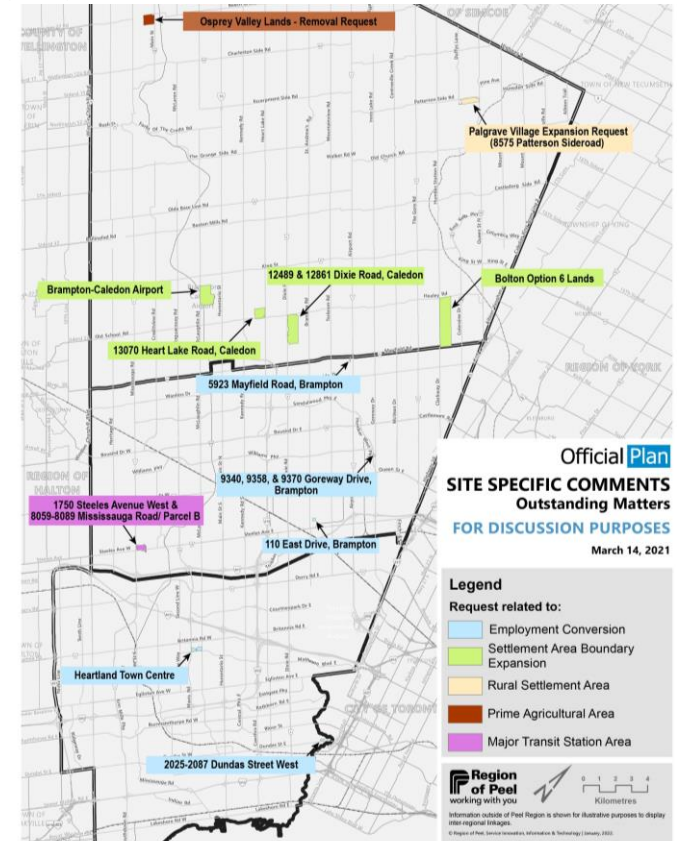
	Staff Recommendation (Feb 3, 2022)	Updated Recommendation
Steeles/Mississauga Road	'Planned MTSA' Not Delineated	'Primary MTSA' Delineated





# Settlement Area Boundary Expansion

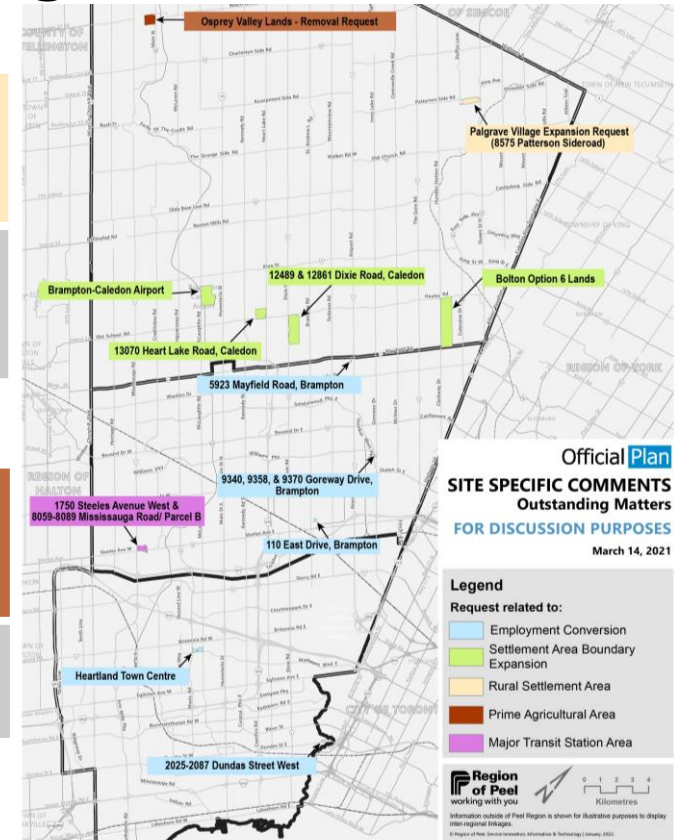
	Staff Recommendation (Feb 3, 2022)	Updated Recommendation
Bolton Option 6 Lands, Caledon	Community Area	Employment Area
13070 Heart Lake Road, Caledon	Employment Area	Community Area & Employment Area
Brampton-Caledon Airport	N/A	New land use compatibility policies around airport (5.10.38.7)
12489 and 12861 Dixie Road, Caledon	Community Area	Community Area & Employment Area





# Rural Settlement Areas & Prime Agricultural Area

	Staff Recommendation (Feb 3, 2022)	Updated Recommendation
Palgrave Village Expansion Request	No expansion	New Policy 5.7.18.11 (Further study required by Caledon)
Osprey Valley Lands	Designated Prime Agricultural Area	Designated Prime Agricultural Area (Under review by Provincial staff)



# Additional Final Staff Recommended Updates



# Staff Recommended Change: **New Rural Servicing** **Related Policy Changes**

## ***New Policies***

- To align to provincial policy and provide flexibility subject to criteria
- Individual on-site sewage and water services may be permitted for infilling or minor rounding out in Rural Settlement Areas (e.g. Hamlets, Villages)
- Within existing partially serviced Rural Settlement Areas, partial services shall only be permitted
  - Where necessary to address failed individual services
  - Where permitted in accordance with a Provincial Greenbelt Plan (e.g. ORMCP, NEP)
  - To allow infilling and minor rounding out of existing development within existing partially services Rural Settlement Areas

# Staff Recommended Change: 2051 New Urban Area Implementation

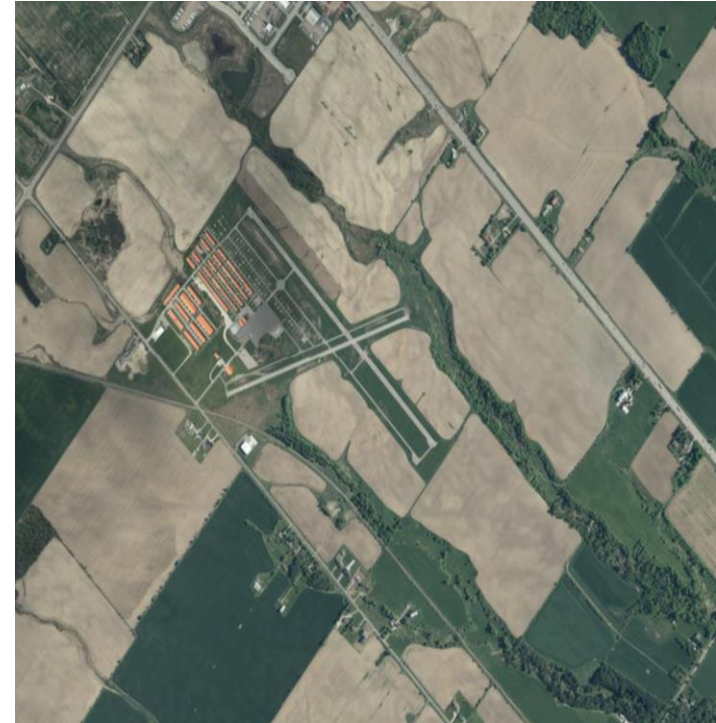
## ***Refined policies have been included in the 2051 New Urban Area section:***

- To permit any potential lands released from corridor protection to be added to the Urban System and take adjacent land use designations
- To require that the conceptual alignment of a connected multimodal system and transit corridor is planned in the SABE to the Region's satisfaction
- Require that the jurisdiction and financing mechanisms for local transit is in place by the time a substantial portion of the SABE is developed
- To permit dry industrial uses (such as transportation or contractor yards) as interim uses in the 2051 New Urban Area Employment Areas, subject to criteria and detailed local official plan policies

# Staff Recommended Change: Brampton-Caledon Airport

## ***New policy to address flight safety & land use compatibility adjacent to the Airport:***

- Direct the Town of Caledon to investigate the need for and incorporate, as appropriate, Aircraft Noise Exposure Contour mapping;
- Prohibit new residential and other sensitive land uses in areas above the 30 NEF/NEP noise contour thresholds established by provincial policy; and,
- Discourage land uses which may cause a potential aviation safety hazard (e.g. building height).

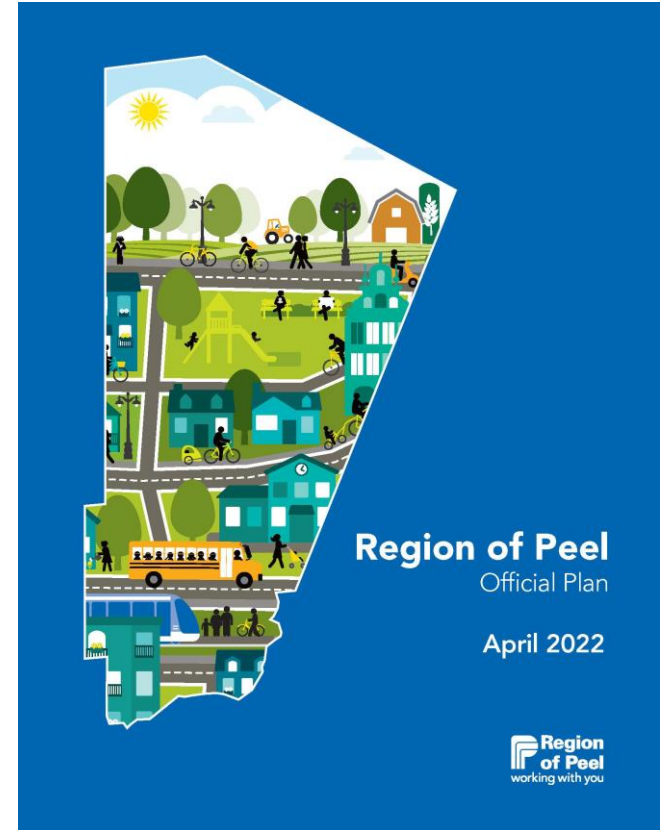


# Adopting the New Peel 2051 Region of Peel Official Plan



# Adopting the New RPOP

- Staff Recommend Regional Council adopt a new Official Plan through a by-law to "repeal and replace" the in-effect Regional Official Plan amended since 1996
- Recommended changes are incorporated in ROP Office Consolidation posted to the Peel 2051 website and with Clerks
- Track changes are available for reference, and a "clean" copy will be provided for adoption
- The new Region of Peel Official Plan (RPOP) is recommended for Council Adoption, subject to any further direction



# Provincial Review

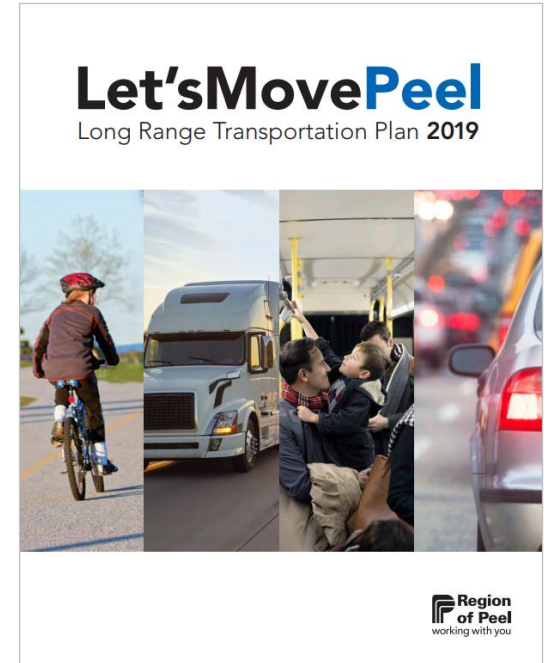
- A comprehensive package and supporting materials will be submitted to the Ministry of Municipal Affairs and Housing for approval
- Regional staff are available to work with the Province if modifications are needed
- Province has 120 days to issue a decision or Peel's appeal rights are available
- Once approved by the Province, the new Region of Peel Official Plan will be in-effect and cannot be appealed
- Post-approval, work with local municipalities to ensure local official plan reviews conform to the Region's Official Plan



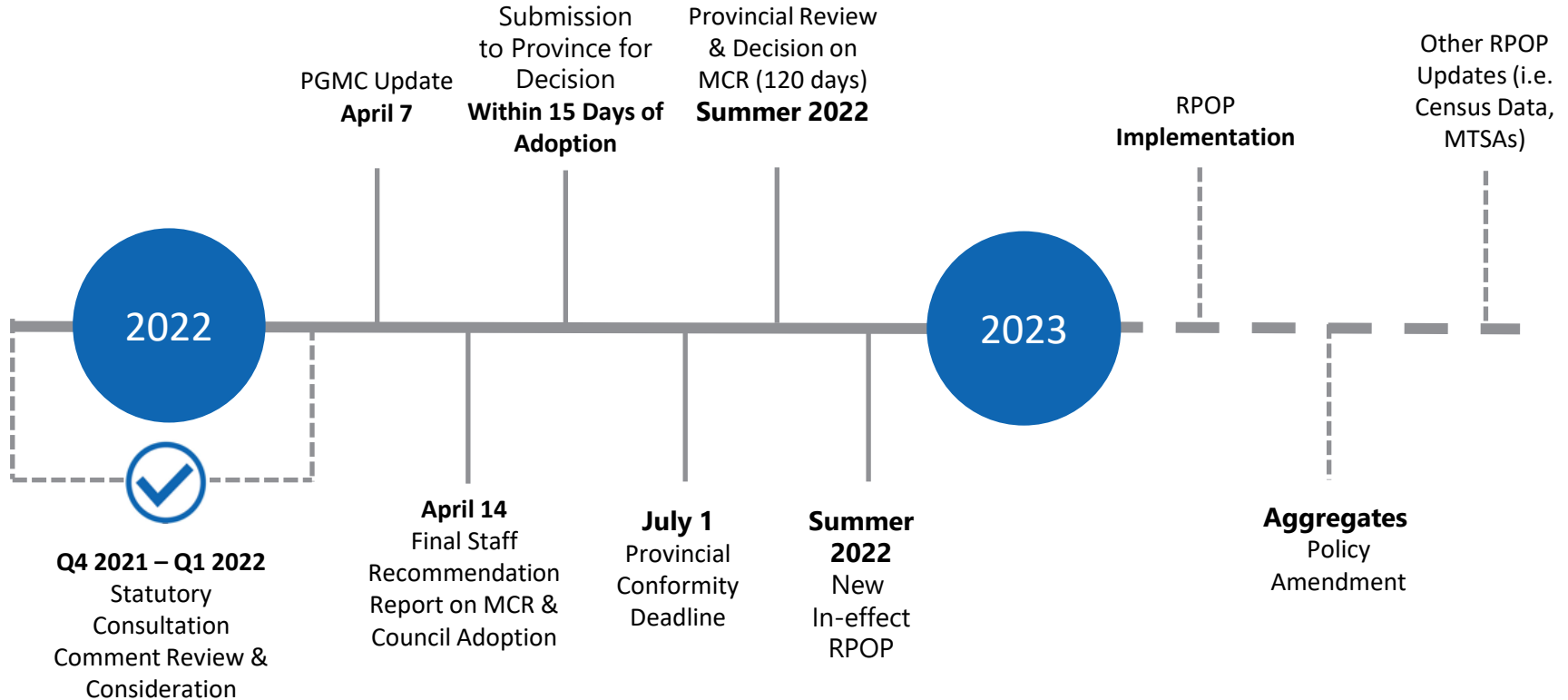


# Next Steps Post-Approval

- Complete the Aggregates policy review and amendment
- Implement policies that require studies, for example:
  - Water & Wastewater Master Plans
  - Transportation Updates (e.g. Long Range Transportation Plan)
  - Age-Friendly Planning Built Environment Assessment
  - Broadband services assessment
- Work with local municipalities to advise on local official plan review conformity



# Adoption to Implementation Timeline



# Website

## Peel2051

- Peel 2051 Official Plan Review Webpage: [peelregion.ca/officialplan/review/](https://peelregion.ca/officialplan/review/)
- Reading Room Webpage (Reports, Appendices, New Region of Peel Official Plan): [peelregion.ca/officialplan/review/reading-room/](https://peelregion.ca/officialplan/review/reading-room/)