

**For Information**

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DATE: January 15, 2020

REPORT TITLE: **PEEL 2041 OFFICIAL PLAN REVIEW - PROCESS UPDATE BASED ON PROVINCIAL DIRECTION AND POTENTIAL WORK PLAN REVISIONS**

FROM: Andrew Farr, Acting Commissioner of Public Works

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**OBJECTIVE**

To provide an update on the Peel 2041 Official Plan Review (“Peel 2041”) process as a result of new Provincial direction allowing phasing of a Municipal Comprehensive Review, including opportunities to advance strategic policy amendments.

**REPORT HIGHLIGHTS**

- The Peel 2041: Official Plan and Municipal Comprehensive Review (MCR) has been underway with original timelines extended as a result of Provincial planning policy changes.
- On November 12, 2019, the Minister of Municipal Affairs and Housing confirmed that municipalities may choose to take a phased approach to their MCR through multiple official plan amendments. Previous Provincial direction had required that municipalities complete an MCR under the Growth Plan, 2019, through one single amendment, with conformity required by July 1, 2022.
- Regional Council advocated for a phased approach to an MCR, with flexibility to advance planning policies in a phased manner, instead of through a single amendment.
- A phased approach would enable Regional Council to proceed with adoption of policies that are significantly advanced, including supporting strategic community building initiatives, Ninth Line Lands and Mayfield West Phase 2 Stage 2 ahead of the overall 2022 timeline.
- Additionally, the Provincial letter states that there is no limit on how many settlement boundary expansions of up to 40 hectares municipalities can undertake outside of an MCR.
- This Report outlines new opportunities for advancing Regional Official Plan Amendments where work is sufficiently advanced and to address strategically significant priorities that support community building.

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### DISCUSSION

#### 1. Background

The Peel 2041 Official Plan Review and Municipal Comprehensive Review (MCR) process is being undertaken to ensure the Region's Official Plan is consistent with and conforms to Provincial plans and policies under Section 26 requirements of the *Planning Act*. Since this process began in 2013, the Province introduced multiple new plans, policies, guidance and regulations that have impacted the progress of the work plan and introduced new timelines, including the requirement to comply with the Provincial Growth Plan, to achieve conformity by July 1, 2022.

On September 26, 2019, Regional Council received a report on the implications of changes in Provincial direction impacting the Peel 2041 process (Resolution 2019-820). At that time the changes to the *Growth Plan, 2019*, required Regionally initiated MCRs to be completed through a single Regional Official Plan Amendment. As a result of this direction, all planning matters were required to be brought forward for adoption at the same time in Q4 2021. This meant that earlier completed work would have to wait for the completion of all other MCR policies.

On November 12, 2019, a letter was received from the Minister of Municipal Affairs and Housing announcing a new direction: to achieve conformity, municipalities now have the choice of phasing their MCR through multiple amendments or a single amendment (for a new official plan or plan amendments) (see Appendix I). Additionally, the letter stated that there is no limit on how many settlement boundary expansions of up to 40 hectares municipalities can undertake outside of an MCR. This letter was provided at the November 14, 2019 Regional Council meeting (Resolution 2019-1067). A phased approach allows for policies that are significantly advanced to proceed ahead of other elements of an MCR that require more time.

#### 2. Impacts and Opportunities from the November 12, 2019 Letter

The opportunity to phase MCR implementation is in line with what the Region had requested from the Province when commenting in relation to the Provincial Growth Plan (Resolutions 2019-206 and 2019-605). This recent information is positive as it allows for flexibility of work, supporting work in advanced stages of completion and important community building objectives to continue proceeding as planned without being required to wait for other elements of the MCR to be completed.

Given the above, staff will monitor and consider opportunities for advancing Regional Official Plan Amendments where work is sufficiently advanced and to address strategically significant priorities that support community building. Specifically, areas for potential advancement through an early Regional Official Plan Amendment could include policies on:

- Environment, Agricultural and Rural System
- Housing
- Transportation
- Growth Management (including growth allocations)
- Employment
- Major Transit Station Areas
- Greenlands System

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However, it should be noted that there are various items of strategic importance still awaiting Provincial confirmation which may impact the ability to phase the above policies. These items include:

- Guidance materials such as an updated land needs assessment methodology;
- Potentially new population and employment growth forecasts;
- Implementation of Provincially Significant Employment Zones; and,
- An updated Provincial Policy Statement.

The Province has indicated that direction and information on these items is targeted for early to mid-2020. If sufficient direction is confirmed by that time, there should be an opportunity to advance an official plan amendment dealing with the strategic policies noted above, ahead of other longer-term policy work within Peel 2041.

Based on the current work plan (see Appendix II), it is anticipated an amendment could be brought forward by late 2020 for Council authorization to proceed with statutory public consultations on any strategic opportunities, such as those policy areas listed above. Proceeding with a separate amendment earlier than the rest of Peel 2041 on key strategic items would allow for clearer direction to flow to other local processes.

Further, this new confirmation also provides the opportunity for Ninth Line Lands and Mayfield West Phase 2 Stage 2 settlement area boundary expansions to proceed as amendments ahead of other official plan policy review processes. The Official Plan Amendment process, in accordance with the *Planning Act*, has now resumed for both boundary expansions. The statutory public meeting for the Ninth Line Lands was held on October 26, 2017. A statutory public meeting for Mayfield West Phase 2 Stage 2 was held on December 12, 2019. Future reports with recommended directions on both settlement area boundary expansions are anticipated to go to Regional Council in early 2020.

The Peel 2041 work plan will continue to be implemented as planned to complete policy work for the remaining focus areas. Staff will continue to monitor Provincial changes and provide updates as necessary.

**CONCLUSION**

The letter received from the Minister in November is positive in providing flexibility to the Region to bring forward key items of significant strategic importance ahead of other elements of the Peel 2041 work plan. The Peel 2041 work plan is proceeding as planned and reported on at the September 26, 2019 Regional Council meeting. The work plan will continue to be monitored and consider opportunities to adapt for a potential strategic amendment by the end of 2020 for statutory public consultations.



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**Approved for Submission:**



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N. Polsinelli, Interim Chief Administrative Officer

**APPENDICES**

Appendix I - Letter from the Minister of Municipal Affairs and Housing, dated November 12,  
2019

Appendix II - Peel 2041 Official Plan Review Process Update Based on Provincial Direction and  
Potential Work Plan Revisions

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