



THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
REVISED AGENDA

Meeting #: PGMC - 2/2021
Date: Thursday, March 18, 2021
Time: 9:30 AM - 11:30 AM
Location: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario
Members: G. Carlson, P. Fortini, N. Iannicca, J. Innis, L. Kiernan, M. Medeiros, C. Parrish (Chair),
R. Starr, A. Thompson (Vice-Chair), P. Vicente

The meeting will be live streamed on <http://www.peelregion.ca>

Italics Denotes Revised/Additional Items.

1. CALL TO ORDER
2. DECLARATIONS OF CONFLICTS OF INTEREST
3. APPROVAL OF AGENDA
4. DELEGATIONS
 - 4.1. Sylvia Roberts, Resident, City of Brampton
Regarding Orangeville Brampton Railway
 - 4.2. *Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Humber Station Villages Landowners Group Inc.*
Regarding Regional Official Plan Amendment 30 Option 6 Lands (Related to 5.6 and 6.3)
5. REPORTS
 - 5.1. Overview of Regional and Local Planning Roles and Processes
(Oral)
Presentation by Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management; and John Hardcastle, Interim Director of Development Services

- 5.2. Environment and Resources Focus Areas Overview
(Oral)
Presentation by Mark Head, Manager, Integrated Planning, Regional Planning and Growth Management
- 5.3. Climate Change Policy Review
(Oral)
Presentation by Derek Lau, Intermediate Planner, Regional Planning and Growth Management
- 5.4. Water Resources Policy Review and Update
(Oral)
Presentation by Gail Anderson, Principal Planner, Regional Planning and Growth Management
- 5.5. Greenlands System Policies and Mapping
(Oral)
Presentation by Learie Miller, Advisor, Environmental Planning, Regional Planning and Growth Management
- 5.6. Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal
(For information) (Related to 4.2 and 6.3)

6. COMMUNICATIONS

- 6.1. Steve Clark, Minister of Municipal Affairs and Housing
Letter dated February 17, 2021, Regarding Consultation on Growing the Size of the Greenbelt (Receipt recommended)
- 6.2. Cordelia Clarke Julien, Assistant Deputy Minister of Municipal Affairs and Housing
Letter dated February 23, 2021, Regarding Requirements for Municipalities to Conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Receipt recommended)
- 6.3. *Paul Lowes, Principal, SGL Planning and Design Inc., on behalf of the Humber Station Villages Landowners Group Inc.*
Letter dated March 15, 2021, Regarding Regional Official Plan Amendment 30 Option 6 Lands Update (Related to 4.2 and 5.6)

7. OTHER BUSINESS

8. IN CAMERA

9. NEXT MEETING

Thursday, April 29, 2021

9:30 a.m. – 11:30 a.m.

Council Chamber, 5th Floor

Regional Administrative Headquarters

10 Peel Centre Drive, Suite A

Brampton, Ontario

10. ADJOURNMENT

Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2021/03/18	MEETING NAME PGMC
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Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD 2021/03/02
--

NAME OF INDIVIDUAL(S) Sylvia Roberts
--

POSITION(S)/TITLE(S) Resident

NAME OF ORGANIZATION(S) Resident
--

E-MAIL	TELEPHONE NUMBER	EXTENSION
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Orangeville Brampton Railway Why OBRY is of significant potential value to the Region

A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input checked="" type="checkbox"/> Adobe File or Equivalent (.pdf)		
<input type="checkbox"/> Picture File (.jpg)	<input type="checkbox"/> Video File (.avi,.mpg)	<input type="checkbox"/> Other <input type="text"/>
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached		

<p>Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at least ten (10) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 56-2019, as amended, delegates appearing before <u>Regional Council</u> or <u>Committee</u> are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</p> <p>Delegates should make every effort to ensure their presentation material is prepared in an accessible format.</p> <p>Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p>
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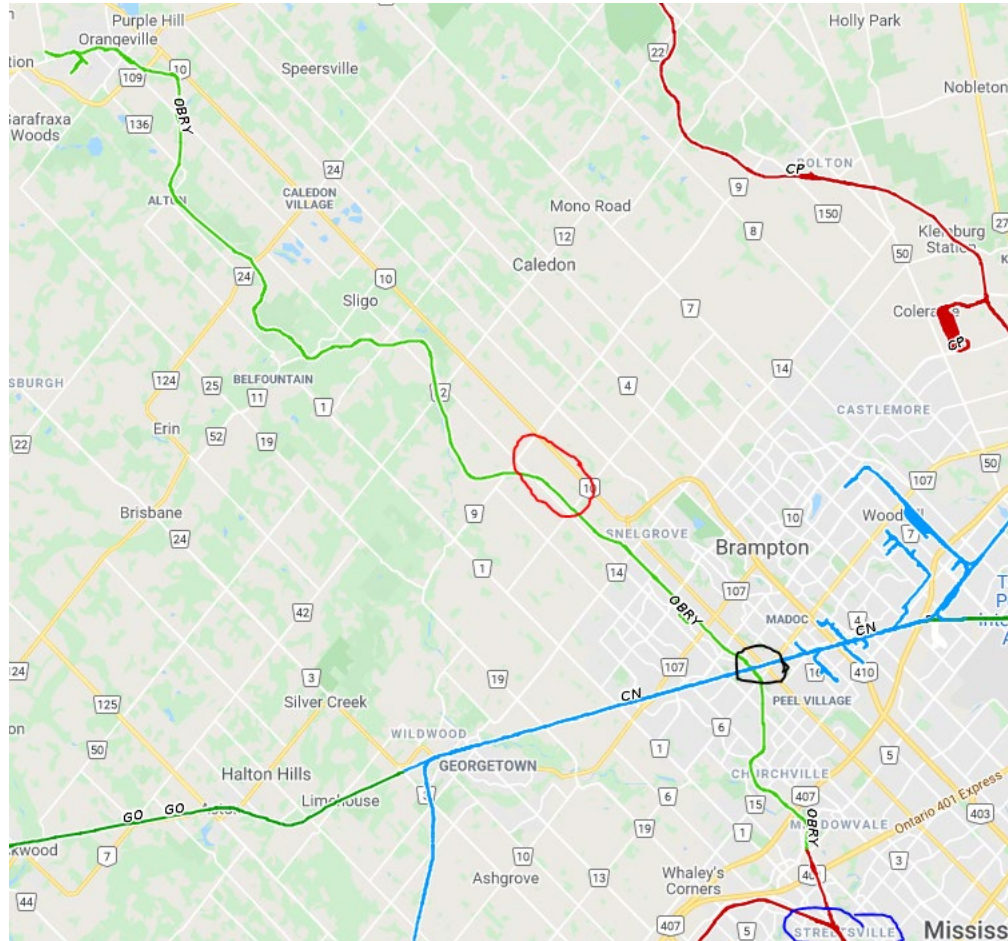
<p align="center">Notice with Respect to the Collection of Personal Information (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.</p>

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

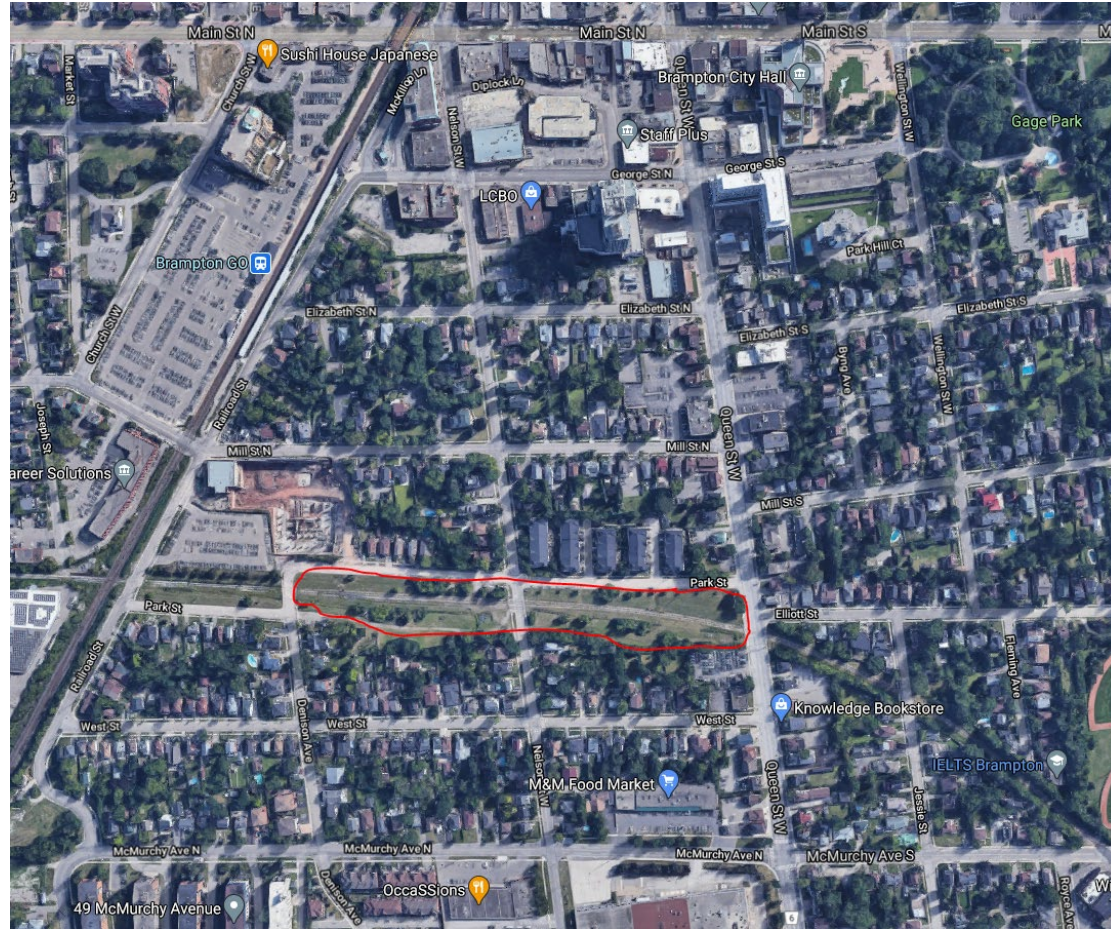


OBRY & Peel

What and where is OBRY



Why does it matter now?







FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2021/03/18	MEETING NAME PGMC
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Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD 2021/03/15
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NAME OF INDIVIDUAL(S) Paul Lowes
--

POSITION(S)/TITLE(S) Principal
--

NAME OF ORGANIZATION(S) SGL Planning & Design Inc.
--

E-MAIL plowes@sglplanning.ca	TELEPHONE NUMBER 4169236630	EXTENSION 23
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Item 5.6 on the March 18th Council Agenda on behalf of the Humber Station Villages Landowners Group Inc. regarding the ROPA 30 Option 6 lands.
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A formal presentation will accompany my delegation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf)		
<input type="checkbox"/> Picture File (.jpg)	<input type="checkbox"/> Video File (.avi,.mpg)	<input type="checkbox"/> Other <input type="text"/>
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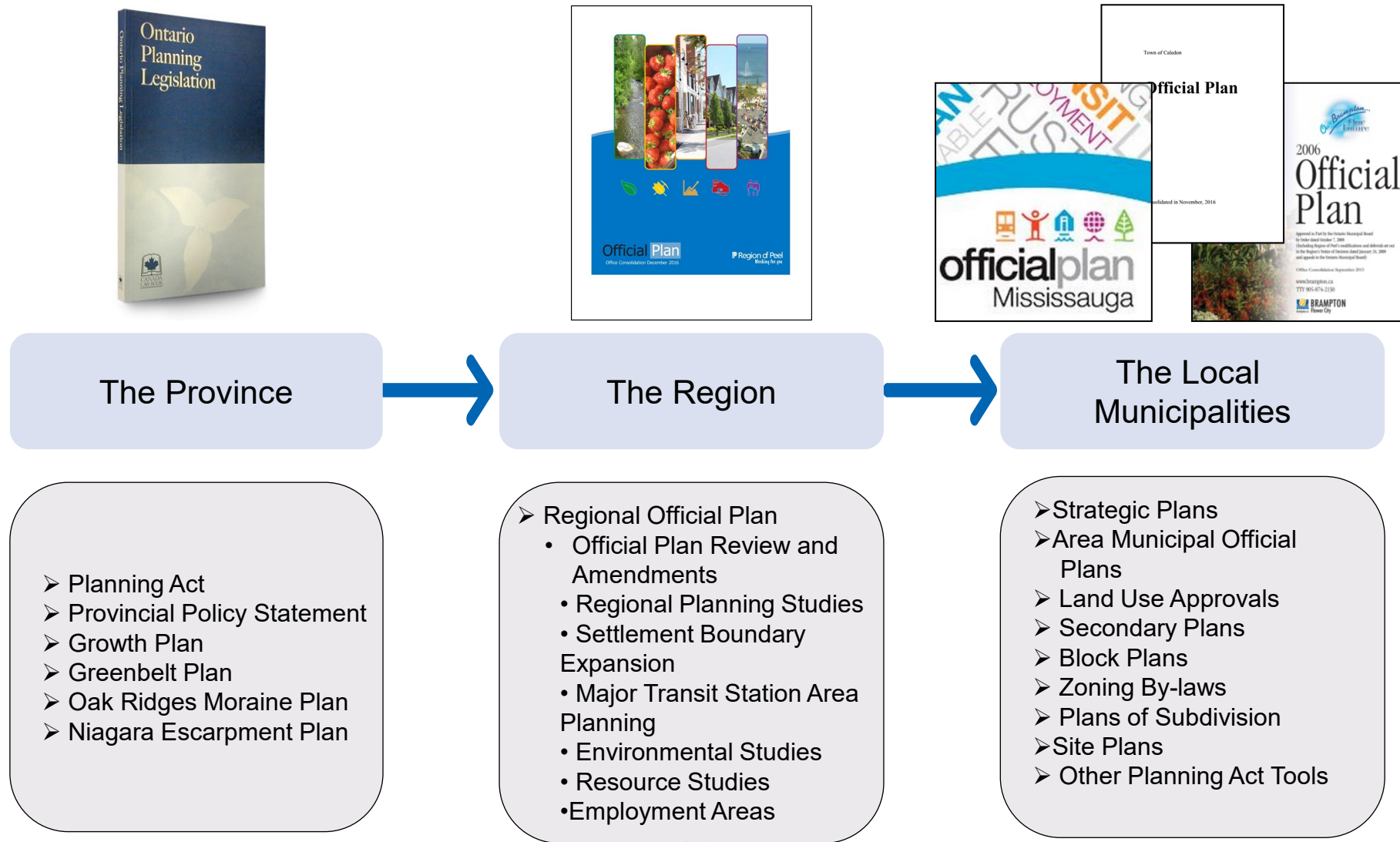
Overview of Regional and Local Planning Roles and Processes

*Planning and Growth Management Committee
March 18, 2021*

Adrian Smith, Chief Planner and Director
Regional Planning and Growth Management

John Hardcastle, Interim Director
Development Services

Land Use Planning Policy Framework



Planning Act Approval Authority

- Upper tier MCR's - adopted by Regional Council - Provincial Approval Authority
- Regional OP Amendment – Regional Council Approval Required
- Lower Tier OP's and OP Amendments – adopted by Local Council – Regional Approval Authority
- Plans of Subdivision – Regional Approval Authority
- Consents – Regional Approval Authority
- Zoning By-laws – Local Council Approval Authority

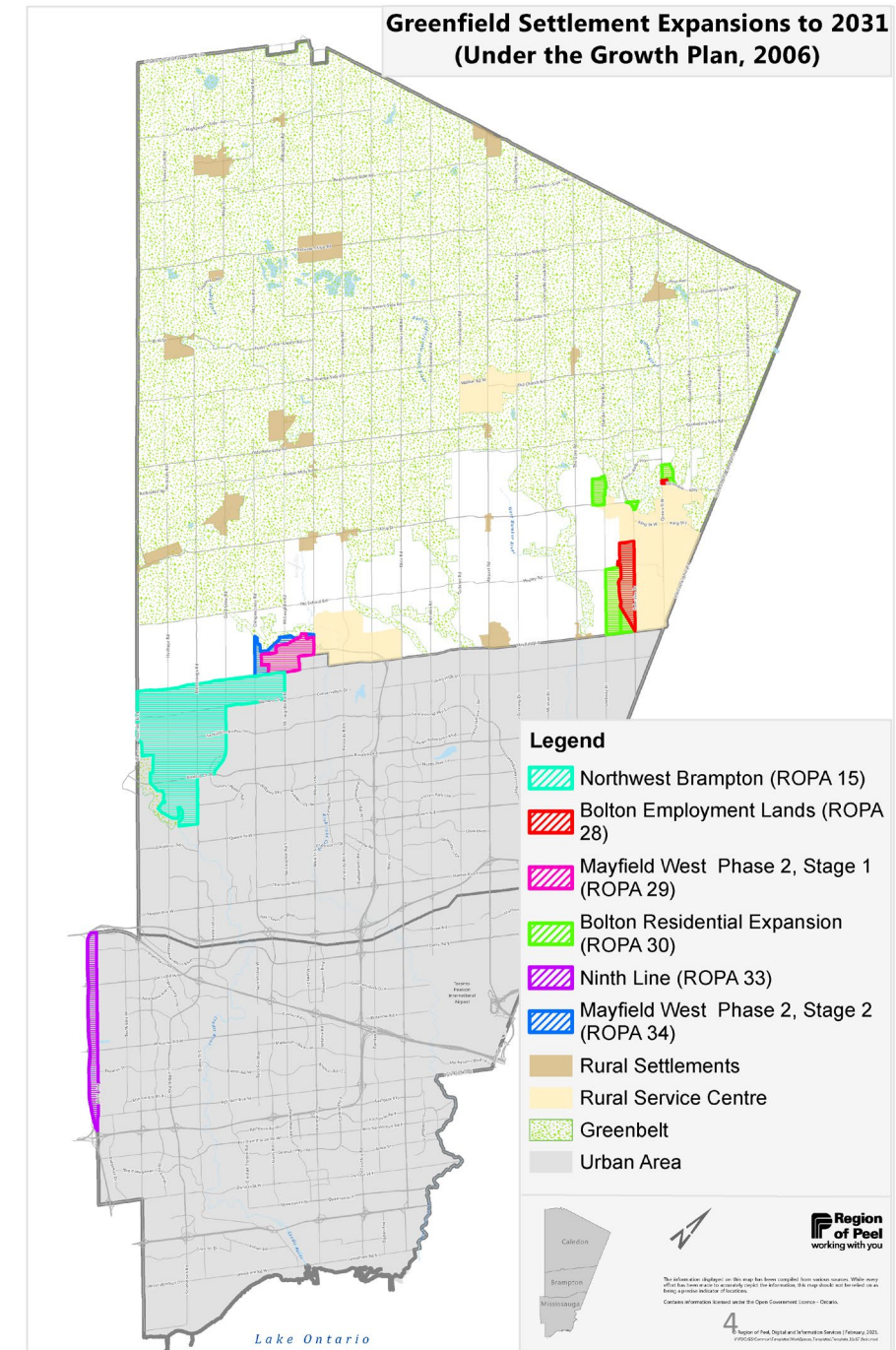
Regional Delegation of Approval Authority

- Delegation By-laws – The Region permits local approval subject to compliance with Provincial and Regional Policy:
 - Local OP's and MCR's – Delegation not permitted
 - Local OP Amendments – Delegation By-law (1-2000)
 - Subdivisions – Delegation By-law (9-2001)
 - Consents - Delegation By-law (5-1989)

Planning for Growth to 2031

Peel Regional Official Plan Review - 2007-2021

- Implemented the Growth Plan 2006
- Regional Official Plan Amendment (ROPA) 24 allocated population and job growth across Peel
- Alongside intensification, multiple settlement expansion ROPAs were required to locate greenfield growth in Mississauga, Brampton, and Caledon

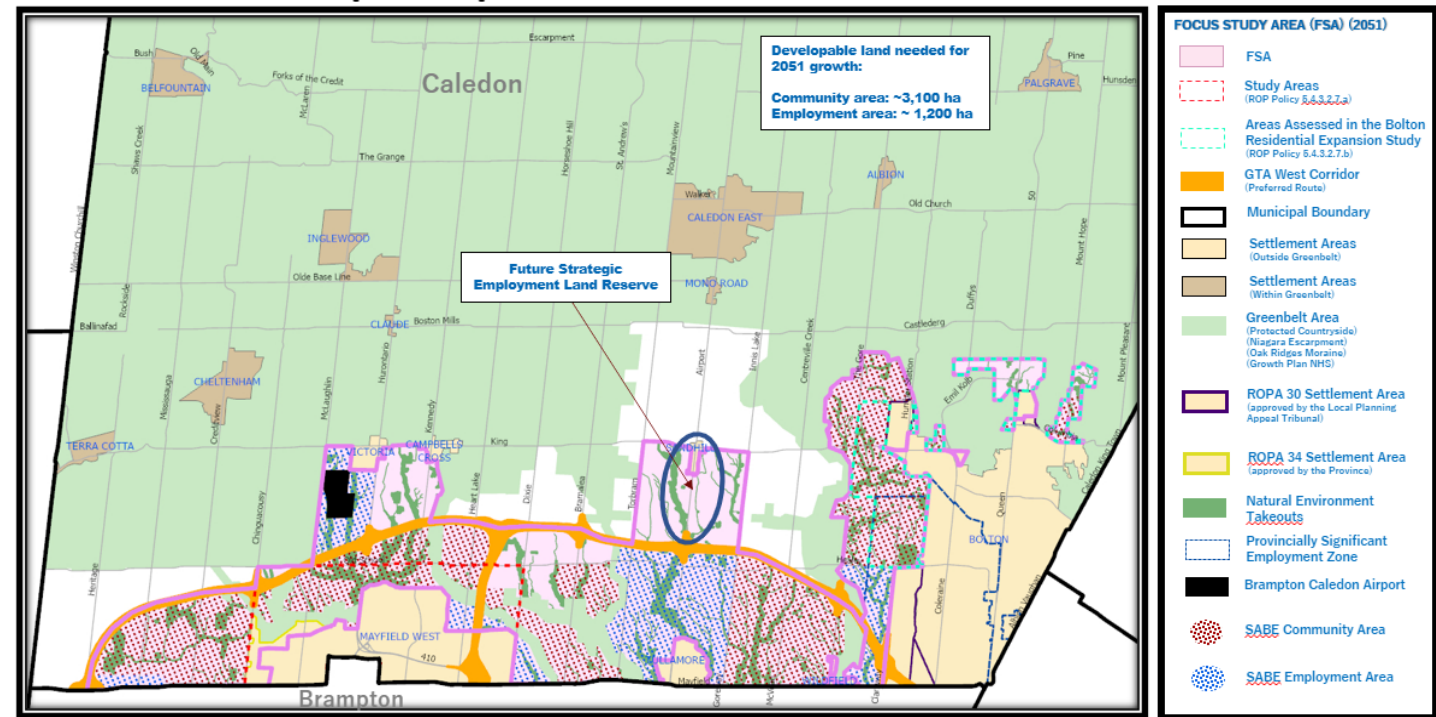


Planning for Growth to 2051

Peel 2041+ Regional Official Plan Review – Ongoing

- Implementing the Growth Plan 2019
- Alongside intensification, greenfield growth is required in Caledon as Brampton and Mississauga are built-out

SABE: Concept Map (December 2020, updated with ROPA 30 Settlement)



Growth Allocation Steps

- Provincial Growth Plan allocation provided
- Demographic analysis on household headship rates, age profile, immigration / emigration, PPU, market analysis, employment trends
- Work with locals to assess existing plans, potential intensification opportunity, community visions
- Prepare detailed distribution of growth for analysis purposes
- Establish Official Plan policy with overall population for each local and required targets per Provincial policy:
 - Intensification target
 - Greenfield density target
 - Density targets for Strategic Growth Areas (UGC, MTSAs)

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.

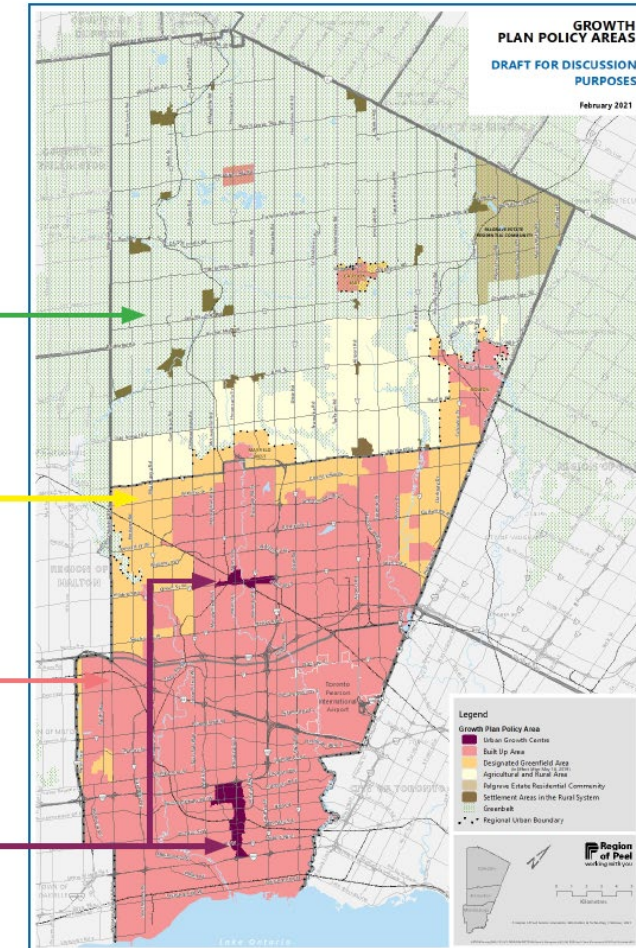
Sources: Growth Plan, 2019

Greenbelt
Protected from major development

Designated Greenfield Area
Lands to accommodate current and future growth at 65 ppj/ha*

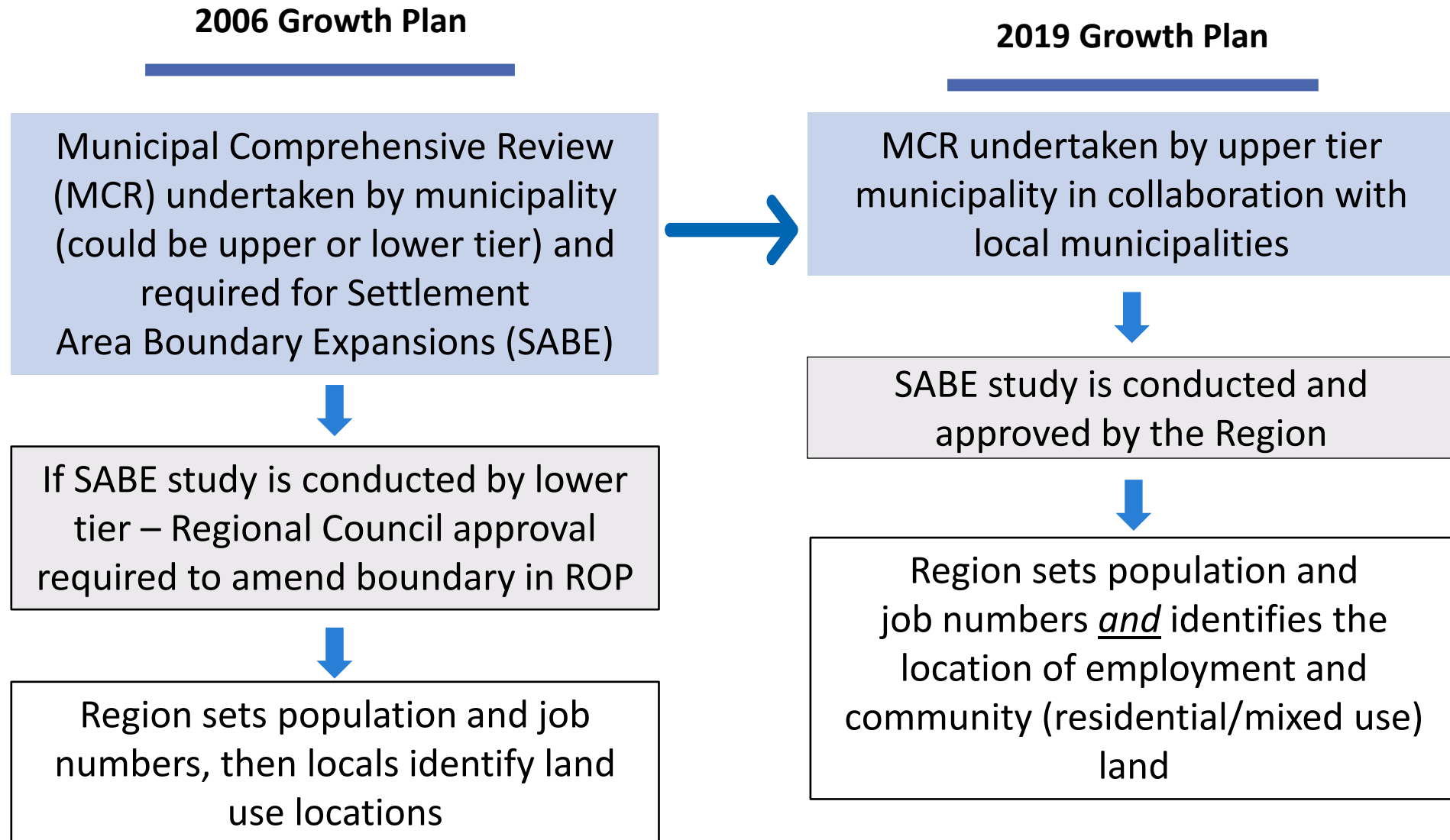
Built-up Area
A minimum of 55% of Peel's growth is planned through intensification in the built-up area

Urban Growth Centres
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development



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

Process for Settlement Expansions



Settlement Expansion Implementation

Regional Role

- Regional MCR
- Review local Official Plan Amendments (LOPA) for conformity to Regional Official Plan (ROP)
 - Approval authority of the local OPA is delegated by the Region to Local Council, provided the amendment conforms to the Regional Official Plan (see by-law 1-2000)

Local Municipal Role

- Development application process to prepare, circulate, and adopt a LOPA / Secondary Plan / Community Plan
- Prepare zoning, subdivision, condo plans, site plans

2006 Growth Plan

Identifying the location of land uses to meet the growth allocation is a local role subject to Regional approval

2019 Growth Plan

Identifying the location of land uses to meet the growth allocation is a combination of roles:

- ROP locates high level employment and community lands
- LOP further identifies detailed land use designations through secondary plans, community plans, zoning

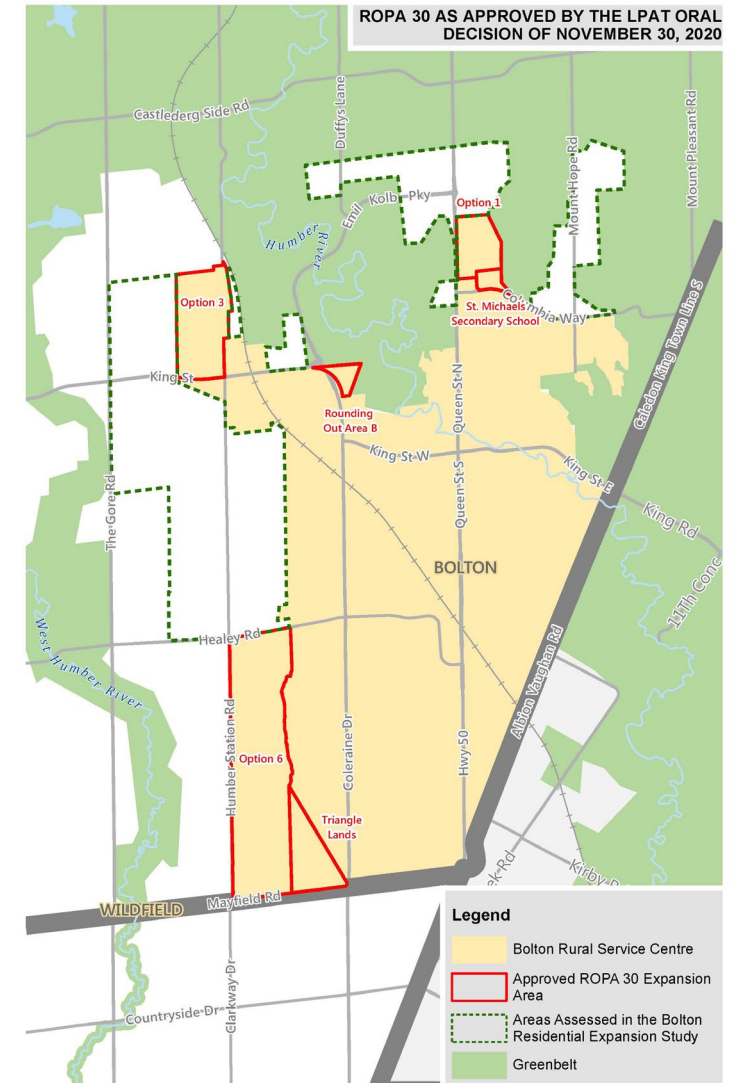
Key ROPA 30 Implementation Policies

ROP policy 5.4.3.2.9

- Must accommodate approximately 11,100 residents and 3,600 jobs
- Must plan for an appropriate mix of jobs, employment lands, local services, housing, including affordable housing, community infrastructure, and a full range of transportation options
- Ensure natural heritage features are identified and protected

ROP policy 5.4.3.2.9.1:

- Prior to the Town adopting a LOPA and secondary plan, the Town must prepare a phasing plan which provides for the Region to approve phasing, staging, implementation, and financial plans and agreements prior to approval
- Specific requirements to address issues such as healthy development, affordable housing, natural heritage, agriculture and transportation



Secondary Planning and LOPAs

Secondary Plans

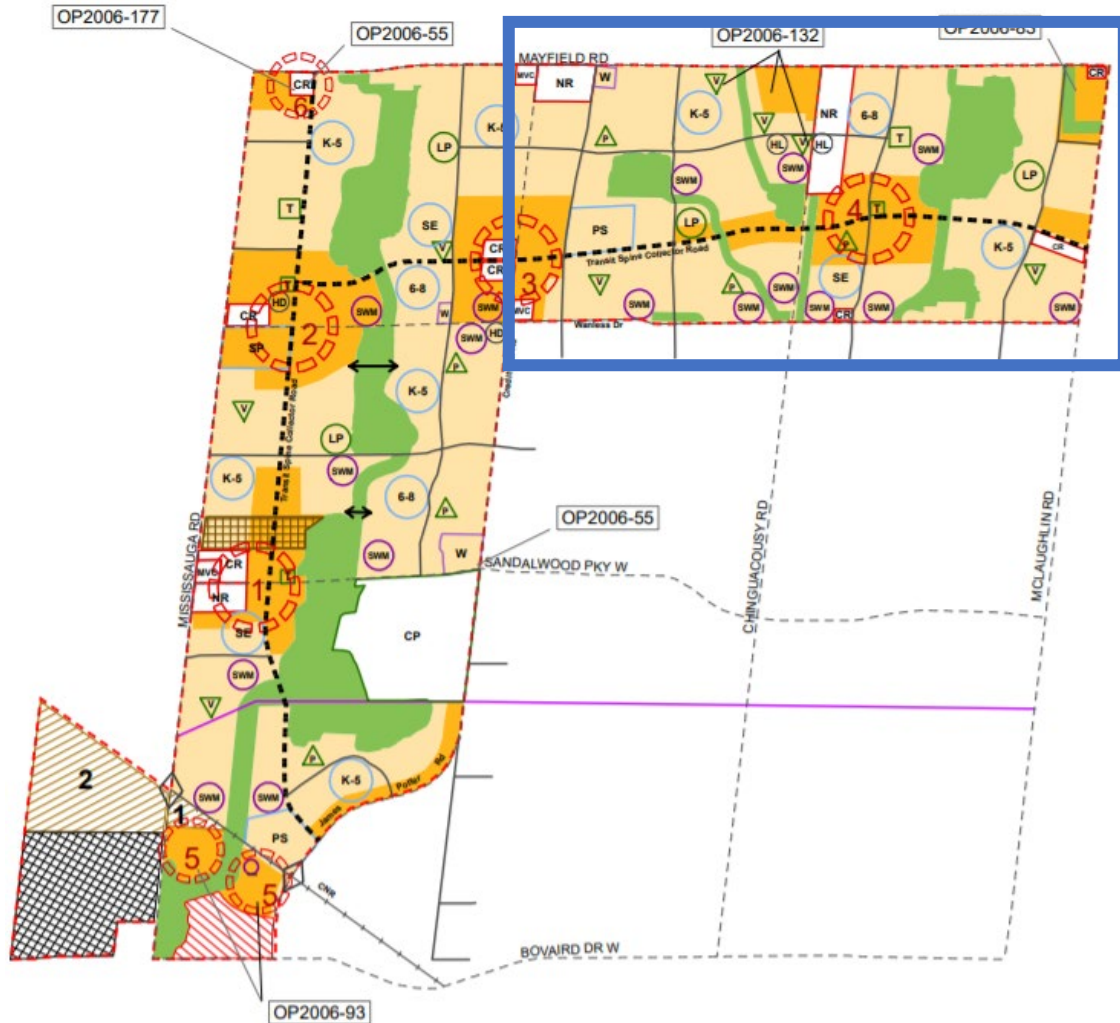
- Is a land use plan for a particular area
- It provides specific policies for areas where more detailed directions for land use designation, infrastructure, environment, transportation, and urban design are required beyond the general framework provided by the Official Plan.
- Forms a part of a local Official Plan and informs the next stages of development planning (subdivisions, site plans)

When are they Required?

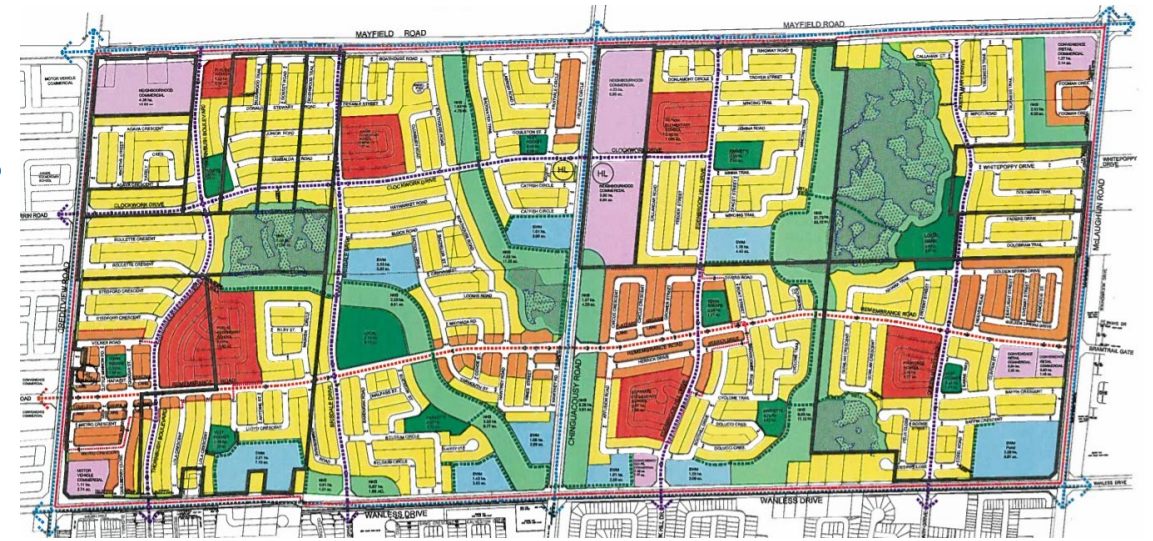
- It is standard practice and customary for secondary plans to be prepared for large areas of new developable land
- Additionally, the ROP directs the local municipalities to prepare secondary plans in specific areas
- Prepared when there is a new greenfield settlement expansion or change in land use vision

Secondary Plan to Block Plan

Mount Pleasant Secondary Plan No. 51



Mount Pleasant Block Plan No. 51-2



+ Detail in land use, built form, environmental features, etc.

Block Planning / Neighbourhood Planning

What is a Block Plan?

Assist in coordination of:

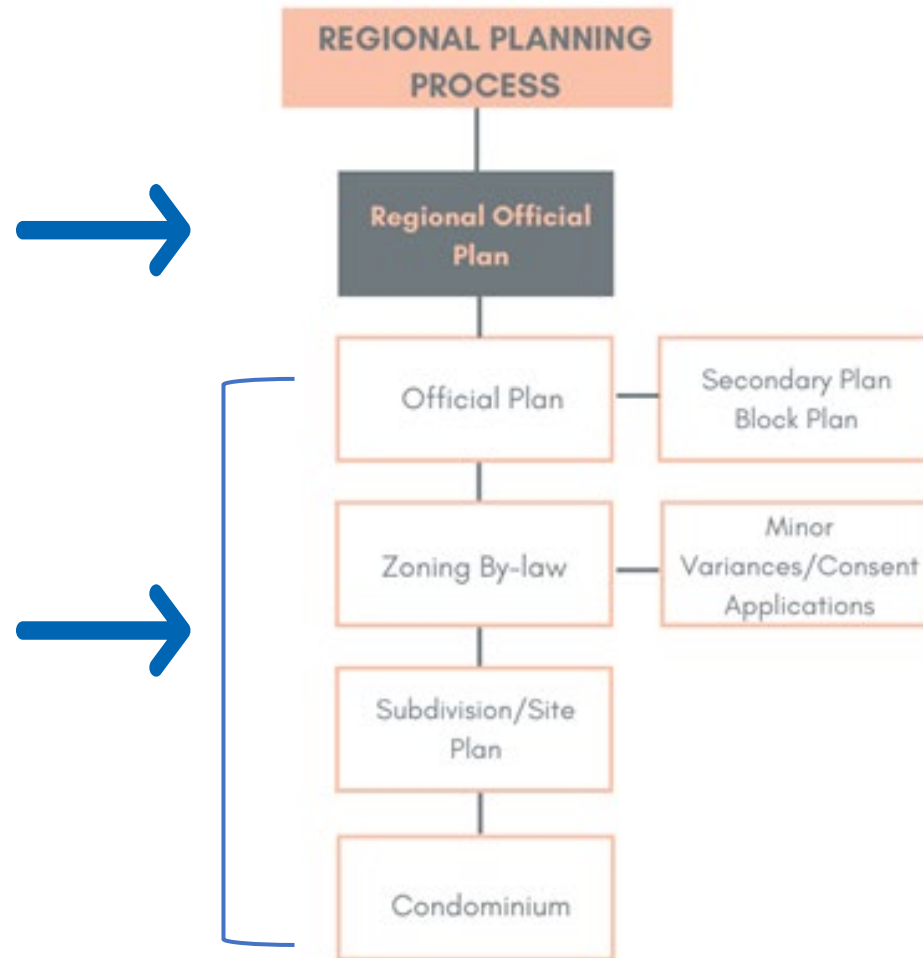
- Technical studies and approvals
- The delivery / funding of services and infrastructure;
- Allocation of development priority
- Layout of roads and the location and configuration
- Phasing and staging of infrastructure and development
- Water resource planning implementation
- Character, size and urban form of parks, institutional, commercial and industrial sites
- Layout/function of open space corridors, valleylands, woodlots and other natural features

Planning & Development Application Process

Peel Leads;
Province Approves

Peel takes a
Commenting Role
and Establishes
Conditions; locals
approve*

*The Region comments on
and approves applications
where approval authority is
not delegated (e.g. New
Official Plans)



Peel2041+

Regional Official Plan Review

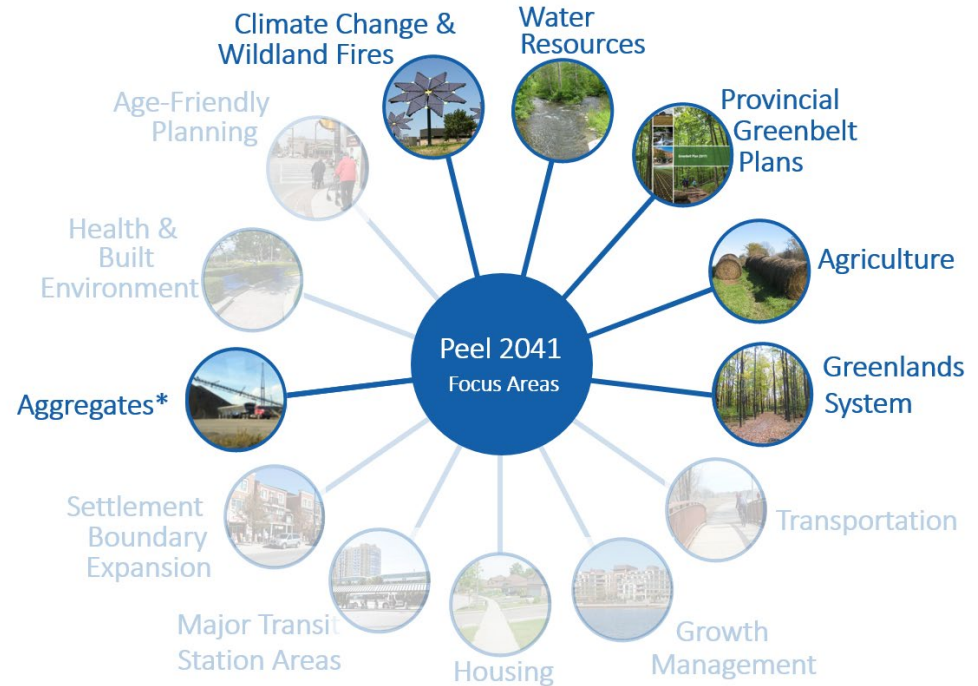
Environment and Resources Focus Areas Overview

Planning & Growth Management Committee

March 18, 2021

Mark Head
Regional Planning & Growth Management
Region of Peel

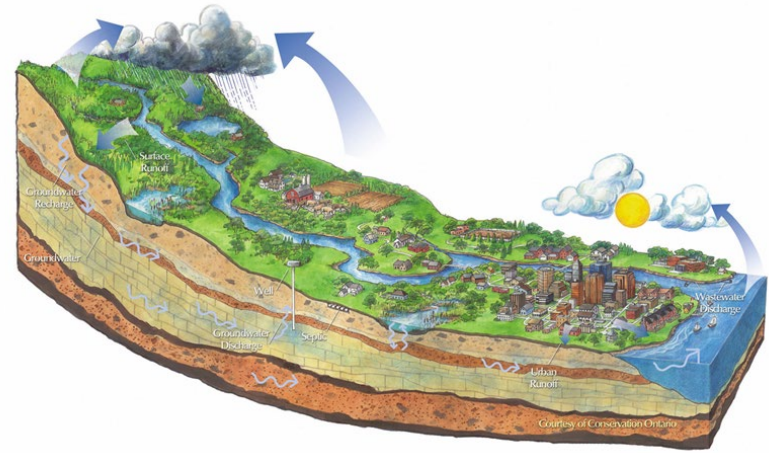
Peel 2041+ Environment and Resources Focus Areas



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

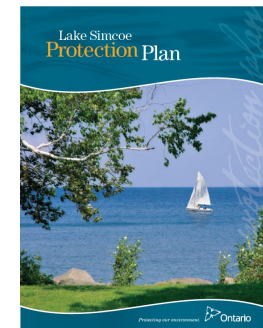
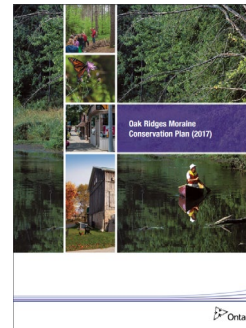
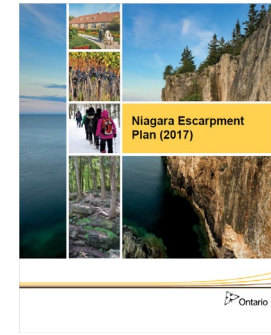
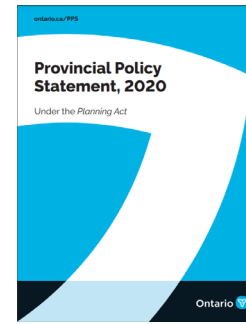
Key objectives and outcomes

- Addresses climate change, reduces emissions and adapts the Region to a changing climate
- Provides direction for watershed, subwatershed and stormwater planning
- Protects drinking water sources, natural heritage systems and prime agricultural areas
- Adds policies supporting the agricultural sector, access to local food and urban agriculture
- Ensures a more resilient and sustainable Region



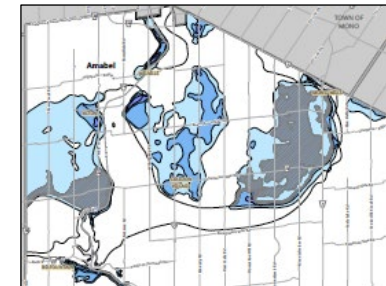
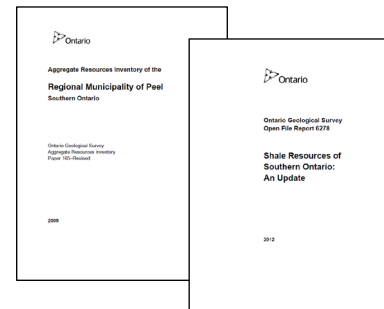
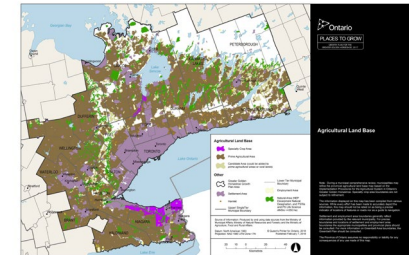
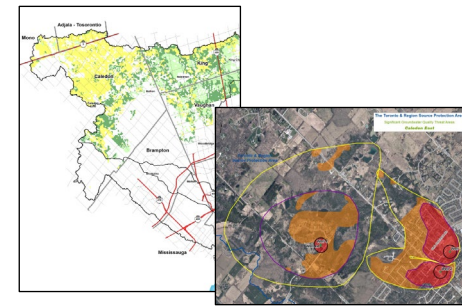
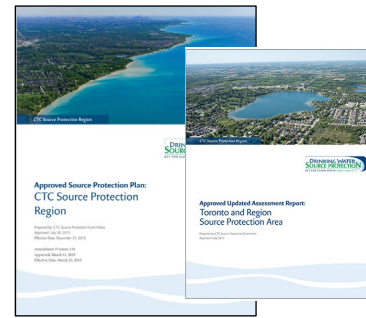
Provincial policy is a key driver of policy revisions

- Addressing climate change is new requirement in all plans and policies
- New emphasis on integrated planning for growth, infrastructure, finance and environment
- New direction requires systems approach for policies and mapping:
 - Natural heritage
 - Water resources
 - Agriculture



Provincial requirements are more directive with guidance and mapping

- New direction to identify a Water Resource System (WRS)
- Natural heritage systems to be identified and mapped in Regional Plan
- Agricultural mapping refinements based on procedures and Land Evaluation and Area Review (LEAR) studies
- New Greenbelt Plans mapping of natural heritage designations
- Mineral aggregate mapping refinements to reflect updated inventories

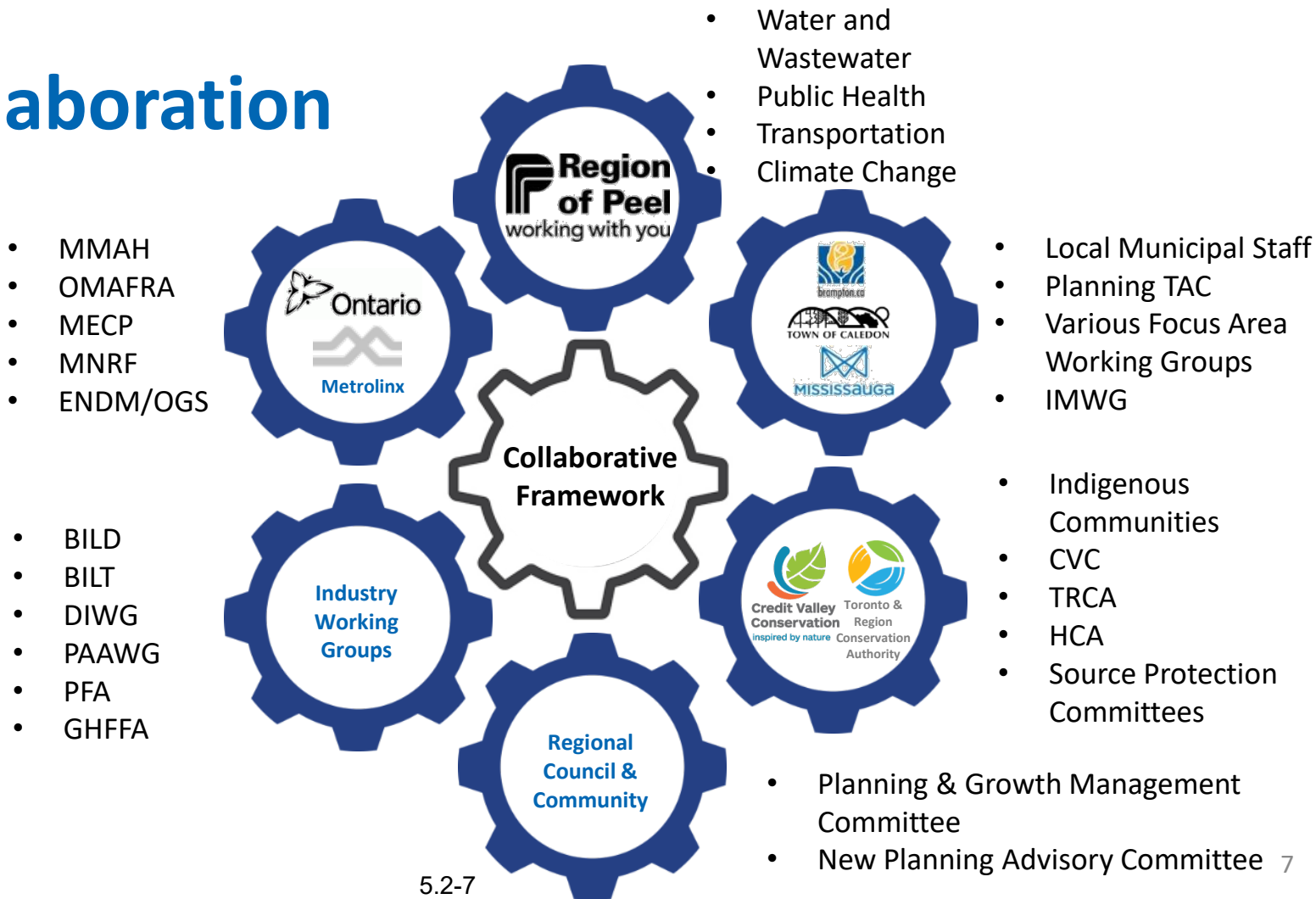


Regional studies and discussion papers provide basis for consultation on recommended policies and mapping

- Greenlands System
 - CA Natural Heritage System Mapping Study
- Water Resource System
 - Roles and Responsibilities
 - Policy Options
 - Source Water Protection
- Agricultural and Rural System
 - Agricultural System Mapping Refinement
- Climate Change
 - Greenhouse Gas Emissions Inventory
- Greenbelt Plans



Collaboration



Consultations

Environment Related Focus Area Policies

March 2-5, 2020



Agriculture
& Rural Areas



Climate Change



Wildland
Fire Hazards



Provincial
Greenbelt Plans



Water Resources

Including environment
related SABE technical
studies:

- Screening and
Scoped
Subwatershed
Study
- Agricultural
Impact
Assessment
- Climate Change

Growth Related Focus Area Policies & SABE Technical Studies

September 21 – October 1, 2020



Growth
Management*



Major Transit
Station Areas



Housing



Transportation



Other:
Waste Management,
Cultural Heritage &
Indigenous Engagement*

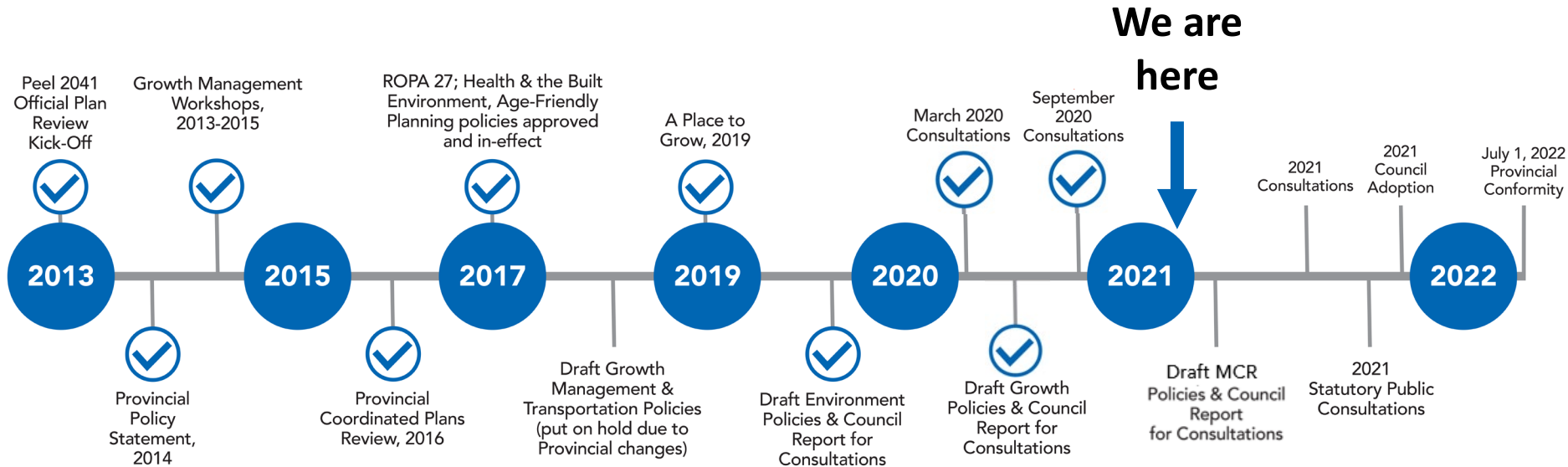


Greenlands System



Settlement Area
Boundary
Expansion*

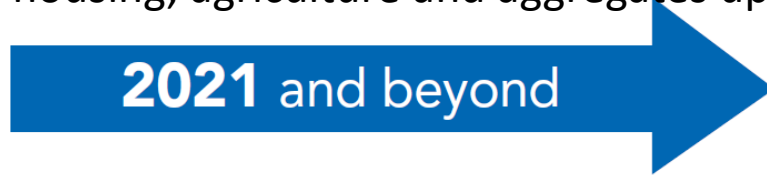
Process & Timeline



Note: Timeline subject to change

Next Steps

- **Outcome for today:** obtain feedback on background information and draft policy framework
- **Future meetings:** Continue to engage Regional Planning Growth Management Committee on Peel 2041+ (April – growth management, housing, agriculture and aggregates updates)



Statutory Consultation

- Spring 2021** Complete remaining technical work and draft policies
- Summer 2021** Request Statutory Consultation on Draft MCR ROPA (policies and mapping)
- Summer 2021** Ongoing public engagement
- Fall 2021** Statutory consultation on all focus areas (Open Houses and Public Meeting)
- Winter 2021** Council adoption of Final MCR ROPA
- July 1, 2022** Provincial conformity required by this date



Questions?

Contact info:
Mark Head
Regional Planning and Growth Management Division
mark.head@peelregion.ca



Peel2041+

Climate Change Policy Review

Planning and Growth Management Committee, March 18, 2021

Derek Lau

Regional Planning & Growth Management

Region of Peel



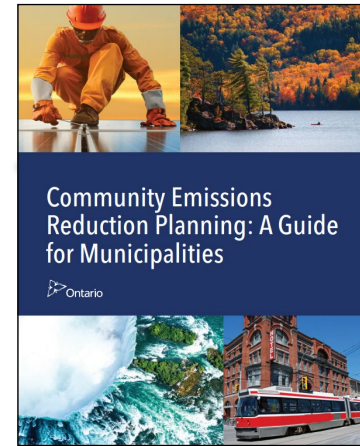
Policy Context

Provincial land use planning actions and policies



Planning Act, 1990 (amended)

- Incorporation of climate change policies in official plans through Bill's 68 and 139



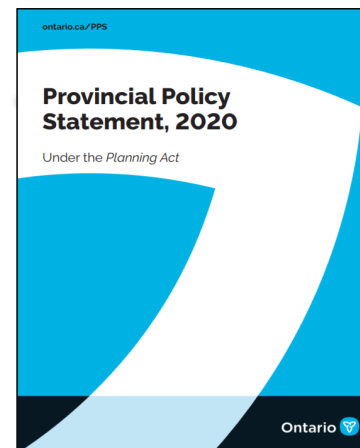
Community Emissions Reduction Planning Guidance, 2018

- Support land-use planning direction related to the completion of energy and GHG emissions plans



A Place to Grow, 2019

- Section 4.2.9 and section 4.2.10 regarding climate change



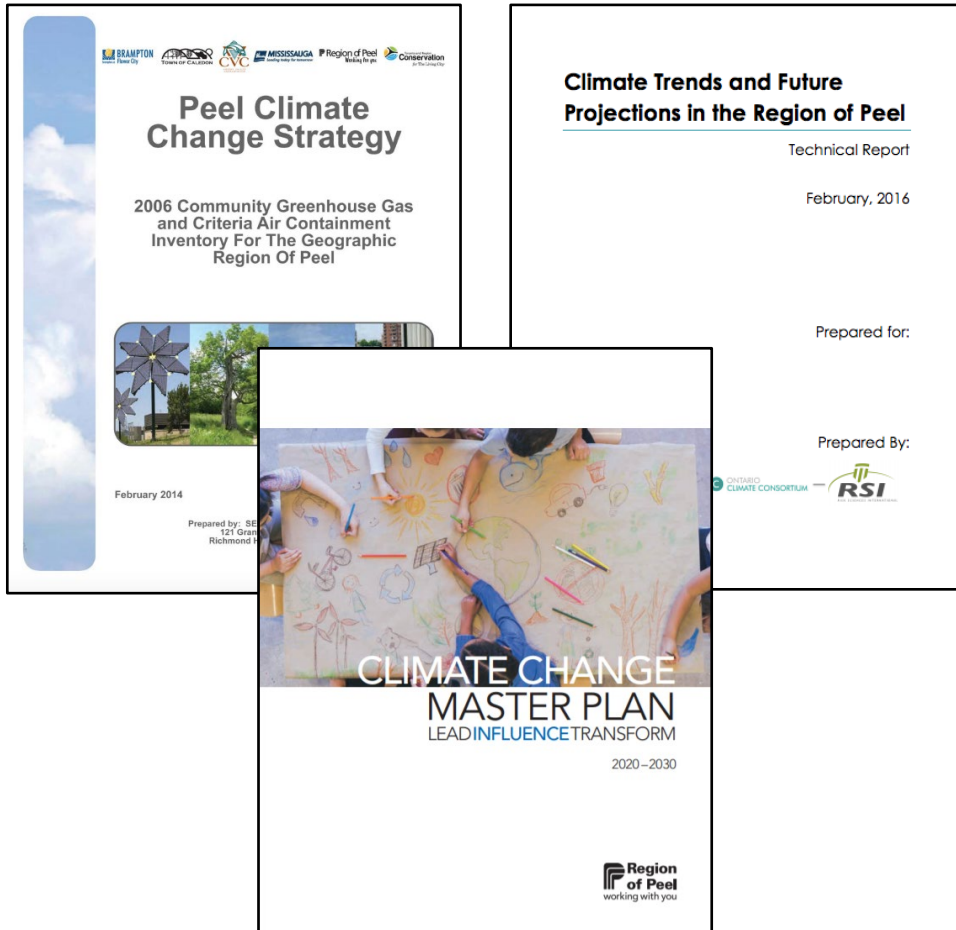
Provincial Policy Statement, 2020

- Updated climate change language (originally from PPS, 2014) in specific theme areas



Policy Context

Climate Change in the Region of Peel

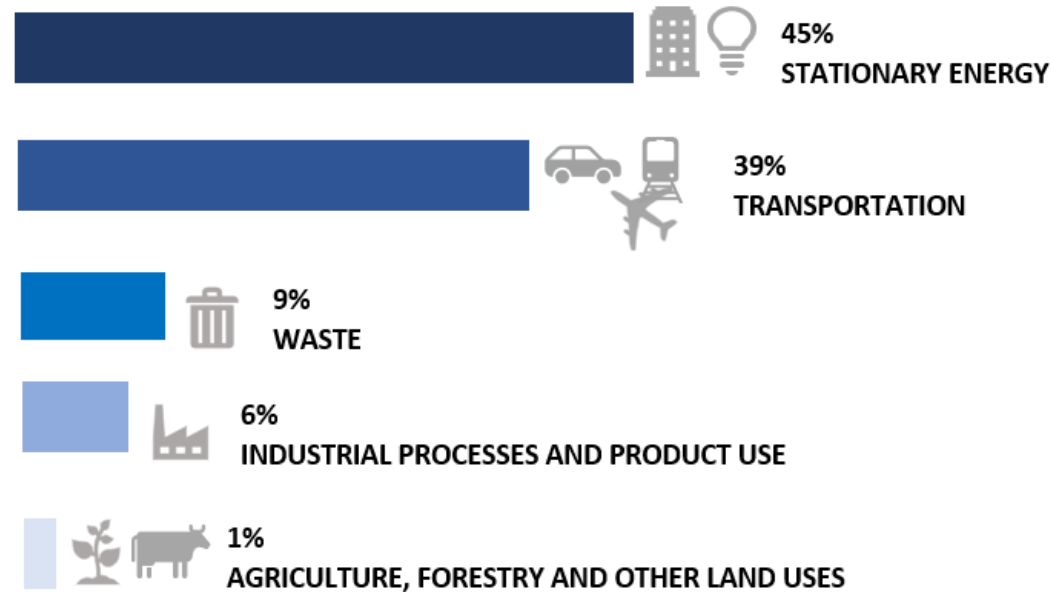




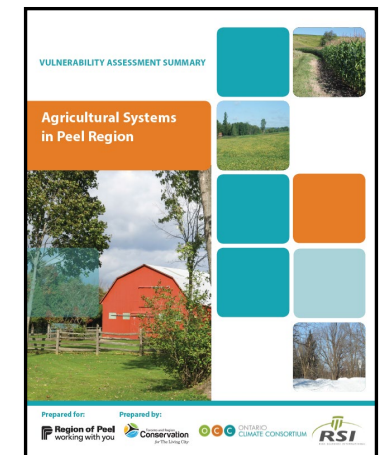
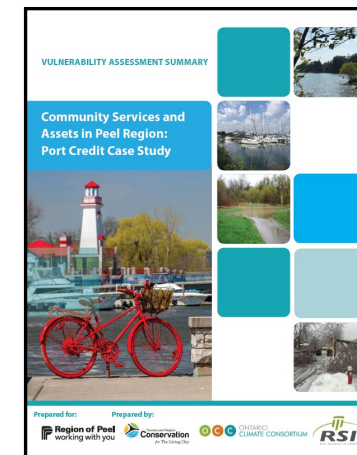
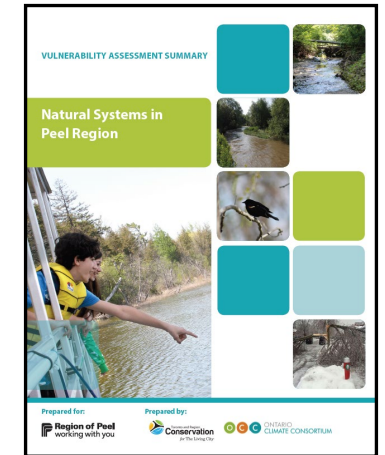
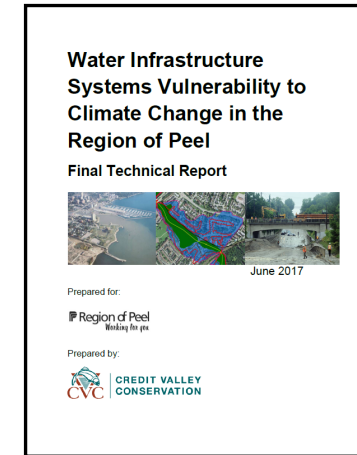
Policy Context

Climate Change in the Region of Peel

2016 Peel GHG Emissions by Sector



TOTAL GREENHOUSE GAS EMISSIONS: 10.1 MILLION TONNES CO₂ EQUIVALENT





Climate Change

Regional Official Plan Framework

Climate Change policies are being integrated throughout the Regional Official Plan in key theme areas:



Climate Change



Growth Management



Transportation



Housing



**Settlement Area
Boundary Expansion**



Greenlands System



Water Resources



**Agriculture &
Rural Systems**



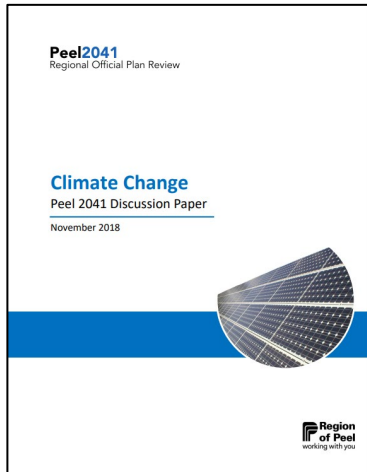
**Provincial
Greenbelt Plans**



Climate Change

Regional Official Plan Framework

New section added to Natural Environment Section to implement climate change planning



2.2.3 Climate System

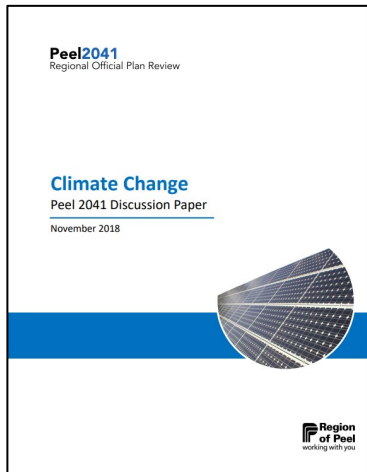
- Preamble introduction to climate change and how Regional and local land use planning can help address impacts
- Broad goals and objectives for climate change reflecting provincial policies
- Policy direction for GHG emissions reduction and adaptation planning, including direction requiring updated GHG inventories
- Policy direction to undertake infrastructure risk and vulnerability assessments
- Policy direction to support climate change planning through collaborative partnerships



Climate Change

Regional Official Plan Framework

Updated policy direction for energy, including alternative and renewable energy systems



3.6 Energy Resources

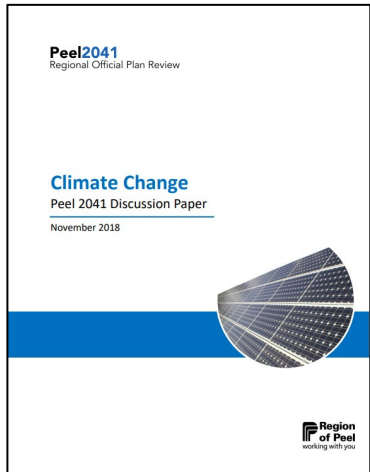
- Support community and regional energy planning
- Promote energy efficiency and conservation in communities
- Explore feasibility and implementation of district energy systems
- Support opportunities for renewable or alternative energy systems
- Promote hybrid and/or electrical vehicles and infrastructure



Climate Change

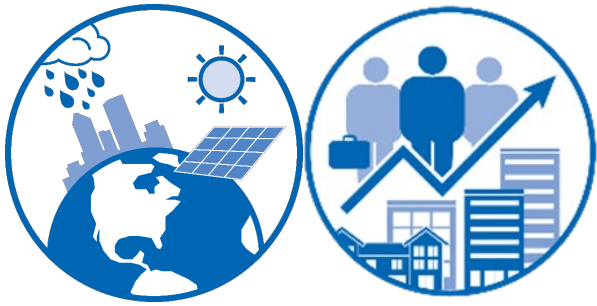
Regional Official Plan Framework

Updated policy direction for green development standards



7.5 Sustainability

- Work collaboratively with local municipalities and stakeholders to develop and support the implementation of sustainable community design and building practices
- Work collaboratively with local municipalities to include policies in local official plans and to implement sustainable development requirement through the local land use planning process
- Encourage the local municipalities to include policies in their official plans that reduce the urban heat island effect, consider innovative practices and tools to mitigate greenhouse gas emissions and reduce vulnerability



Climate Change + Growth Management

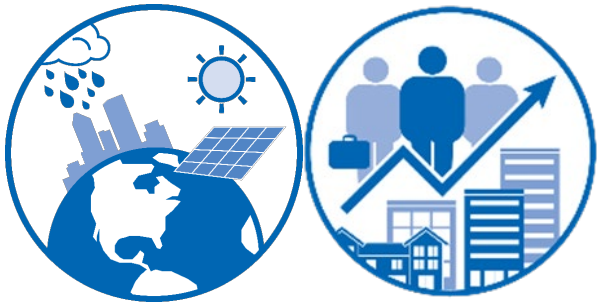
Climate change criteria to evaluate Regional growth allocation, intensification and greenfield density targets in Peel

Climate Change Mitigation: Reduce Greenhouse Gas Emissions

- Compact Built Form
- Sustainable Transportation System
- Renewable and Alternative Energy Systems
- Protection of Agricultural Land / Soils

Climate Change Adaptation: Build Resilient Communities

- Compact Built Form / Protection of Natural Environment / Watershed Health
- Human Health and the Built Environment



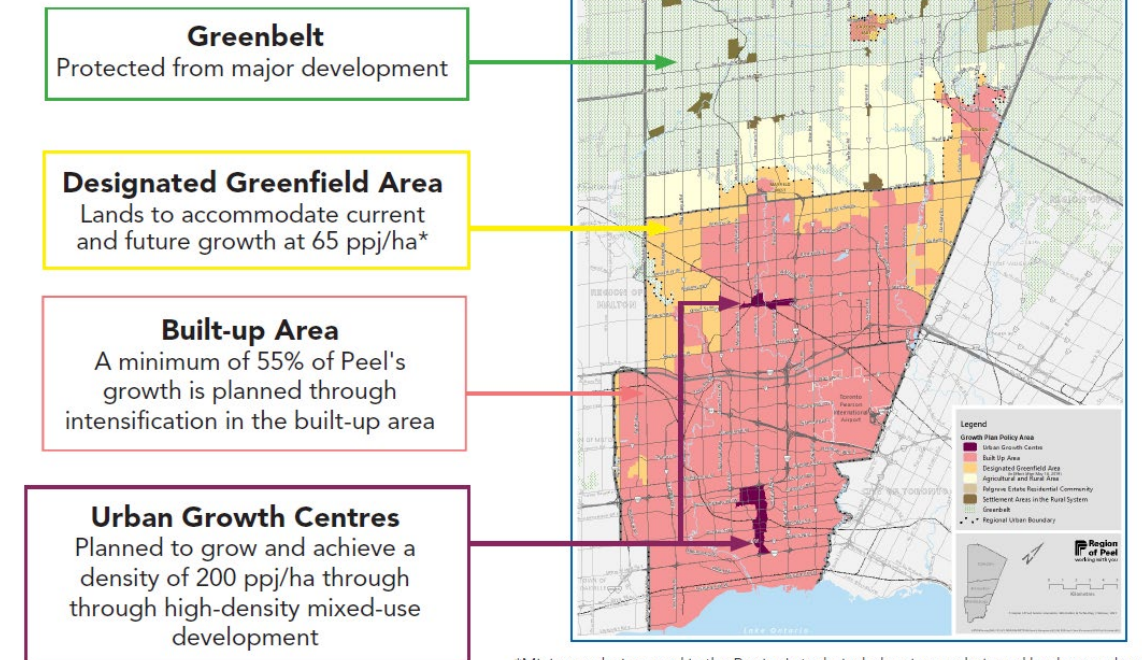
Climate Change + Growth Management

Shift in densities, intensification, and unit mix supports climate change framework

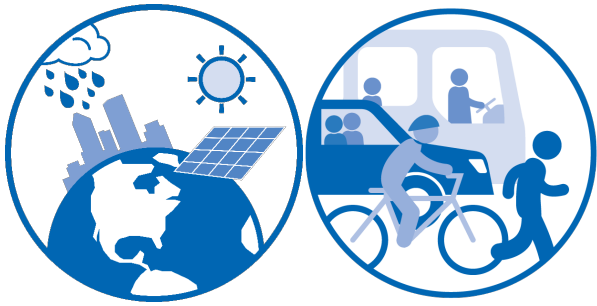
- Identifying minimum intensification and density targets through detailed forecast work:
 - Built-up Area: **55% of growth**
 - Greenfield Area: **65 people and jobs/ha**
- Housing mix shift to more apartment units required (50% of future units)
- Directing growth to Strategic Growth Areas supports compact form, mixed uses, the provision of transit, cycling and walking which reduces GHG emissions

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



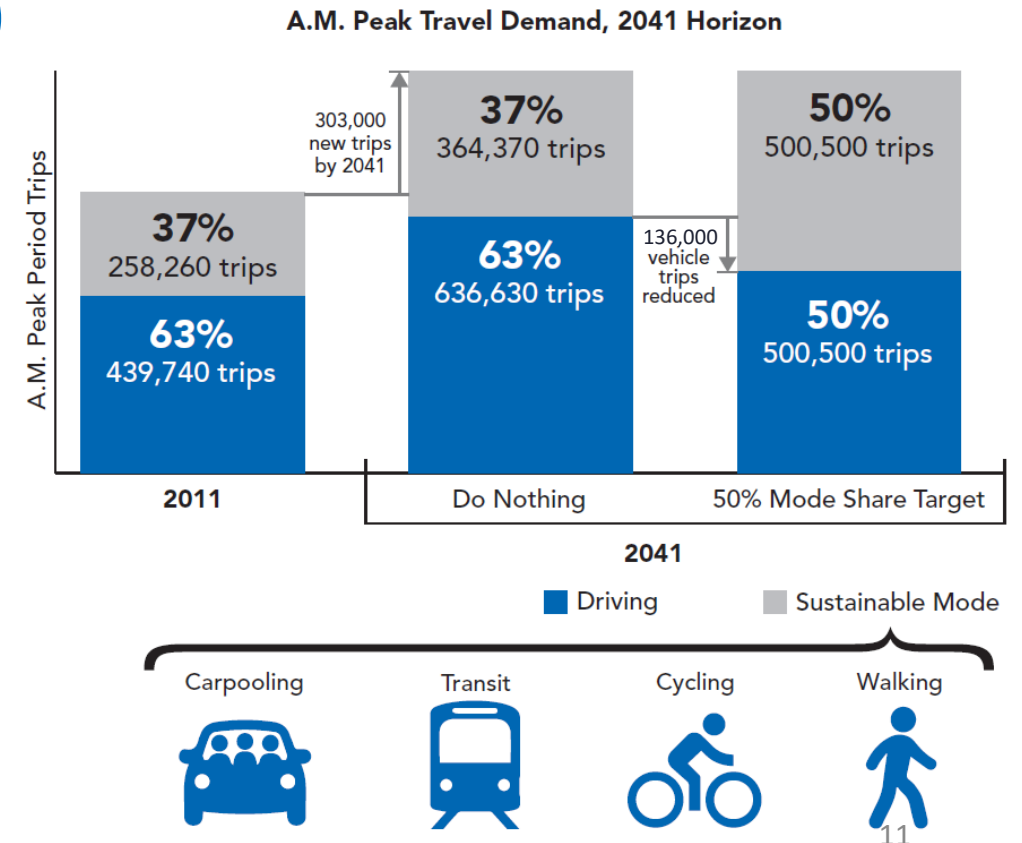
*Minimums being used in the Region's technical planning analysis and background work

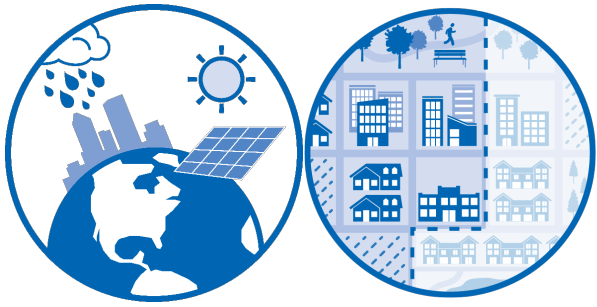


Climate Change + Transportation

Updated policy direction supports the 50% sustainable mode share target in the Region's Long Range Transportation Plan (2019)

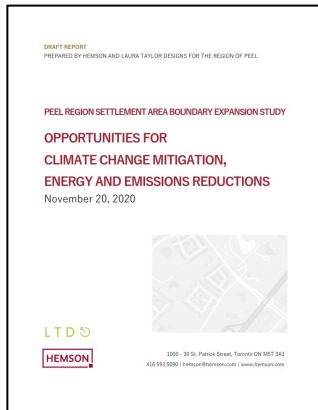
- Growth forecasts anticipate 45% increase in vehicle trips across Peel (303,000 new trips)
- Policies support an increase use of carpooling, transit, cycling and walking, with connections to designated nodes such as Major Transit Station Areas (MTSA)
- Single vehicle occupant trips are reduced by approximately 136,000 trips, helping reduce transportation-related GHG emissions





Climate Change + Settlement Area Boundary Expansion (SABE)

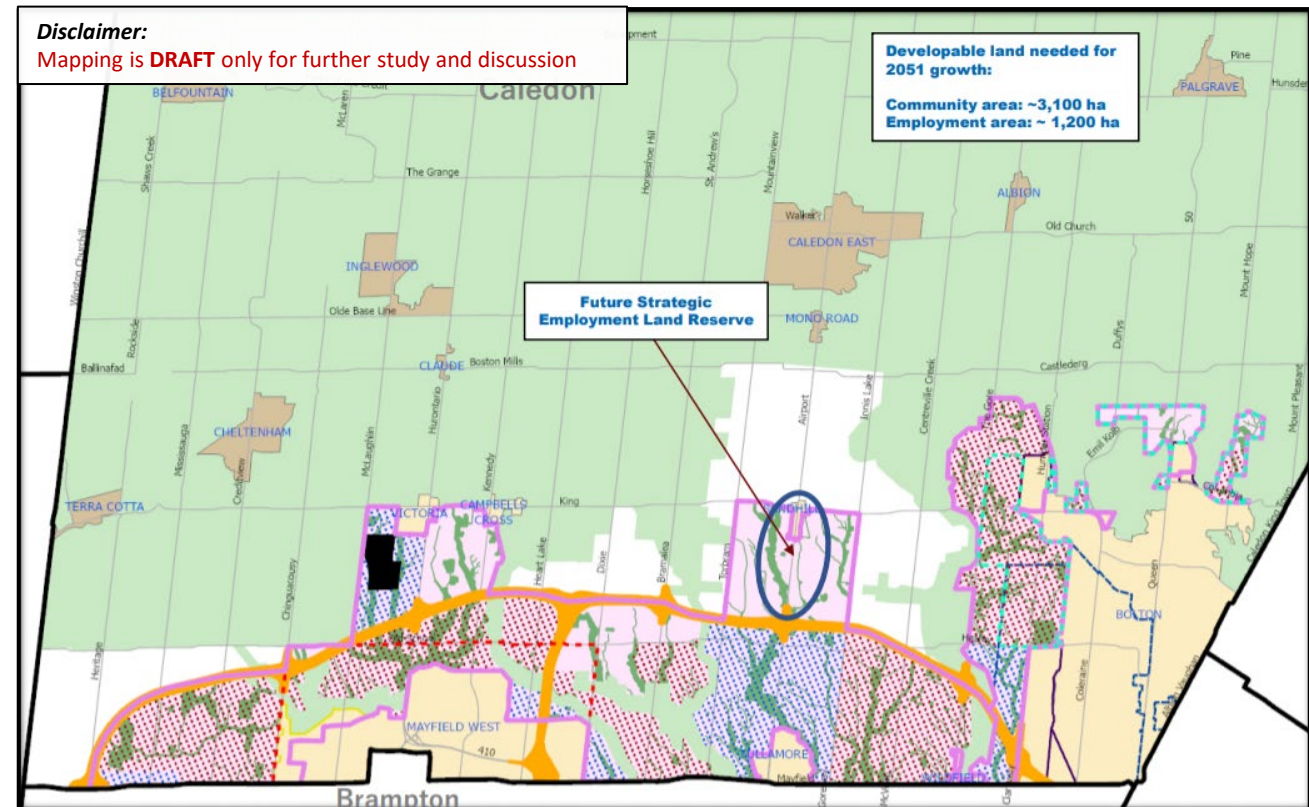
Climate change component considerations as part of the SABE process



**Climate Change
Mitigation, Energy and Emissions
Reduction**



**Transportation, Health Assessment,
Agricultural Impact Assessment,
Environmental Screening and
Scoped Subwatershed Study**





Next Steps / Questions?

- Continue to work collaboratively with Regional staff, local municipal staff and other stakeholders to apply a climate lens and ensure consistency throughout the Regional Official Plan as other focus areas advance.
- Continued informal stakeholder engagement and consultation.
- Formal consultations, as required under the Planning Act, on the proposed policies.

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Peel2041+

Regional Official Plan Review
and Municipal Comprehensive Review

Water Resources Policy Review and Update

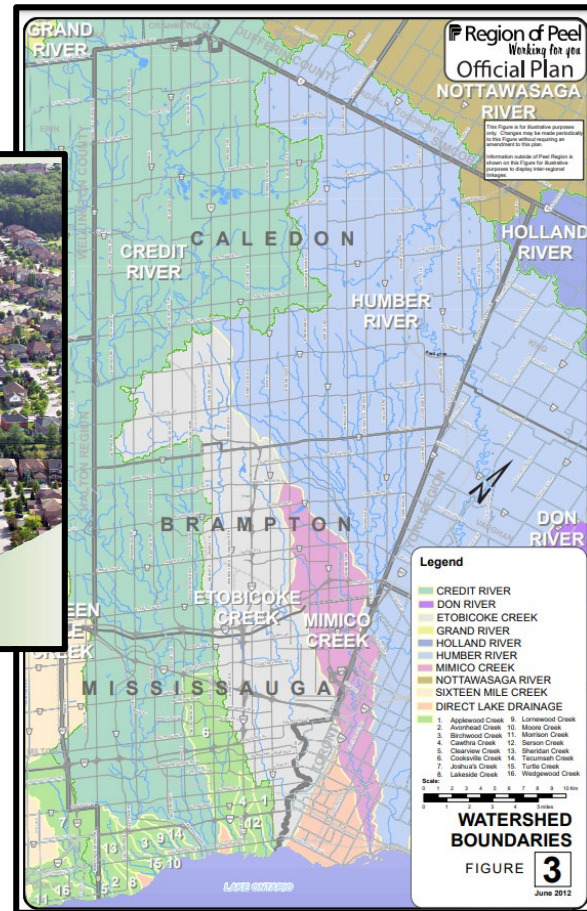
Planning and Growth Management Committee, March 18, 2021

Gail Anderson, MCIP RPP

Principal Planner

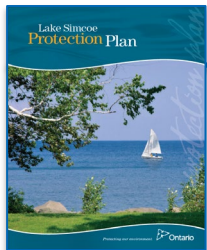


Water Resources



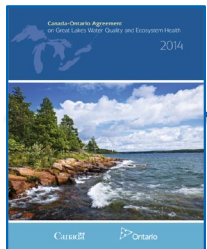


Provincial Policy Drivers



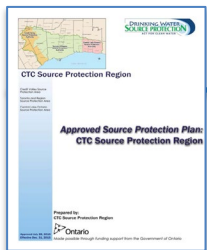
Lake Simcoe Protection Plan, 2012

- Improve water quality through infrastructure and land management best practices



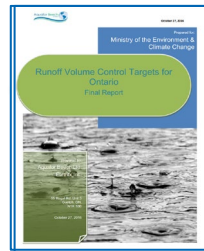
Great Lakes Protection Act and Strategy, 2015

- Lake Ontario protection



Source Water Protection Plans, 2015

- Protect sources of municipal drinking water



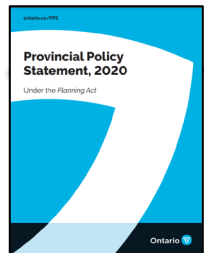
Stormwater Management, 2016

- Low impact development guidance and stormwater control



Growth Plan, 2019

- Identify a water resource system
- Undertake watershed scale planning

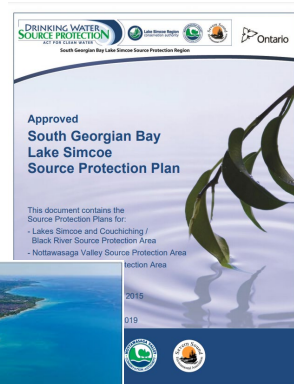
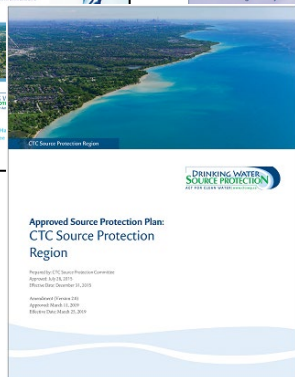
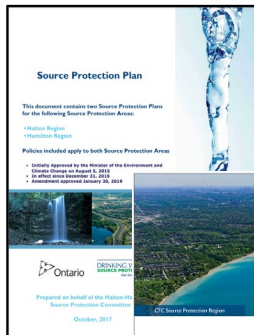


Provincial Policy Statement, 2020

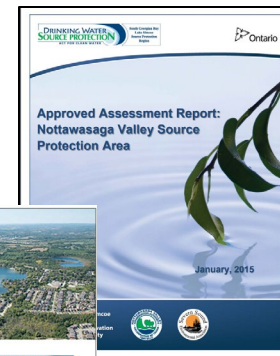
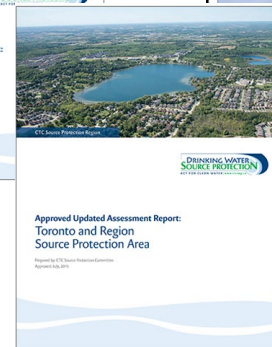
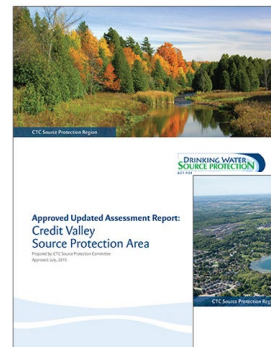
- Identify a water resource system
- Watershed Planning
- Promote green infrastructure
- Manage stormwater effectively



Provincial Policy Drivers: Source Water Protection



Source Protection Plans establish policy direction, including land use policies. Municipalities are required to address these policies in Official Plans.



Assessment Reports provide the technical background and direction for developing the policies and mapping.



Public and Stakeholder Engagement

Peel2041

Regional Official Plan Review

Protecting Water Resources: Roles and Responsibilities

Peel 2041 Discussion Paper

November 2018



**Region
of Peel**
working with you

Peel2041

Regional Official Plan Review

Protecting Water Resources: Policy Options

Peel 2041 Discussion Paper

November 2018



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of Peel**
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Regional Official Plan Review

Protecting Water Resources: Source Protection Plan Implementation

Peel 2041 Discussion Paper

November 2019



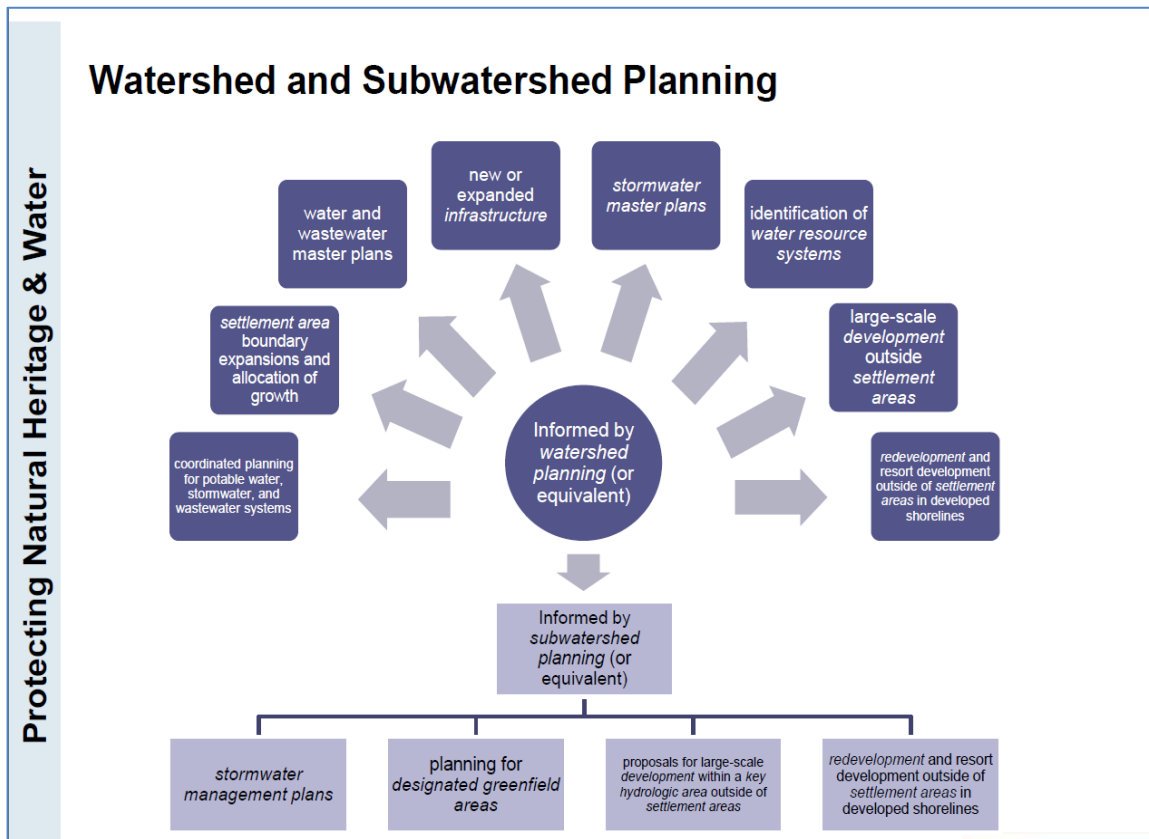
**Region
of Peel**
working with you



Watershed Planning and Management

Revised Official Plan s.2.2.5 Water Resources System and s.2.2.6 Watersheds

- Identify and protect a water resources system
- Support the preparation and implementation of watershed & subwatershed plans
- Protect water resources based on studies

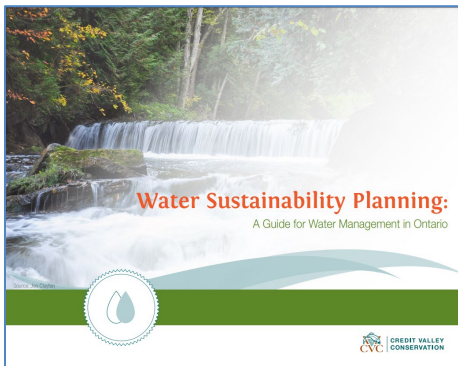
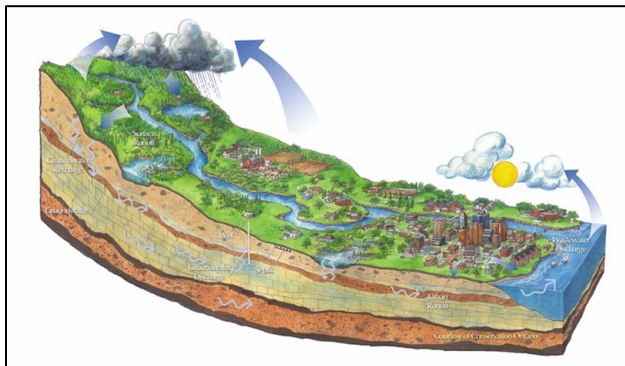




Stormwater Management and Green Infrastructure

New Official Plan s.2.2.7 Stormwater Management

- Watershed approach to manage stormwater
- Require stormwater master plans and management plans
- Provide guidance on the content of stormwater master plans
- Encourage the use of stormwater management best practices to maintain the natural hydrologic cycle, prevent increased flooding risk, replenish ground water resources and protect, improve or restore water quality





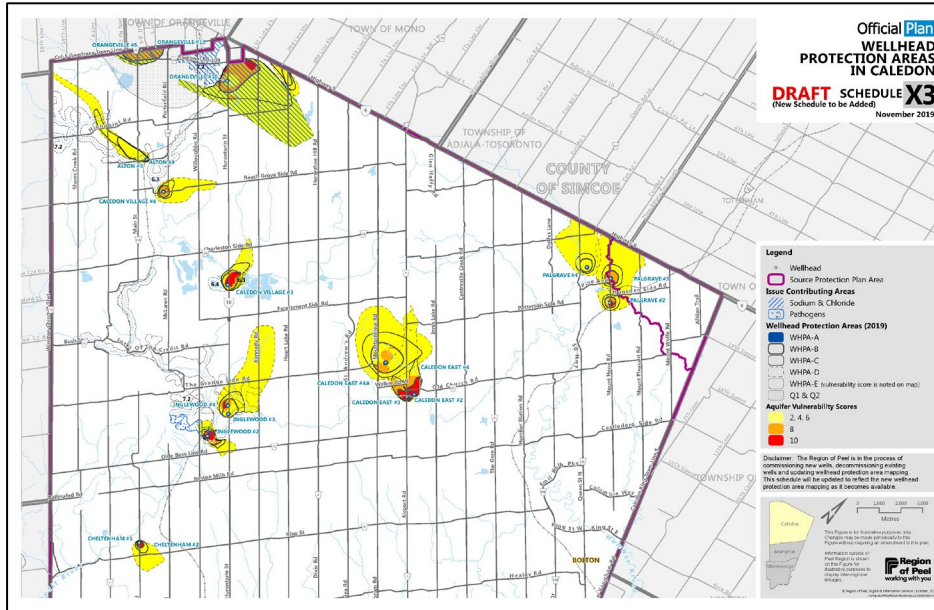
Source Water Protection

New Regional Official Plan s.2.2.8

- Identify vulnerable areas including
 - Wellhead protection areas
 - Highly vulnerable areas
 - Intake protection zones
 - Significant ground water recharge areas
 - Issue contributing areas
- Restrict incompatible land uses and significant drinking water threats.

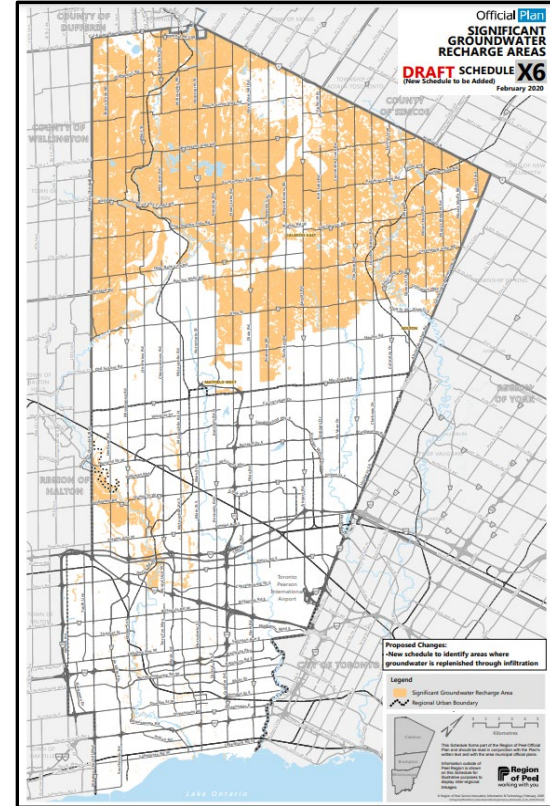
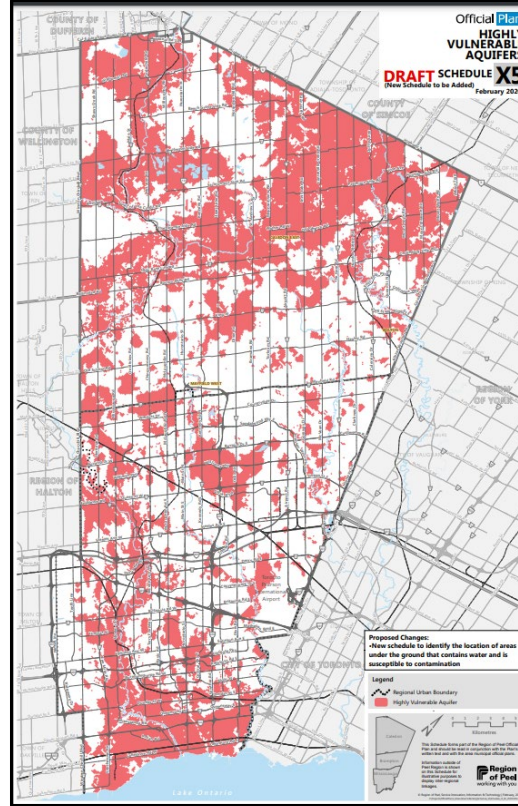
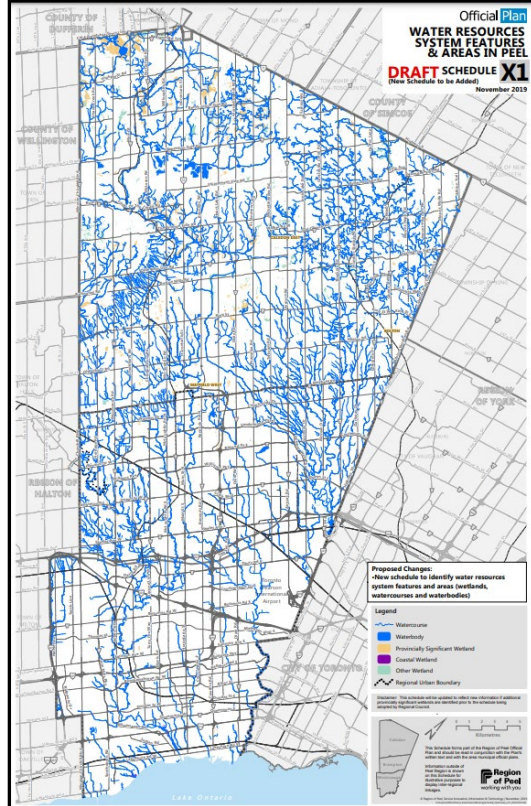


Proposed Mapping – Wellhead Protection Areas and Intake Protection Zones





Proposed Mapping – Water Resources System, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas





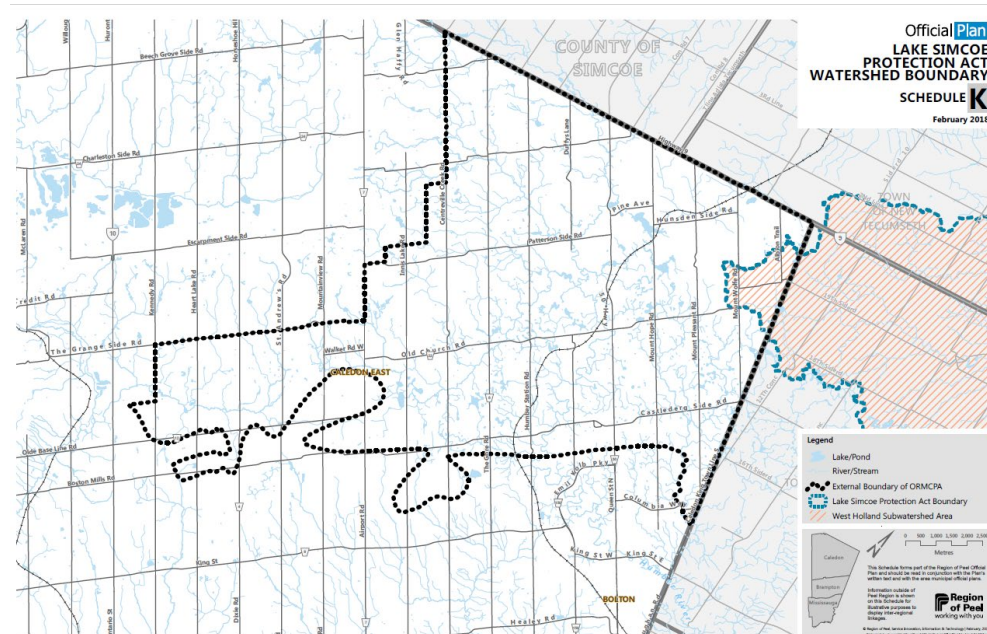
Other Amendments

Updated Lake Ontario Policies s.2.2.9

- Update the references to the strategies which protect the health of Lake Ontario

New Lake Simcoe Policies s.2.2.10

- Reference the relevant policies from the Lake Simcoe Protection Plan.



Next Steps/Questions?



- Minor revisions to the overall policies, with the objective of finalizing the draft policies by spring/summer 2021.
- Continued informal stakeholder engagement and consultation.
- Formal consultations, as required under the Planning Act, on the proposed policies.

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Regional Planning and Growth Management Division
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Greenlands System

Draft Policies and Mapping

Planning and Growth Management Committee

March 18, 2021

Learie Miller

Advisor Environmental Planning

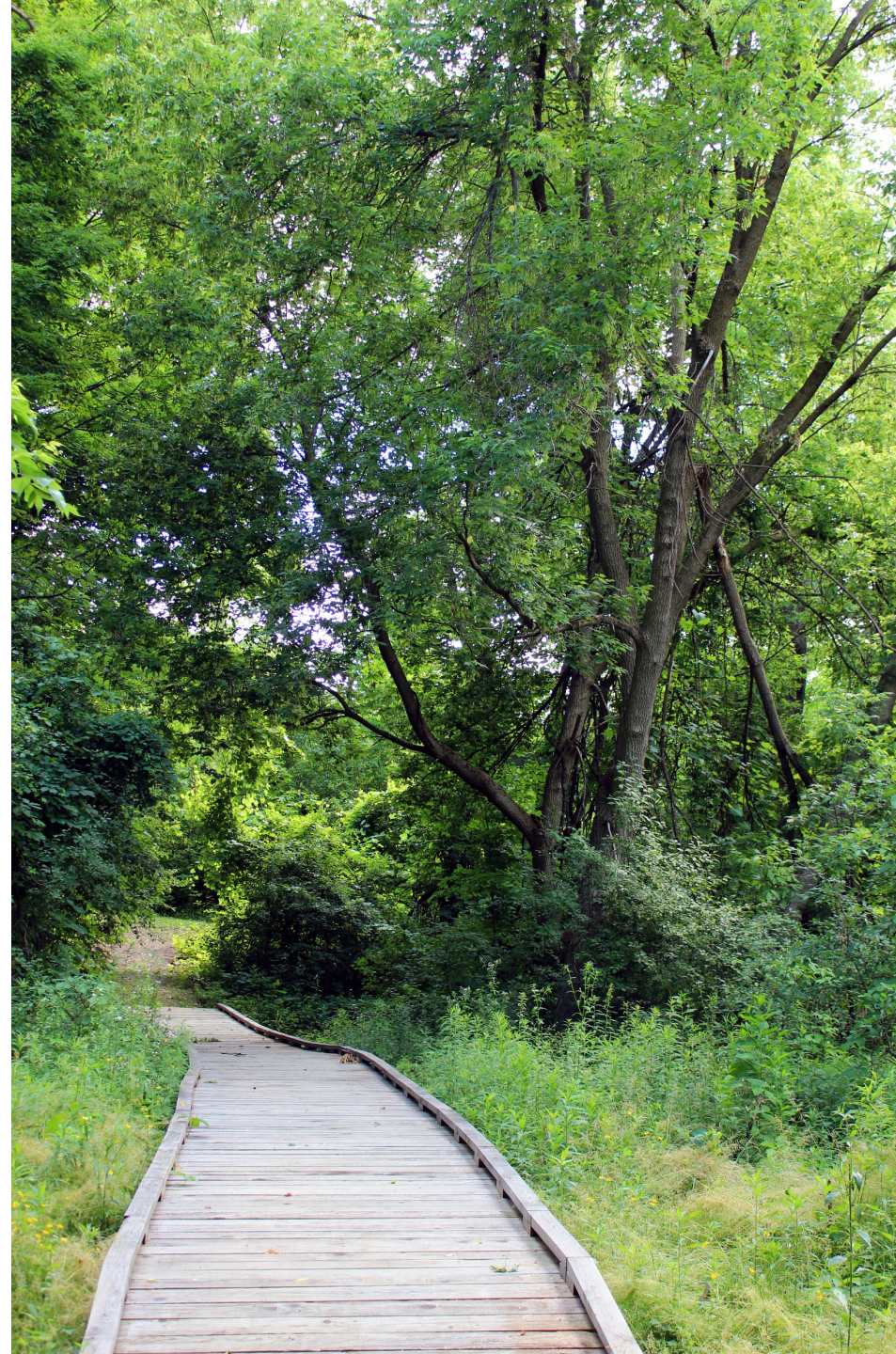
Regional Planning & Growth Management Division

Region of Peel



Introduction

Greenlands systems, also referred to as natural heritage systems, are broadly defined as systems made up of natural heritage features and areas and linkages that provide connectivity between natural heritage features and areas for the movement of plants and animals.





Policy Overview

- Ensure conformity with provincial policy
- Review Natural Heritage System (NHS) planning policies
- Transition from feature-based to system-based NHS
- Integrate recent local municipal and conservation authority NHS policies and studies
- Discussion paper, draft policies and mapping
- Mapping updates include:
 - Provincial Plan NHS System designations
 - Core Areas of the Greenlands System mapping layers

Peel2041

Regional Official Plan Review

Greenlands System

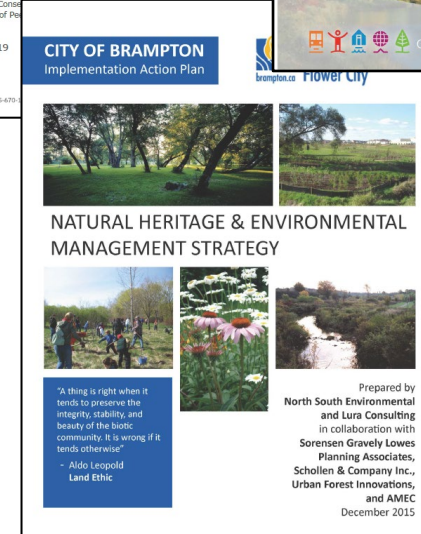
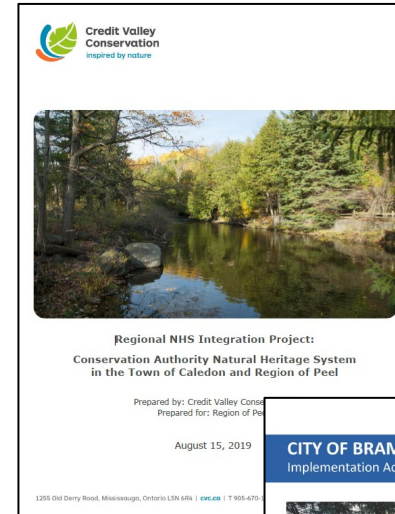
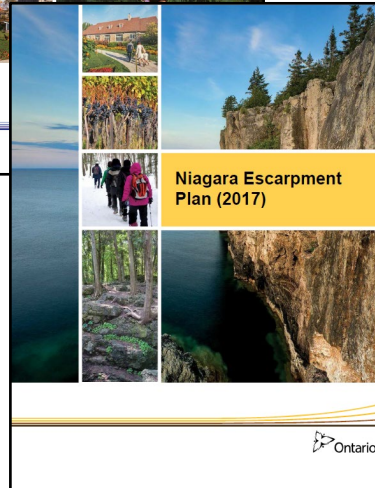
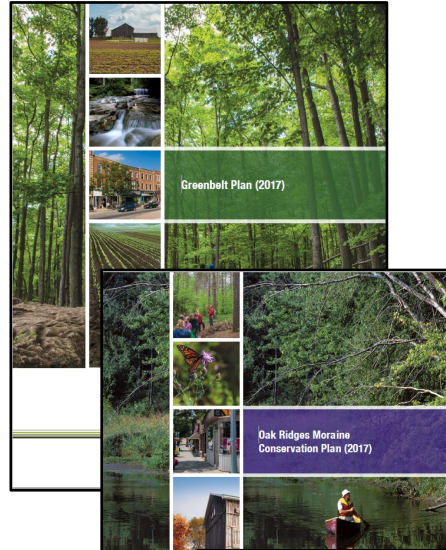
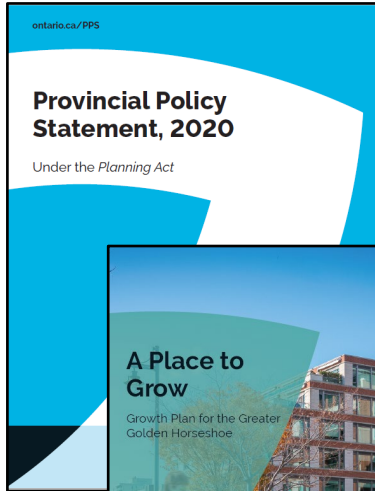
Peel 2041 Discussion Paper

May 2020





Policy Context & Background Studies





Consistency with Provincial Policies and Plans

Provincial Policy Statement, Natural Heritage (2.1)

- Requires natural heritage systems to be identified, maintained, restored or, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features (2.1.2 and 2.1.3)

Growth Plan Policies for Protecting What is Valuable (4.2)

- Requires identification and protection of the Natural Heritage System (NHS) for the Greater Golden Horseshoe outside settlement areas and Greenbelt areas as an overlay
- Municipalities are required to incorporate the Growth Plan NHS mapping and policies in their official plans and identify Urban River Valley designations



Proposed Policies

Revised Official Plan s. 2.3.2.1 Regional Greenlands System Definition

- Regional Official Plan policies build on the systems approach in provincial policies and plans
- Recognizes the significant landscapes and natural heritage system designations of the provincial plans as components
- Retains the Regional Greenlands System Core Areas, Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC) policy framework

Revised Official Plan s. 2.3.2.3 Agricultural Uses

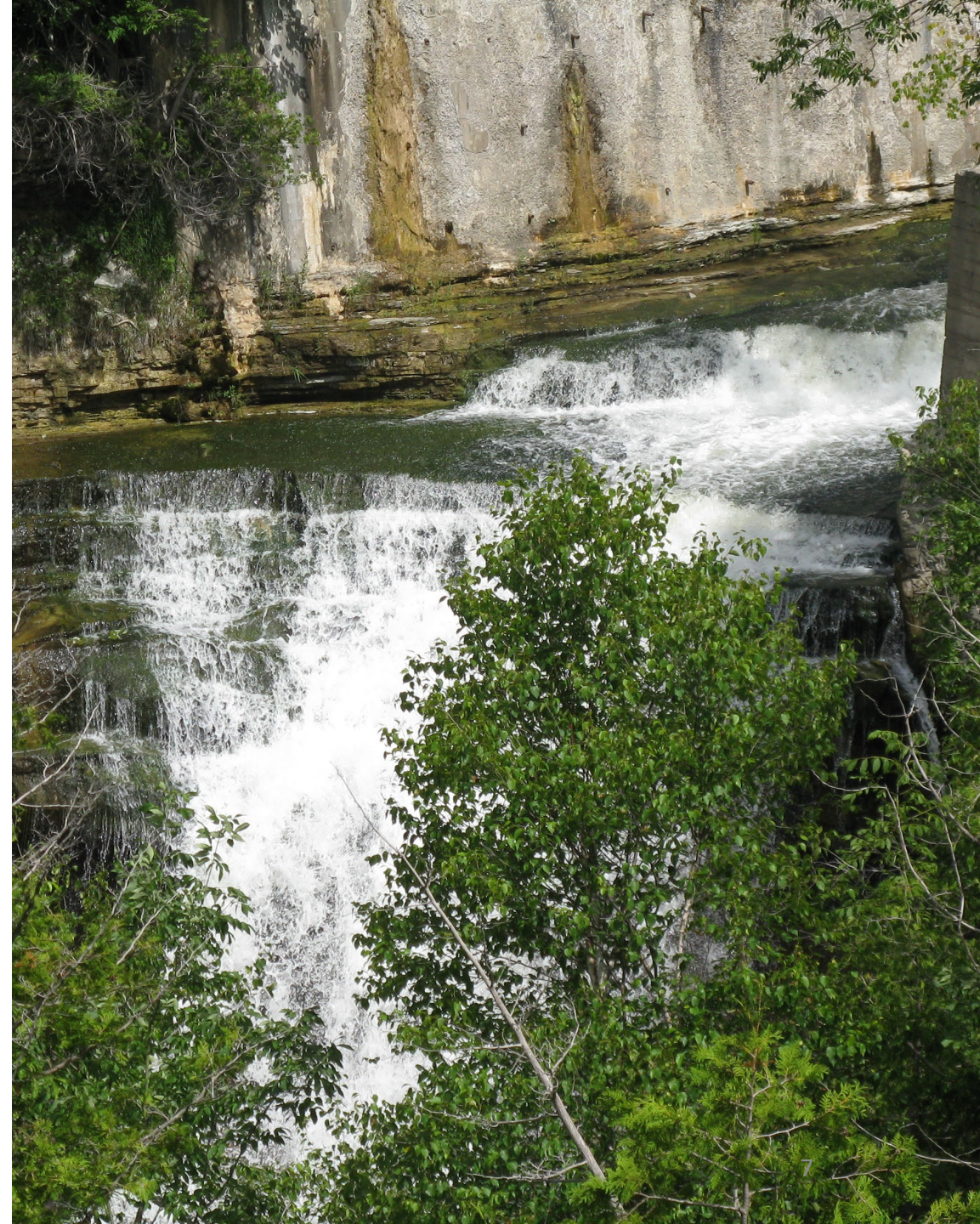
- The relationship and overlap between the Greenlands System and Agricultural System is updated to permit continuation of agricultural uses in accordance with normal farm practices



Proposed Policies

New s. 2.3.2.30 Greenlands System Protection, Restoration and Enhancement and 2.3.3 Urban Forest

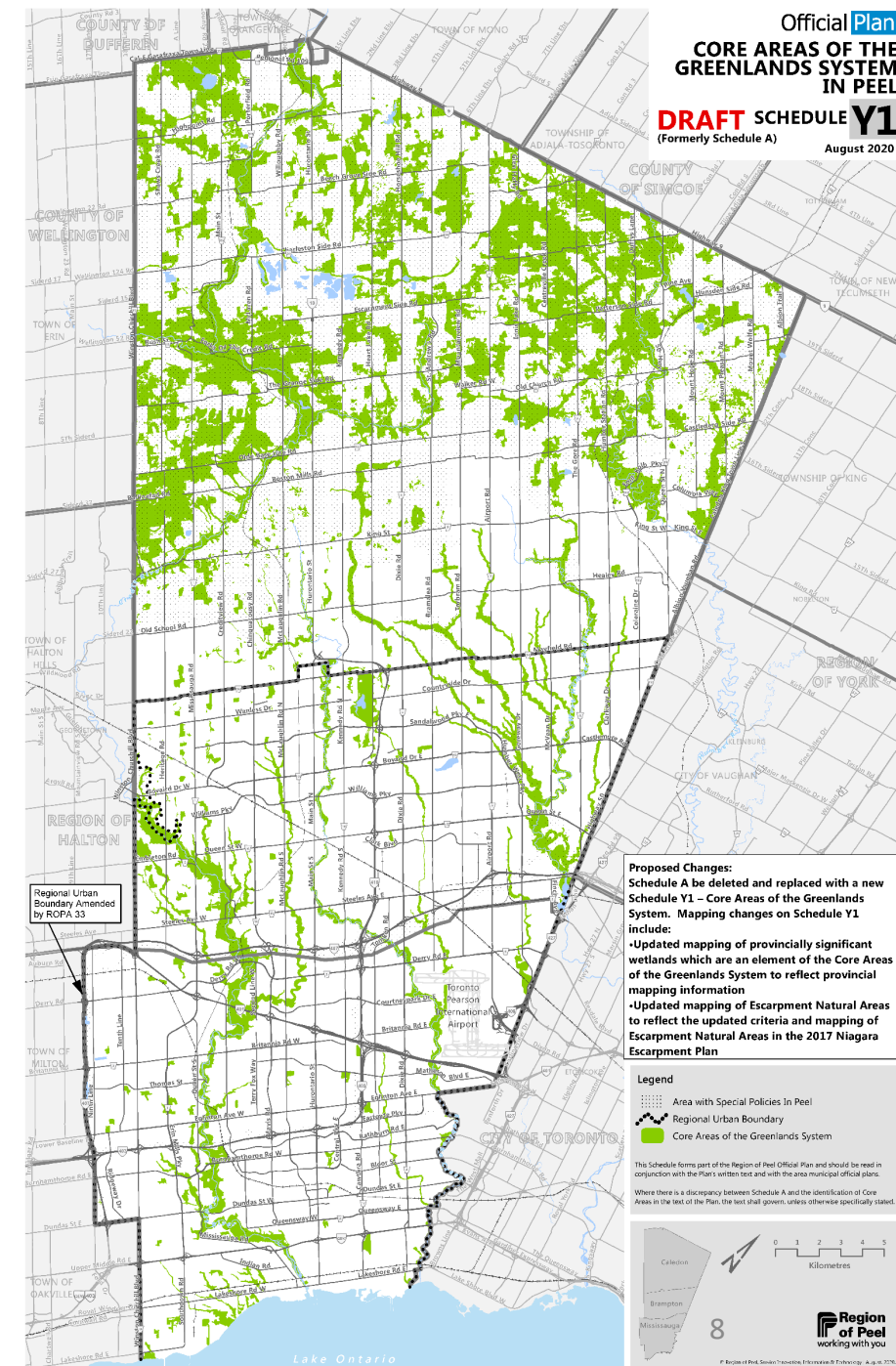
- Requires identification of natural heritage systems in local official plans
- Requires identification and protection of enhancement areas and linkages among and between components of the Greenlands System
- Clarifies requirements for environmental impact studies on adjacent lands
- Policy section added to protect, maintain and enhance the urban forest.





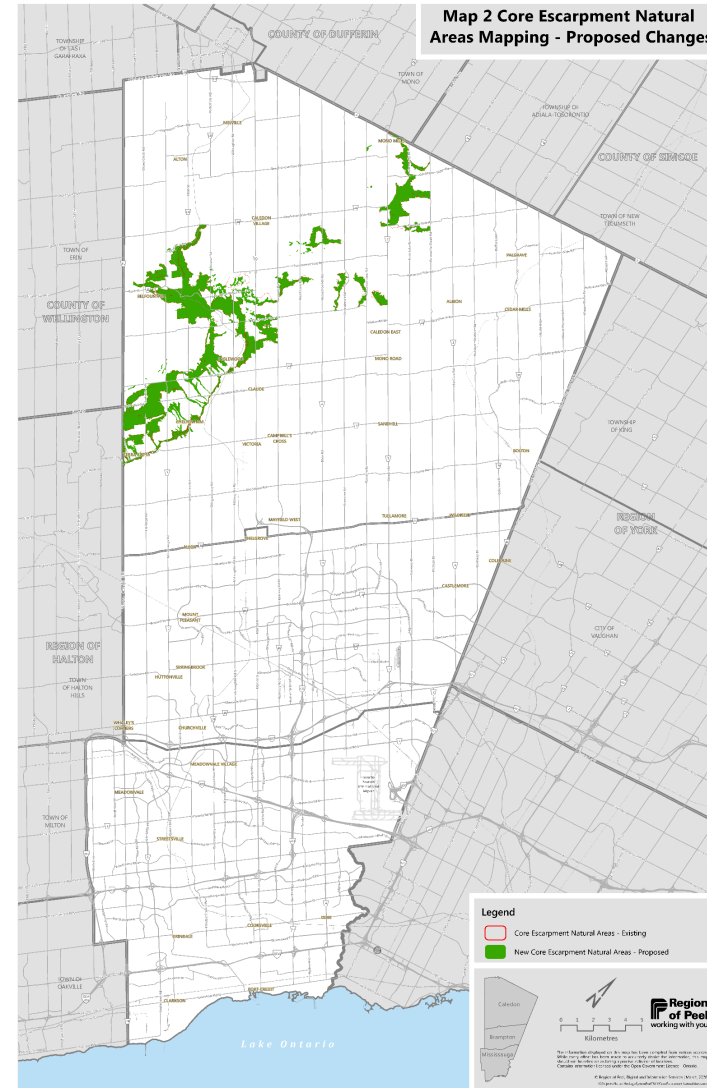
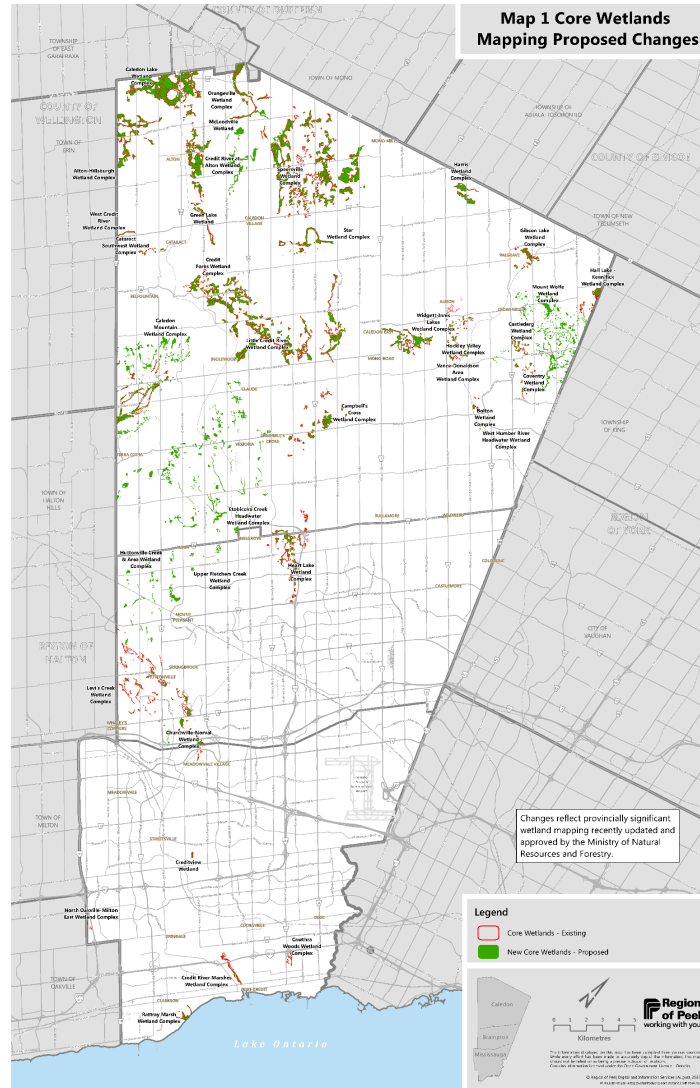
Core Areas of the Greenlands System in Peel – Schedule Y1

- Represent provincially and regionally significant features and areas
- Criteria in Plan identify Core Areas:
 - Provincially significant wetlands
 - Woodlands
 - Valley and stream corridors (main branches, major tributaries and other tributaries)
 - ESAs and Provincial Life Areas of Natural and Scientific Interest
 - Escarpment Natural Areas





Contributing Mapping Changes to Schedule Core Areas of the Greenlands System

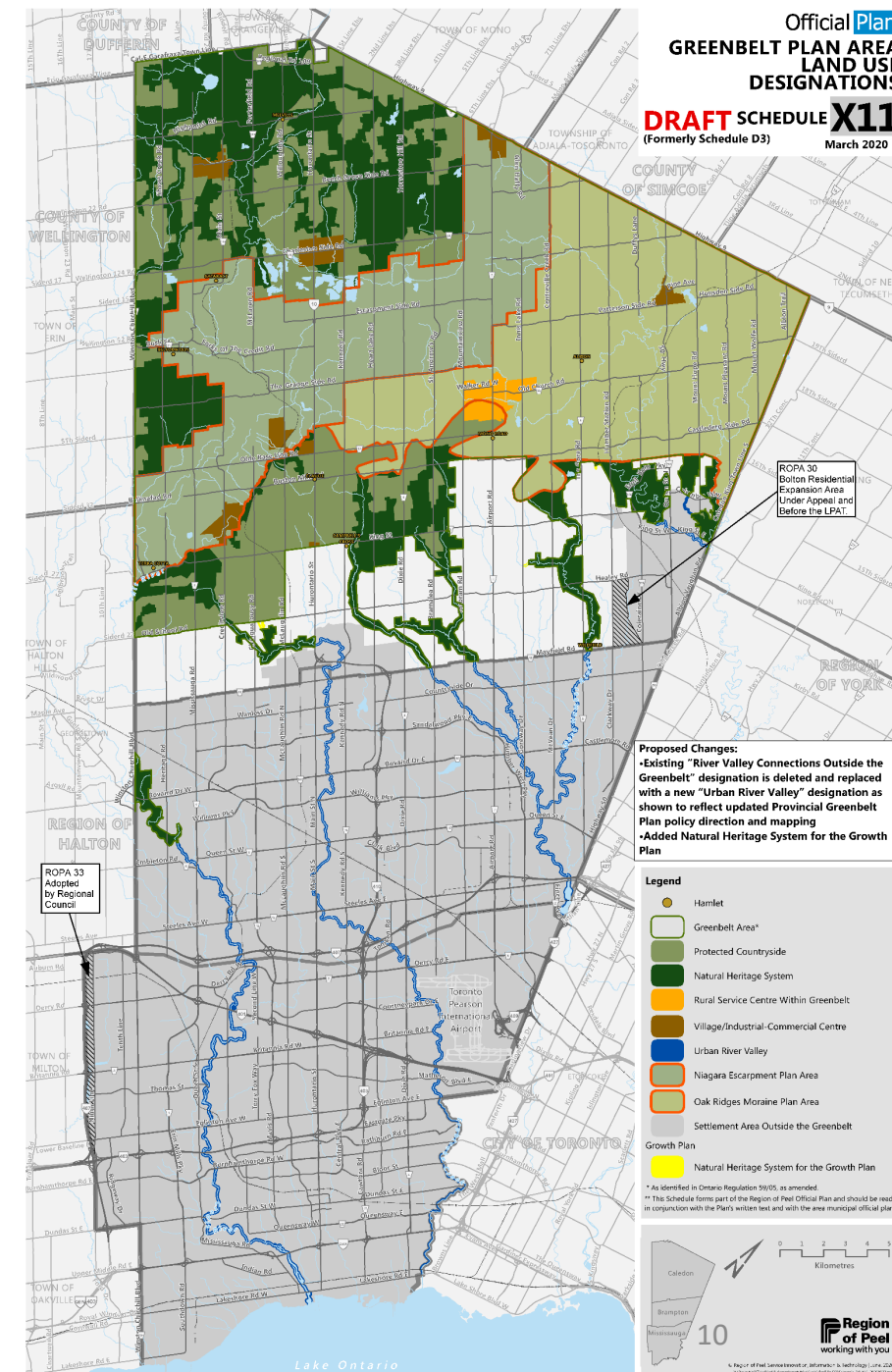




Greenbelt Plan Area Land Use Designations – Schedule X11

Schedule X11 amended by adding:

- Natural Heritage System (overlay) for the Growth Plan
- No negative impacts on key features
- Connectivity will be maintained or, where possible, enhanced
- Disturbed area requirements for aggregates resources uses and golf courses
- Natural heritage and hydrologic evaluations required on adjacent lands (within 120 m)
- Refinements to the Natural Heritage System only through a municipal comprehensive review



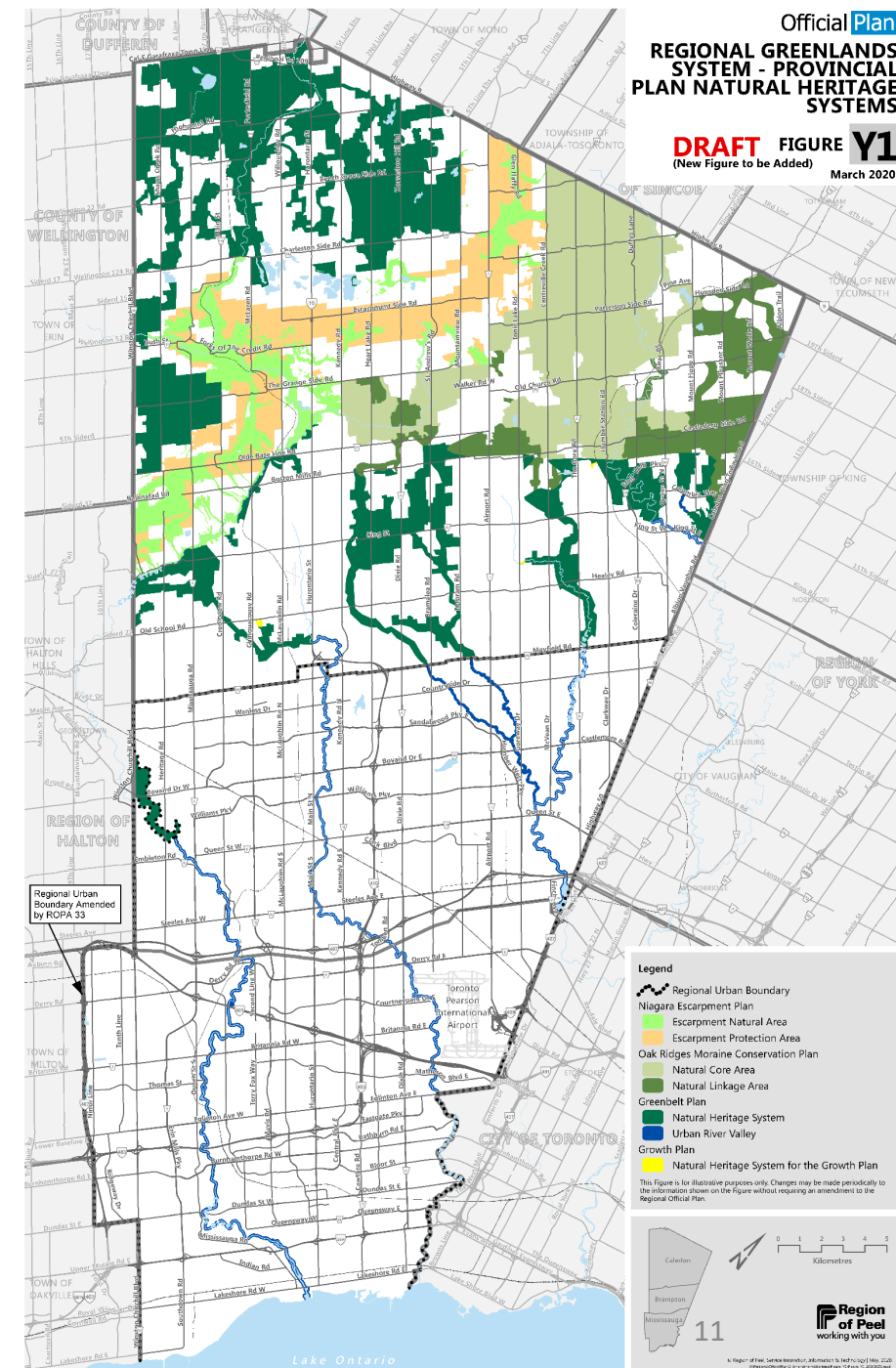


Provincial Natural Heritage System – Figure Y1

Figure Y1 depicts the provincial plan natural heritage system overlays and designations applicable to Peel.

“The significant landscapes and natural heritage system designations of the provincial plans are fundamental building blocks of the Greenlands System framework along with policies that provide for the protection of key natural heritage features, key hydrologic areas and key hydrologic features.”

Regional Official Plan, Section 2.3





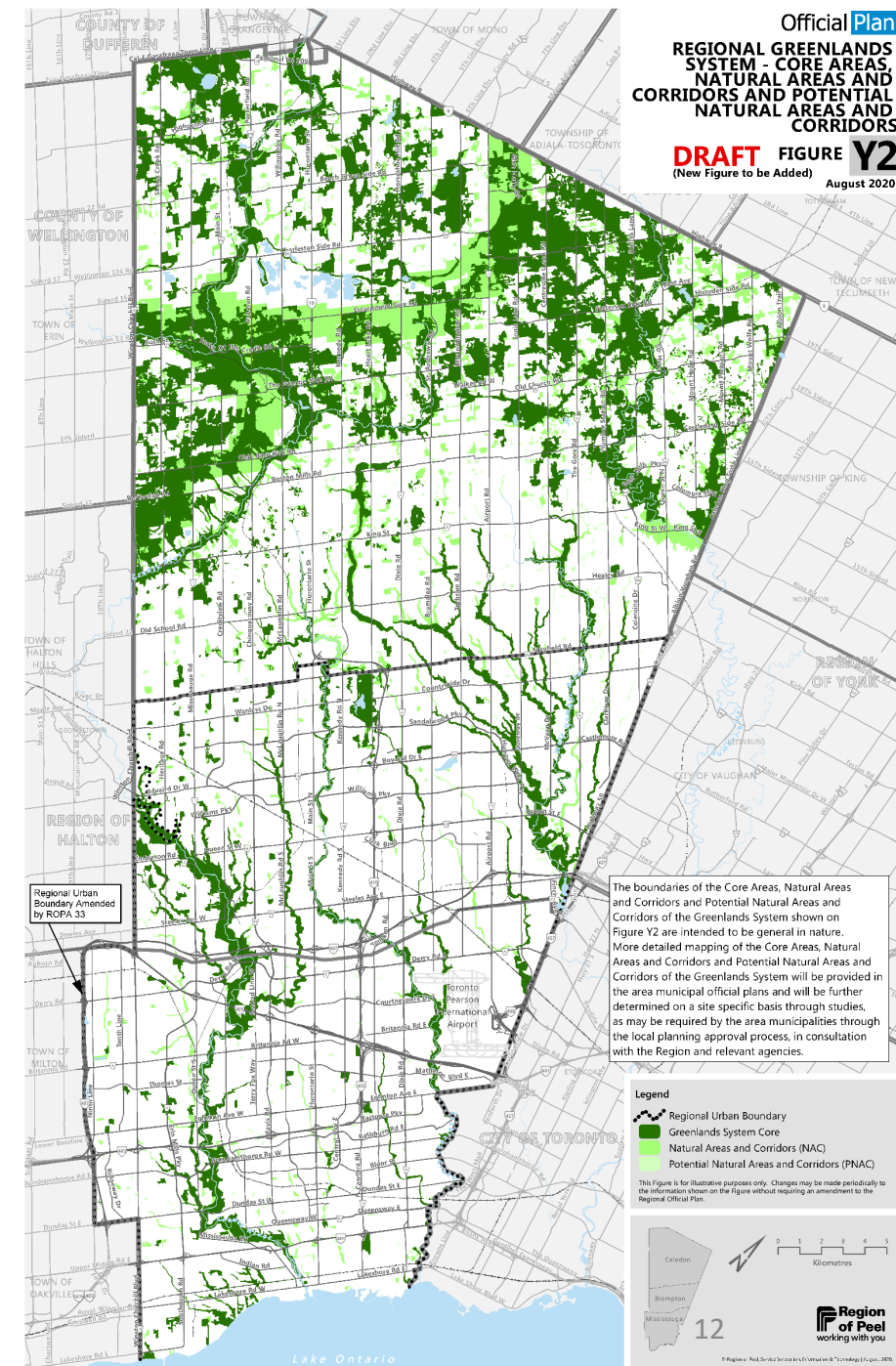
Greenlands Core Areas, Natural Areas & Corridors, and Potential Natural Areas & Corridors – Figure Y2

- Greenlands System features and areas are further interpreted and identified in local municipal official plans
- Framework implements provincial policy direction for the protection, restoration and enhancement of **natural heritage features and areas** at a regional level

“The policy framework provides for the Core, NAC and PNAC components of the Greenlands System to be combined, restored and enhanced to provide an integrated natural heritage system for the region.”

Regional Official Plan, Section 2.3

5.5-12





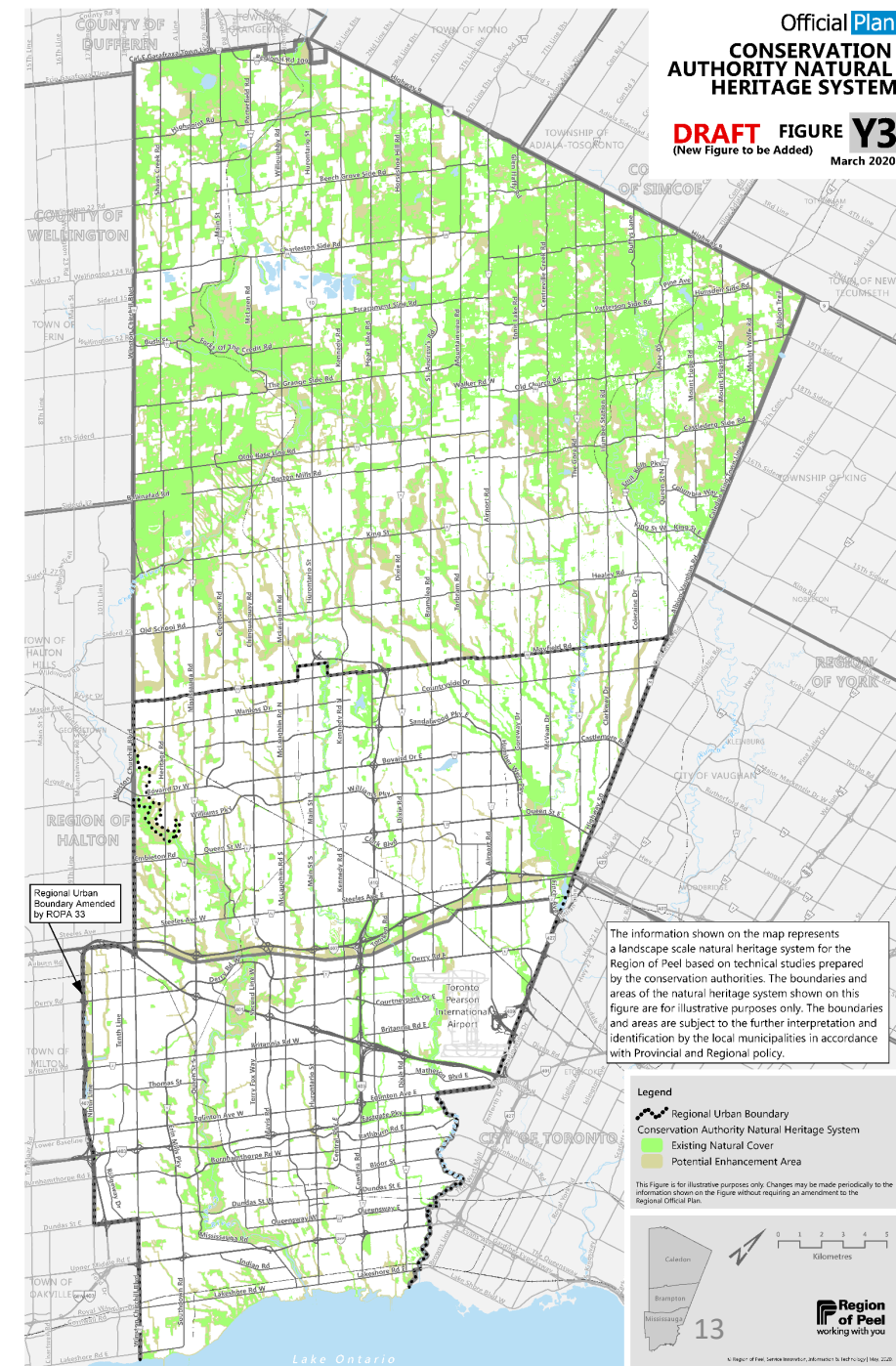
Conservation Authority Natural Heritage System – Figure Y3

The Conservation Authority NHS:

- At regional scale, identifies lands in existing natural cover and lands with potential to be restored or enhanced
- Identification requires further refinement and implementation at local level
- Provides a science-based foundation for the implementation of natural heritage system planning in Peel by the local municipalities

“The Peel CA NHS is a landscape-level tool based on current science and is recommended for consideration and use by the Region and its partners for planning and programming purposes.”

CVC, Regional NHS Integration Project, December 2019





Questions?

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Regional Planning and Growth Management Division
Learie.Miller@peelregion.ca

For Information

REPORT TITLE: **Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal**

FROM: Andrea Warren, Interim Commissioner of Public Works
 Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management

OBJECTIVE

To update Regional Council on the approval of Regional Official Plan Amendment 30 at the Local Planning Appeal Tribunal and provide an overview of next steps in policy implementation.

REPORT HIGHLIGHTS

- Regional Official Plan Amendment (ROPA) 30 was adopted on December 8, 2016, by Regional Council to accommodate 2031 residential (community land) growth in Bolton on the lands known as “Option 6” and “the Triangle Lands”.
 - In 2017, ROPA 30 was appealed to the Ontario Municipal Board, now the Local Planning Appeal Tribunal (LPAT), and hearings commenced August 2020, with additional phases of the hearing scheduled into mid-2021.
 - A revised version of ROPA 30 resulting from settlement discussions was presented to the LPAT on November 30, 2020 and approved in an oral decision.
 - ROPA 30 was the final of three settlement expansions in Caledon to accommodate 2031 population and employment growth, thereby concluding Peel’s planning process that began in 2007 to implement the 2006 Provincial Growth Plan.
 - ROPA 30, as approved by the Tribunal, incorporates several changes from the version originally adopted by Regional Council including 90 hectares of additional settlement expansion land in Option 3, Option 1, and Rounding Out Area B and policy updates.
 - A memorandum of oral decision (a written decision) will follow from the Tribunal.
 - ROPA 30, as approved, is now being implemented by Regional staff and incorporated into the ongoing Peel 2041+ Official Plan Review and Municipal Comprehensive Review.
 - The Region of Peel will work with the Town of Caledon to implement the policies and growth allocated to ROPA 30 through local official plan amendments conforming with the Regional Official Plan.
 - Regional staff anticipate that the requirement of conformity with the Regional Official Plan as amended by ROPA 30 will lead to significant residential land use designations being sited within the Option 6 lands.
 - In response to the Town’s request, a Minister’s Zoning Order (MZO) was made by the Minister of Municipal Affairs and Housing on March 5, 2021 (*Ontario Regulation 171/21*) to implement mobility transit hub zoning on the future Bolton GO Station lands and mixed use residential zoning on surrounding lands in Option 3. A request by the Region for an MZO to implement community use zoning on the Option 6 lands, remains outstanding.
-

Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

DISCUSSION

1. Background

In response to discussion at the February 18, 2021 Planning and Growth Management Committee meeting, this report provides background on the November 30, 2020, LPAT approval of ROPA 30 and discussion about next steps for implementation.

Regional Official Plan Amendment (ROPA) 30 establishes a settlement area boundary expansion for residential and employment growth in Bolton to meet the requirements of the provincial Growth Plan, 2006 and ROPA 24 which set out Peel's framework for allocating 2031 growth. The Region's consideration of settlement expansion for Bolton was based on technical information and recommendations stemming from the Bolton Residential Expansion Study (BRES).

The Town of Caledon ("Town") commenced the BRES process in 2012 which established six "option areas" and three smaller "rounding out areas" within the lands around Bolton (see Appendix I) to be the subject of detailed technical analysis. On October 14, 2014, the Region of Peel received a ROPA application made by the Town based on Option 3 and the Rounding Out Areas as their recommended areas to accommodate the settlement area boundary expansion. The Region's process for the preparation of ROPA 30 was guided by the provincially facilitated settlement of ROPA 28 (Bolton Employment Lands), which provided details for a comprehensive review process, including additional technical analysis and public consultation.

On December 8, 2016, Regional Council adopted ROPA 30 by By-law 67-2016 based on Option 6 and the Triangle Lands. ROPA 30 was subsequently appealed to the Ontario Municipal Board, now the Local Planning Appeal Tribunal (LPAT).

Between 2017 and mid-2020 a number of proceedings were held to arrange administrative matters, and the hearing was scheduled to commence in summer 2020, proceeding in several phases concluding in July 2021. Further details on the BRES project background, ROPA 30 process, and the LPAT proceedings, are available on the Region's BRES webpage: www.peelregion.ca/planning/officialplan/bres/.

2. The Appeal Proceedings and Settlement

a) Commencement and Approval of Motions to Include Select Lands in ROPA 30

On August 14, 2020, the hearing commenced with an uncontested overview of factual evidence on the history of the BRES and ROPA 30. The following motions with areas identified in Appendix II were brought forward at that time and approved, as follows:

- A November 10, 2020 decision and order approved the lands owned by Zancor Homes Ltd. in Rounding Out Area B (known as the "Chickadee Lane lands") to be included in the Bolton settlement area as part of ROPA 30.
- A November 30, 2020 decision and order approved ROPA 30 as it applies to the Triangle Lands, which were brought into the Bolton settlement area for the purposes of employment uses only (a restrictive covenant was registered against the property).

Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

Two motions were filed jointly by the representatives of Option 6 and Boltcol South Holdings Inc. to request this.

b) Key Planning Matters Leading to a Settlement and LPAT Approval

Based on the most up to date information available, Regional staff worked with the appellant parties (which included the Town of Caledon) on a basis of good planning principles to determine the quantity of developable lands needed in Bolton to meet 2031 growth in Caledon. The analysis also considered the intended employment uses adjacent to the GTA West corridor such as on the Triangle Lands. The total “take-outs” of land not developable for community uses in the Caledon Designated Greenfield Area (“DGA”) included the GTA West Corridor alignment, environmental features, and employment uses on the Triangle Lands and notionally in Option 6 adjacent to the GTA West Corridor. This analysis resulted in the identification of a need for an additional 90 hectares of community land beyond the Council adopted ROPA 30 lands.

The analysis confirmed conformity with the ROPA 24 Land Budget population and employment allocation to the Caledon DGA (40,000 people, 21,500 jobs) and the density target for the Caledon DGA (42 people and jobs per hectare) required to achieve the overall Peel DGA density requirement for 2031 (50 people and jobs per hectare).

In addition to Option 6 and the Triangle Lands, ROPA 30 was revised to identify 90 hectares of additional developable land in Bolton. Working in conjunction with the parties’ planning experts, the appropriate location of this land was identified in Option 3 (56 hectares), Option 1 (28 hectares), and Rounding Out Area B (6 hectares) (Appendix II). The policy framework was updated to reflect the additional lands, changes requested by the Province, and to refine servicing policies.

The Region’s planning witnesses presented the proposed settlement and revised ROPA 30 (Appendix III) to the LPAT on November 30, 2020, and the settlement was accepted as proposed by an oral decision of the Tribunal. A ‘memorandum of oral decision’ (a written decision) will follow, and the contents of this report are subject to the written decision when it should become available.

3. Implementation and Next Steps

ROPA 30, as approved, is now being implemented by Regional staff and will be incorporated into an updated publicly available Regional Official Plan office consolidation with other recent ROPAs (e.g. ROPA 33 - Ninth Line). As the planning work to implement ROPA 30 advances, a local official plan amendment (LOPA) and secondary plans will need to be prepared to accommodate the 11,100 people and 3,600 jobs on approximately 245 hectares of developable land designated by ROPA 30.

We understand that Town staff and the landowners of the Option 6, Option 3 and Option 1 landowners are establishing work plans to initiate those processes and Regional staff look forward to working with them. The Rounding Out Area B LOPA process has been initiated by that landowners’ group and is well underway.

ROPA 30 is also being incorporated as final in the ongoing Peel 2041+ Official Plan Review and Municipal Comprehensive Review (MCR), which plans for growth to the year 2051.

Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

a) Implementation Policies in ROPA 30

As the local planning process gets underway, in addition to considering Provincial Policy and the overall policy requirements of the Regional Official Plan, the specific detailed policies included in ROPA 30 must also be addressed and conformed with. The following summarises the applicable specific ROPA 30 policies (see Appendix III):

Key Implementation Policies of ROPA 30

ROP Policy 5.4.3.2.9

- The ROPA 30 lands must accommodate approximately 11,100 residents and 3,600 jobs.
- An appropriate mix of jobs, employment lands, local services, housing, including affordable housing, community infrastructure, and a full range of transportation options must be planned for.
- Natural heritage features must be identified and protected.
- Employment land uses must be included in the expansion area (to reflect the November 30, 2020 Triangle Lands LPAT decision and accommodate 3,600 jobs).

ROP Policy 5.4.3.2.9.1

- Prior to the Town adopting a LOPA and secondary plan, the Town must prepare a phasing plan which provides for the Region to approve phasing, staging, implementation, and financial plans and agreements prior to approval.
- The Region may consider more than one local official plan amendment/secondary plan within the ROPA 30 lands to address phasing, staging, and financing requirements independently.
- Specific requirements were included to require that the secondary plan or plans address issues such as healthy development, affordable housing, natural heritage, agriculture, transportation and protection of the GTA West corridor.

Permitted Land Uses and Implications of the Provincially Significant Employment Zone

ROPA 30 requires that the lands designated as the “Bolton Residential Expansion Settlement Area 2031” (The ROPA 30 lands) be planned to accommodate 11,100 residents and 3,600 jobs. As noted above, local planning of the Option 6, Option 3, Option 1, Rounding Out Area B and the Triangle Lands will now proceed. Policies guiding the planning and development of the area have been applied to create a complete community including an appropriate mix of jobs, employment lands, local services, housing, affordable housing, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected.

While the Growth Plan, 2006, applied to ROPA 30 for the purposes of the LPAT hearing, the secondary plans and local official plan amendments will be subject to the current Growth Plan, 2019, which includes provincially significant employment zones (PSEZ) as shown in Appendix IV. The current PSEZ policy framework arises in the 2019 version of the Growth Plan which provides very little guidance on the role that PSEZs are to play in the planning process. The Growth Plan definition of a PSEZ contemplates that it be comprised of employment areas as well as mixed use areas that contain a significant number of jobs.

Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

The implications of the PSEZ will unfold through further decisions of Regional Council associated with the ongoing MCR, Caledon's decisions on detailed local land uses and any further policy guidance that may be provided by the Province regarding the implementation of PSEZ designations. The PSEZ does not automatically change designated use of land nor does it require such a change as a matter of conformity. However, the Growth Plan does preclude conversion of existing employment designations unless certain criteria have been met. ROPA 30 does not contemplate the conversion of any employment uses to non-employment uses. The 2019 Growth Plan permits the Minister to provide specific direction for planning in areas identified as a PSEZ through appropriate official plan policies and designations, and in economic development strategies. In the case of the Bolton PSEZ, no such direction has been received from the Minister.

The *Planning Act* requires lower tier Official Plans to conform with the upper tier Official Plan. In the case of ROPA 30, the expansion of the Bolton settlement boundary does not designate a land use. The residents and jobs set out in ROPA 30 must form the basis for the land uses to be designated by Caledon. Many of the jobs have already been allocated to the Triangle lands. There are not enough jobs identified in ROPA 30 to allow all ROPA 30 lands within the PSEZ (i.e. Option 6) to be designated for employment purposes. Similarly, the proposed expansion areas in Option 1, 3, and Rounding Out Area B will not consume all the residents identified in ROPA 30, even if few jobs are allocated to them. Those residents must be attributed to other ROPA 30 lands (i.e. Option 6). Caledon will have jurisdiction to adopt local official plan policies applicable to the ROPA 30 area provided they conform with the Region's Official Plan. The Region, as the approval authority for the Town's Official Plan, could refuse to approve an amendment should it not conform and such a refusal could then be appealed to LPAT. The LPAT would be required to ensure that the Caledon Official Plan conforms with ROPA 30 and the Regional Official Plan.

Minister Zoning Order Requests

Bolton GO Station: The Town of Caledon had requested a Minister's Zoning Order (MZO) to implement transit station area zoning on the future Bolton GO Station and surrounding lands in Option 3. On March 5, 2021 an MZO was made under the *Planning Act* through *Ontario Regulation 171/21* (see Appendix V):

- The lands within Option 3 and ROPA 30 are a Mixed-Use Residential Zone
- The lands east of Humber Station Road and north of the settlement boundary are a Mobility Transit Hub Zone (a public transit depot with specified non-residential accessory uses)

Before the actual development can occur, the Town of Caledon and landowners will need to undertake the detailed local planning processes including preparing a LOPA and secondary plan, subdividing the lands, completing engineering and technical requirements and obtaining necessary permits and approvals. In addition, the Town will need to work with the Region on establishing the engineering details, timing and funding arrangements of key infrastructure such as water and waste water services. Note that zoning is more typically completed towards the end of the local planning process.

Option 6 Lands: A request for an MZO was submitted by the Region to the Minister of Municipal Affairs and Housing to request that community use zoning be applied on the Option 6 lands to reflect conformity with ROPA 30, as adopted by the Region. The lands

Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

were requested to be zoned to permit development of a complete community including an appropriate mix of jobs, local services, housing, including affordable housing, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected. The Minister has not advised of a response to the Region's request for an MZO.

Given the approval of ROPA 30 by the Tribunal, the Region, the Town and landowners can now move forward with the detailed local planning and implementation of ROPA 30 on the designated lands.

b) Impacts on the Peel 2041+ Municipal Comprehensive Review

In establishing Regional employment areas mapping in the Growth Management focus area of the Peel 2041+ MCR, the Region has depicted the Triangle Lands as employment on draft Regional Official Plan mapping.

The ROPA 30 LPAT decision also impacts the Settlement Area Boundary Expansion (SABE) Study being conducted within the Peel 2041+ MCR to identify lands to accommodate greenfield community (residential or mixed use) and employment land growth to 2051. The SABE conceptual area presented to Planning and Growth Management Committee on February 18, 2021 did reflect the revised ROPA 30 as within the Bolton settlement area. All of the lands included in the 2031 ROPA 30 Bolton settlement area approved by the LPAT were also supported for 2051 growth in the draft SABE concept map.

The Region will continue to consider the updates and results of the SABE study in addition to ROPA 30 on planning for Major Transit Station Areas (MTSA) like the future Bolton GO station.

CONCLUSION

The approval of ROPA 30 represents a successful conclusion to the Region's MCR to conform to the Growth Plan, 2006 and accommodate growth to 2031. The Region will continue to work with the Town to implement ROPA 30 through LOPAs and plan for the next stage of growth in Peel and Caledon to 2051 through the Peel 2041+ Regional Official Plan Review. Regional staff anticipate that the requirement of conformity with the Regional Official Plan as amended by ROPA 30 will lead to significant residential land use designations being sited within the Option 6 lands.

APPENDICES

Appendix I - Map of Regional Official Plan Amendment 30 as Adopted, December 8, 2016

Appendix II - Map of the Revised Regional Official Plan Amendment 30 and Approved Motions, November 2020

Appendix III - Revised Regional Official Plan Amendment 30 (as Approved by Oral Decision of the LPAT, November 30, 2020)

Appendix IV - Map of Provincial and Regional Employment Policy Layers in Bolton

Appendix V - Minister's Zoning Order for the Bolton GO Station Area O. Reg. 171/21

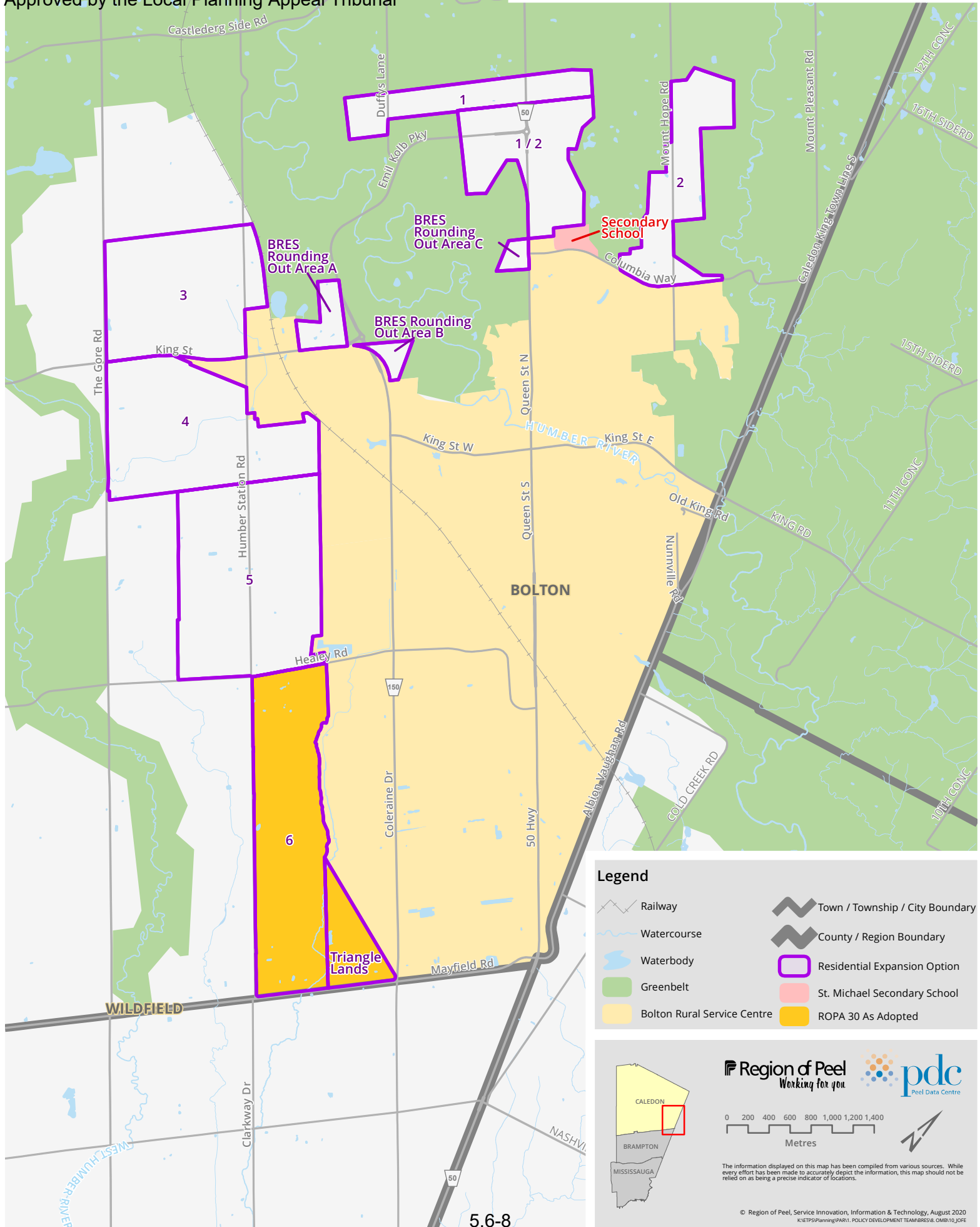
Update on Regional Official Plan Amendment 30 as Approved by the Local Planning Appeal Tribunal

For further information regarding this report, please contact Adrian Smith, Chief Planner & Director, Regional Planning and Growth Management, Ext. 4047, adrian.smith@peelregion.ca.

Authored By: Joy Simms, Acting Principal Planner, Regional Planning and Growth Management

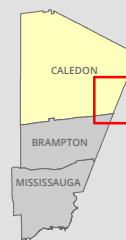
Reviewed and/or approved in workflow by:

Department Commissioner, Division Director and Legal Services.



Legend

- Railway
- Watercourse
- Waterbody
- Greenbelt
- Bolton Rural Service Centre
- Town / Township / City Boundary
- County / Region Boundary
- Residential Expansion Option
- St. Michael Secondary School
- ROPA 30 As Adopted



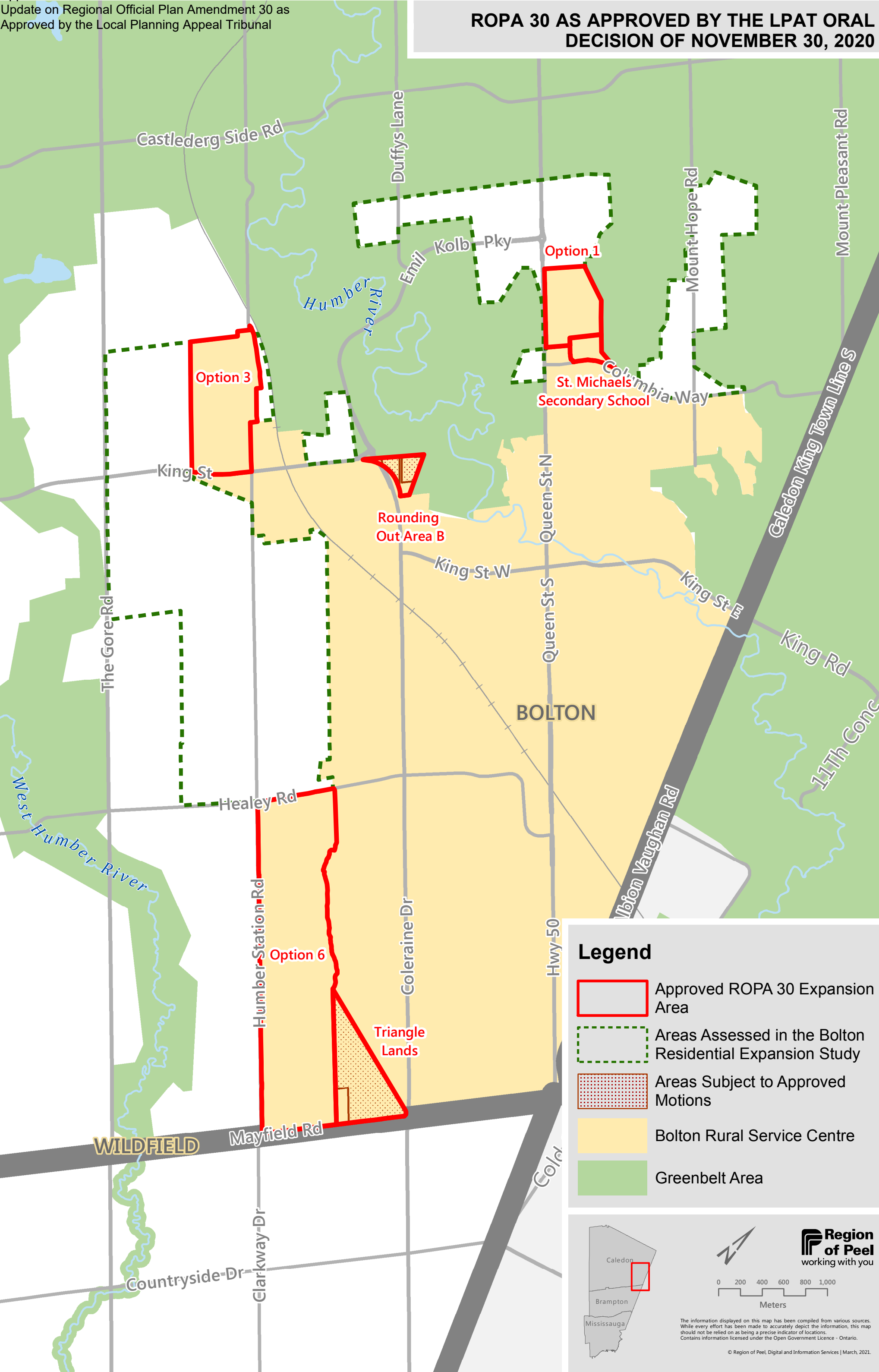
Region of Peel
Working for you



0 200 400 600 800 1,000 1,200 1,400
Metres

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

ROPA 30 AS APPROVED BY THE LPAT ORAL
DECISION OF NOVEMBER 30, 2020



REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 30

AN AMENDMENT TO ESTABLISH A BOLTON RESIDENTIAL
EXPANSION SETTLEMENT AREA BOUNDARY

THE CONSTITUTIONAL STATEMENT

Part A, THE PREAMBLE, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendments to the Text, Schedules, and Figures of the Region of Peel Official Plan, constitutes Amendment Number 30 to the Region of Peel Official Plan.

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to establish an expansion to the Bolton Rural Service Centre, and identify Areas Assessed in the Bolton Residential Expansion Study.

This Amendment also provides an updated policy framework to guide further planning development review in the Bolton Residential Expansion Settlement Area.

Location:

This Amendment applies to lands in the Town of Caledon as legally described as Concession 5, Part Lot 1 to 5 (Township of Albion), Concession 7 Part of Lot 11 and 12, Concession 4 (Alb) Part of Lots 11 and 12, Concession 5 (Alb) Part of Lots 11, 12 and 13, Concession 5 (Alb) Part of Lot 10, Concession 6 (Alb) Part of Lot 10, Concession 7 (Alb) and Part Lots 11, 12, 13 and as shown by the Areas Assessed in the Bolton Residential Expansion Study surrounding Bolton in Schedule D in the attachment in this Appendix PART B – THE AMENDMENT.

Basis:

Settlement Boundary Expansion in Caledon

Regional Official Plan Amendment (ROPA) 24 is the Region's Growth Plan conformity exercise. The growth management component of ROPA 24 was approved by the OMB in 2012 with new 2031 forecasts for the Town of Caledon and introduced a minimum greenfield density target of 42 residents and jobs per hectare. ROPA 28 (South-Albion-Bolton Employment Land and the North Hill Supermarket Expansion Area) and ROPA 29 (Mayfield West Phase 2) implemented ROPA 24. This Bolton Residential Expansion Settlement Area completes the 2031 ROPA 24 population and employment forecasts for the Town of Caledon.

The expansion of the current Bolton Rural Service Centre boundary is a key component of Caledon's growth management strategy of directing the majority of growth in the Town of Caledon to the Rural Service Centre settlements of Bolton, Caledon East and Mayfield West. This expansion will accommodate approximately 11,100 people and 3,600 jobs.

Bolton Rural Service Centre

Bolton is located in the Town of Caledon and is identified as a Rural Service Centre in the Peel Official Plan. Rural Service Centres are developed on full municipal water and sewer services and provide a range and mix of residential, employment, commercial, recreational and institutional and community services to those living and working in Caledon.

Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan)

The Growth Plan provides growth management policy direction and population and employment forecasts for single- and upper-tier municipalities within the Greater Golden Horseshoe.

The proposed Bolton Residential Expansion Settlement Area implements the Growth Plan population and employment forecasts for 2031A.

Region of Peel Official Plan

The Regional Land Budget assigns population and employment growth to the Growth Plan policy areas in Peel. For Caledon the 2031 population and employment totals are 108,000 people and 46,000 jobs. The Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 people and 11,000 jobs and established the need for 609 hectares of land for all settlement area boundary expansions.

Town of Caledon Official Plan

The Town of Caledon is required to bring its Official Plan into conformity with Provincial Plans and Policies and the Peel Official Plan, in particular ROPA 24. The Town's conformity exercise resulted in OPA 226 which was approved by the OMB in 2013. The population and employment forecasts from the Regional Land Budget are reflected in OPA 226.

OPA 226 is being implemented through a series of settlement area boundary expansions as the Bolton Residential Expansion Settlement Area is required to accommodate growth from Bolton contained in OPA 226. This expansion will accommodate approximately 11,100 people and 3,600 jobs.

Region's Consideration and Evaluation of the Town's ROPA Application

The Bolton Residential Expansion Study (BRES) was initiated by the Town of Caledon in April 2012 to determine the appropriate location to accommodate growth in Bolton. After completion of several studies as part of the BRES process and identification of a preferred boundary expansion area, Town Council approved a proposed Bolton settlement expansion area (generally known at the time as Option 3) as recommended by the study. In October 2014 the Town submitted its Bolton Residential Expansion ROPA application to the Region of Peel.

On November 12, 2015, Regional Council endorsed a planning process for the consideration of the Town's ROPA application. The planning process lays out a number of tasks and milestones to ensure a fair, open and transparent public process that provides all stakeholders, agencies, and members of the public with an opportunity to provide their input.

The Region retained a consultant to recommend criteria to assist in the consideration of the Town's ROPA application. Following a period of public consultation, eighteen evaluation criteria were finalized and supported by staff. The criteria are organized into six theme areas for use in evaluating each expansion option from a Regional perspective. The themes include:

Theme One: Protect Natural Heritage Features and their Associated Functions

Theme Two: Promote Coordinated, Efficient, and Cost Effective Infrastructure

Theme Three: Promote Fiscal Responsibility

Theme Four: Ensure Compact, Complete, and Healthy Communities

Theme Five: Protect Agricultural Lands

Theme Six: Response to Long-Term Urban Structure Implications

The evaluation themes and criteria are based on a comprehensive review of Regional interests, the Peel Official Plan, the Provincial Policy Statement (PPS), the Growth Plan, and stakeholder input.

Municipal Comprehensive Review (MCR) Process

In September 2012, the Region retained Malone Given Parsons (MGP) to review Caledon's MCR process. MGP prepared a policy framework listing all relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process. MGP developed a list of 23 evaluation criteria which form the basis of evaluating whether a settlement area boundary expansion meet the requirements of an MCR. The Region retained The Planning Partnership to assist with the consideration of this application and has reviewed the Evaluation Table prepared by Malone Given Parsons. Regional staff has concluded the MCR criteria have been met for this proposed expansion to the Bolton Rural Service Centre Boundary.

Draft ROPA Policy Framework

Draft ROPA 30 has been prepared that provides for the inclusion of approximately 245 hectares of developable land to be included in the Bolton Rural Service Centre Boundary and provide a policy framework for the expansion lands while addressing a range of matters including infrastructure, financing, healthy development, transportation, natural heritage, and agricultural planning.

A policy regarding the GTA West Transportation Corridor and NWGTA Transmission Corridor protection has been included in the draft ROPA that requires the Town of Caledon to prepare official plan and secondary plan policies for the phased release of lands within the GTA West Study Area which includes the Focused Analysis Area (FAA) and NWGTA Transmission Corridor Identification Study Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor. It is anticipated that applications in the GTA West Study Area that are outside the FAA will not be impacted by the potential GTA West Transportation Corridor. Similarly, it is anticipated that applications outside of the NWGTA Transmission Corridor Identification Study Area will not be impacted by the future electricity transmission corridor.

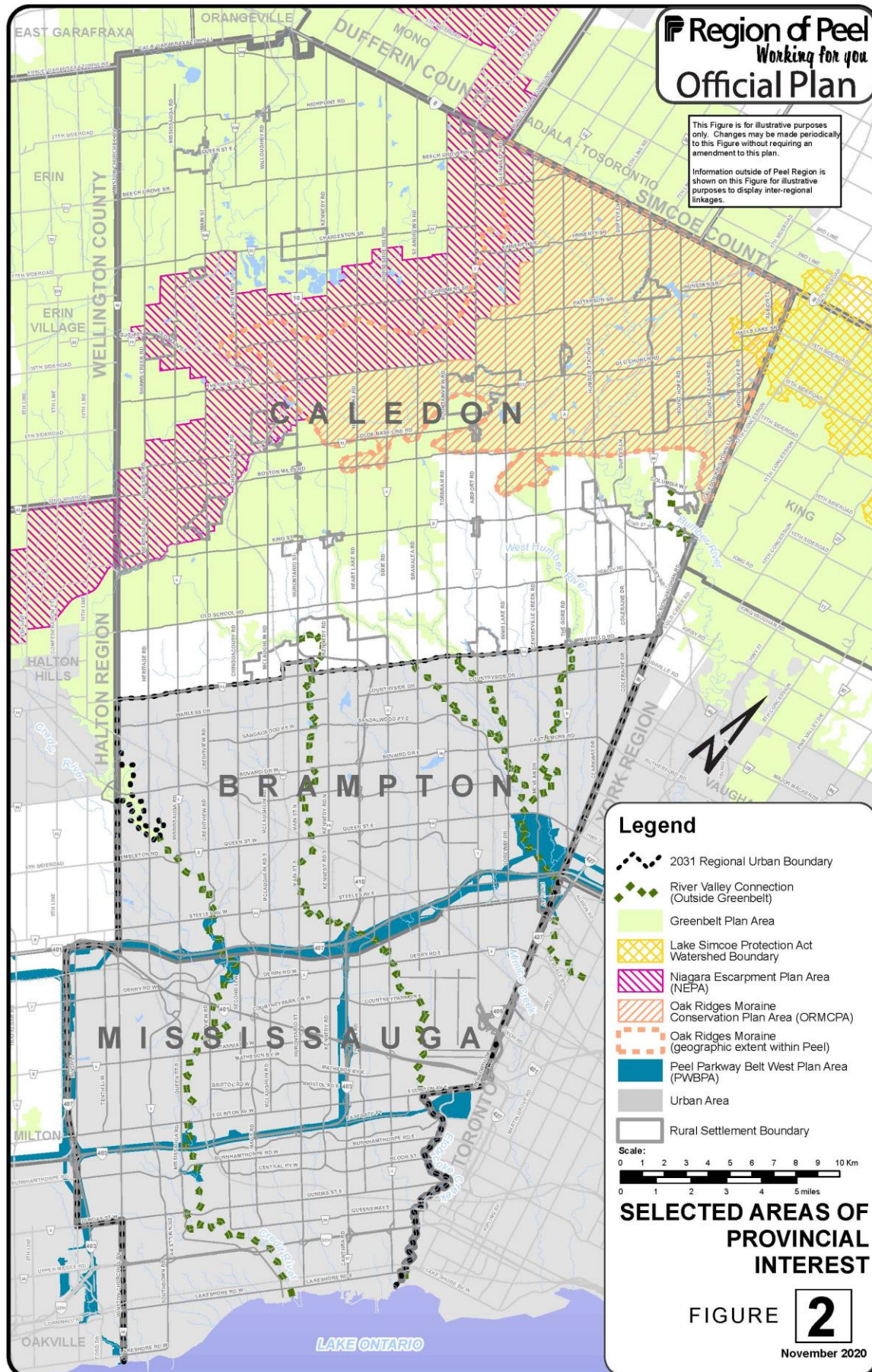
The draft ROPA also includes proposed Schedule amendments to include Areas Assessed in the Bolton Residential Expansion Study surrounding the Bolton Rural Service Centre and

include the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre on Schedule D of the Peel Official Plan. Other Schedules that are proposed to be amended include Schedule B (remove the subject lands from the Prime Agricultural Area), Schedule D1 (include the subject lands in the Rural Service Centre outside the Oak Ridges Moraine Conservation Plan Area), Schedule D3 (include the subject lands in the Settlement Areas outside the Greenbelt), and Schedule D4 (include the subject lands in the Designated Greenfield Area).

The proposed Areas Assessed in the Bolton Residential Expansion Study in Schedule D and proposed Residential Expansion Area in Schedule D and Schedule D4 are identified by a series of arrows and boxes with rounded corners to indicate what has changed in those Schedules and are not part of the amendment to the Official Plan.

A technical minor adjustment and correction is also recommended to include the existing St. Michael Secondary School into the Bolton Rural Service Centre Boundary which would update Schedule B, D, D1, D3, and D4. The school site which is currently located outside, but abutting the Bolton Rural Service Centre Boundary, should be included as this existing facility functions as part of the Rural Service Centre.

Figure 2 Selected Areas of Provincial Interest is proposed to be amended by including the subject lands in the Rural Settlement Boundary as shown in the attachment in this Appendix PART A – THE PREAMBLE. Section 1.3.3 of the Peel Official Plan notes Figures may be changed by Regional Council, without requiring an amendment. Figure 2 will be approved by Regional Council and take effect when the ROPA is in effect.



PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number ___ to the Region of Peel Official Plan.

Amendments to Text and Schedules

1. Chapter 5, Regional Structure, is amended by inserting new Section 5.4.3.1.5 as follows:

“To establish healthy complete communities that contain, living, working and recreational activities, which respect the natural environment, resources and characteristics of existing communities and *services*.”

2. Chapter 5, Regional Structure, Section 5.4.3.2.1 is amended by inserting “employment,” after “providing a range and mix of residential,” as follows:

“Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, employment, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.”

3. Chapter 5, Regional Structure, Section 5.4.3.2.2 is amended by deleting the second and third sentences as follows:

“Show on Schedule D the 2031 settlement boundaries for each of the Caledon East, Mayfield West and Bolton Rural Service Centres. ~~The 2031 boundaries for Caledon East and Mayfield West have been established. The 2031 boundary for Bolton has been partially established and remains to be completed.~~ The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the Region, working with the Town of Caledon, will designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.”

Appealed

4. Chapter 5, Regional Structure, Section 5.4.3.2.7 is amended as follows:

“The Region of Peel will study and consider future growth through a municipal comprehensive review, which will examine the need and most appropriate location for an expansion across the Region, including, but not limited to, the following locations:

- a) Around the Mayfield West Rural Service Centre, the boundary shown as a red dashed line on Schedule D and designated in the legend as “Study Area Boundary” is the area within which additional growth for Mayfield West beyond the 2031 population target is anticipated to occur; and
- b) Generally, the area surrounding the Bolton Rural Service Centre including the lands previously considered as part of the Bolton Residential Expansion Study as

shown on Schedule D and designated in the legend as “Areas Assessed in the Bolton Residential Expansion Study”.

Any settlement boundary expansion for the Mayfield West or Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will require an amendment to this plan.”

5. Chapter 5, Regional Structure, is amended by inserting the following new Sections 5.4.3.2.9 and 5.4.3.2.9.1 after Section 5.4.3.2.8.3 as follows:

“5.4.3.2.9 Bolton Residential Expansion Settlement Area 2031

The Bolton Residential Expansion Settlement Area within the Rural Service Centre will accommodate approximately 11,100 residents and 3,600 jobs and comprises approximately 245 hectares (of developable lands) as identified on Schedule D. The following special policies shall apply to the Bolton Residential Expansion Settlement Area.

The Bolton Residential Expansion Settlement Area will contribute to the development of the Bolton Rural Service Centre to be a complete community by planning for an appropriate mix of jobs, employment lands, local services, housing, including *affordable housing*, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected. The provision of Regional *infrastructure* will be staged and financed in a manner that is consistent with the financial management and capabilities of *the Region*. Health considerations will be included in the planning process to facilitate physical activity through *active transportation* to optimize the health promoting potential of the community.

- 5.4.3.2.9.1 In addition to the policies in this Plan that govern the *Region’s* Rural System, it is the policy of Regional Council to require the Town of Caledon to conform to the following policies:

Phasing of Development, Staging of Regional Infrastructure and Financial Agreements

- a) In accordance with Section 5.4.3.2.5 and prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a phasing plan to *the Region’s* satisfaction that provides for the orderly, fiscally responsible and efficient progression of *development* that is coordinated with the *Region’s* Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.
- b) In accordance with Section 7.8.2.12 prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a

financial and implementation plan to *the Region's* satisfaction that includes the execution of any financial agreements for the provision of Regional *infrastructure*. This may require front-end financing or accelerated payment agreements and/or other cost-sharing agreements, and limitations to be placed on the *development*, consistent with a phasing plan.

- c) In implementing a) and b) above, more than one local official plan amendment and/or secondary plan may be considered, in which case the Region may provide for an area to address the above requirements independently. Where an area is to be serviced, the Region may require limitations to be placed on development and servicing of an area, or a portion of an area, consistent with a phasing plan.

Transportation

- d) Prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon will plan for a range of transportation options including transit service, *active transportation*, and *carpooling*.

Affordable Housing Assessment

- e) Prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon will prepare an *affordable housing* assessment in consultation with *the Region* in order to include policies for the provision of *affordable housing*. *The affordable housing* assessment shall address:
 - i) Contribution towards the achievement of Regional new housing unit targets;
 - ii) The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of *affordable housing*; and,
 - iii) Identification and conveyance strategy for *affordable housing*, in consultation with the *Region of Peel*.

Healthy Communities and the Built Environment

- f) The Town of Caledon will conduct a health assessment of the secondary plan that implements the settlement area boundary in consultation with *the Region*, and that results are reported to Town

Council prior to approval of the secondary plan. The health assessment must be completed in accordance with the *Region of Peel's* Healthy Development Framework.

- g) The Town of Caledon shall include in the secondary plan, a policy to require the completion of a health assessment as part of a complete application for any *development*, and that results are reported to Town Council in consultation with *the Region*. The health assessment must be completed in accordance with the *Region of Peel's* Healthy Development Framework.
- h) Integrate the *Region of Peel's* Healthy Development Assessment elements into the secondary plan to optimize its health promoting potential.
- i) *The Region* and the Town of Caledon shall conduct health assessments on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.

Natural Heritage

- j) Prior to the Town of Caledon Council endorsing land uses for the secondary plan areas and prior to adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will identify a natural heritage system to be in conformity with a Comprehensive Environmental Impact Study and Management Plan (EIS and MP) that is prepared and completed to the satisfaction of *the Region* and Town of Caledon in consultation with the Toronto and Region Conservation Authority and other relevant agencies. The Comprehensive EIS and MP shall be prepared in accordance with terms of reference satisfactory to *the Region*, the Town of Caledon and the Toronto and Region Conservation Authority, in consultation with relevant agencies.
- k) The implementation of recommendations of the completed Comprehensive EIS and MP shall be incorporated into the Town of Caledon Official Plan and Secondary Plan in accordance with provincial, regional, local and conservation authority policy. Based on the results of the Comprehensive EIS and MP, the natural heritage system shall be designated in the Town of Caledon Official Plan.
- l) Minor refinements to the boundary of the community may be incorporated in the local official plan amendment and secondary plan

to reflect the designation of the natural heritage system such that approximately 245 hectares of developable lands are included.

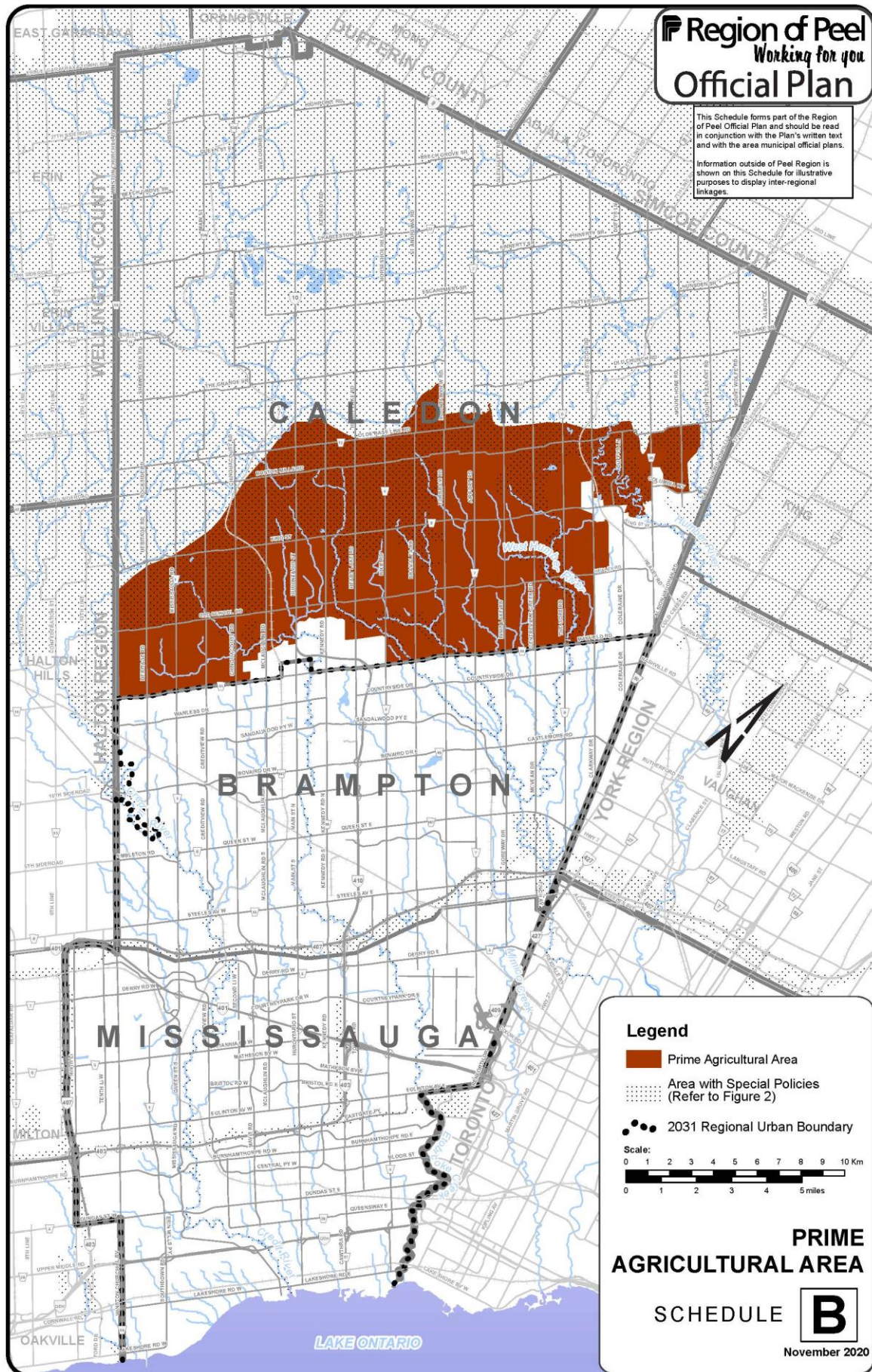
Agriculture

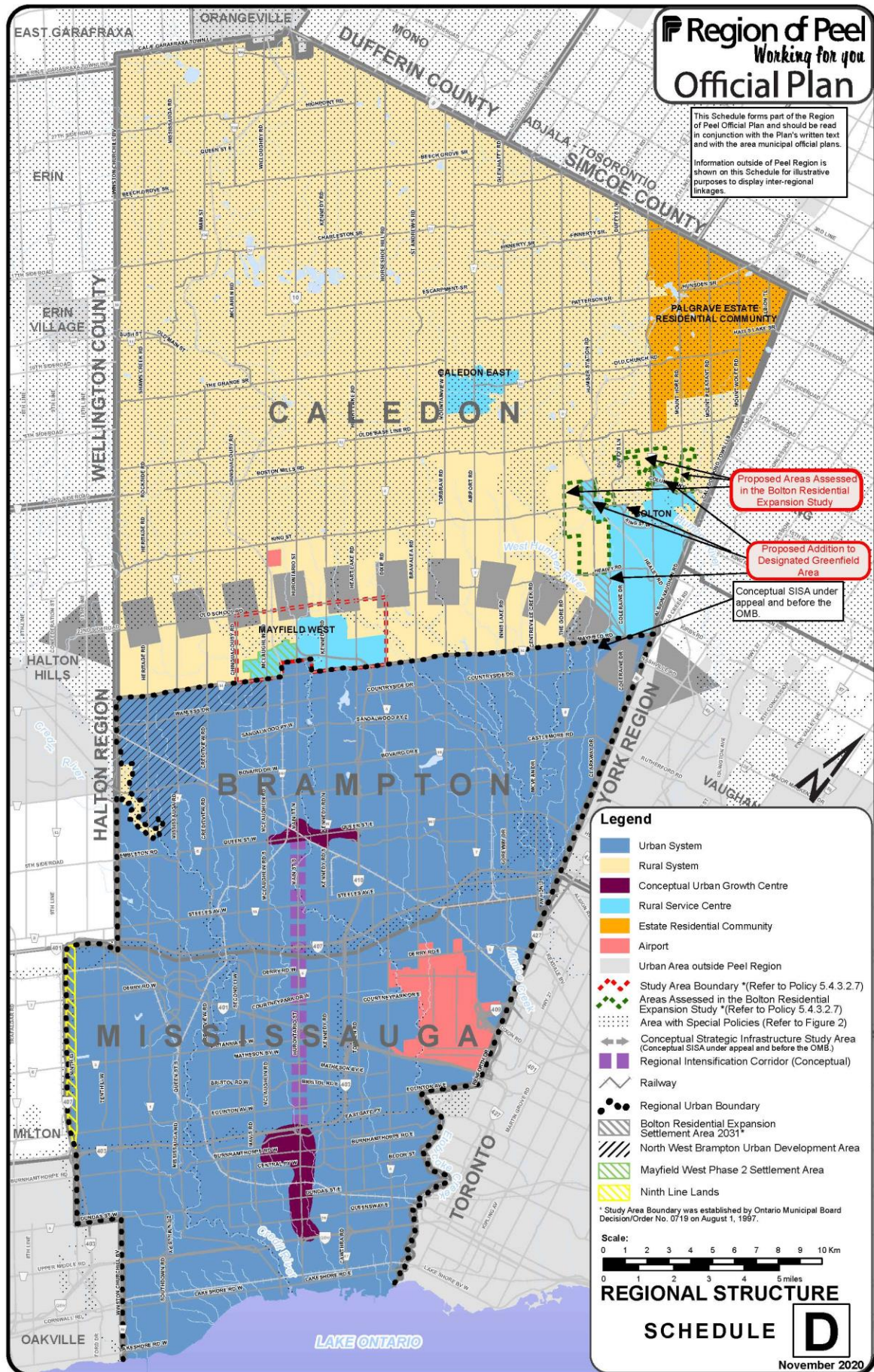
- m) Prior to the Town of Caledon adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will prepare an agricultural impact assessment (AIA) to be completed in accordance with terms of reference prepared to the satisfaction of *the Region* and Town of Caledon, in consultation with relevant agencies. The AIA will be prepared to provide a further detailed evaluation of potential impacts of non-agricultural development on agricultural operations adjacent to the Bolton Residential Expansion Settlement Area with recommendations to avoid, minimize and/or mitigate adverse impacts. The implementation of recommendations of the AIA shall be incorporated into the Town of Caledon Official Plan and Secondary Plan, as appropriate, and will include policies, at a minimum, that will:
- i) Identify through mapping any Provincial Minimum Distance Separation (MDS) I calculated setback (the Setback Area) that extends into the Bolton Residential Expansion Settlement Area;
 - ii) Prohibit development in the Setback Area. If and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, development can proceed in accordance with the Bolton Residential Expansion Settlement Area Secondary Plan;
 - iii) Recognize that lands within the Setback Area will be considered a Type A Land Use for the purpose of applying Provincial MDS II Formula;
 - iv) Promote land use compatibility where agricultural uses and non-agricultural uses interface; and,
 - v) Require mitigation of potential impacts of development on surrounding agricultural operations and land to the extent feasible.

GTA West Preliminary Route Planning Study Area/NWGTA Transmission Corridor Identification Study Area

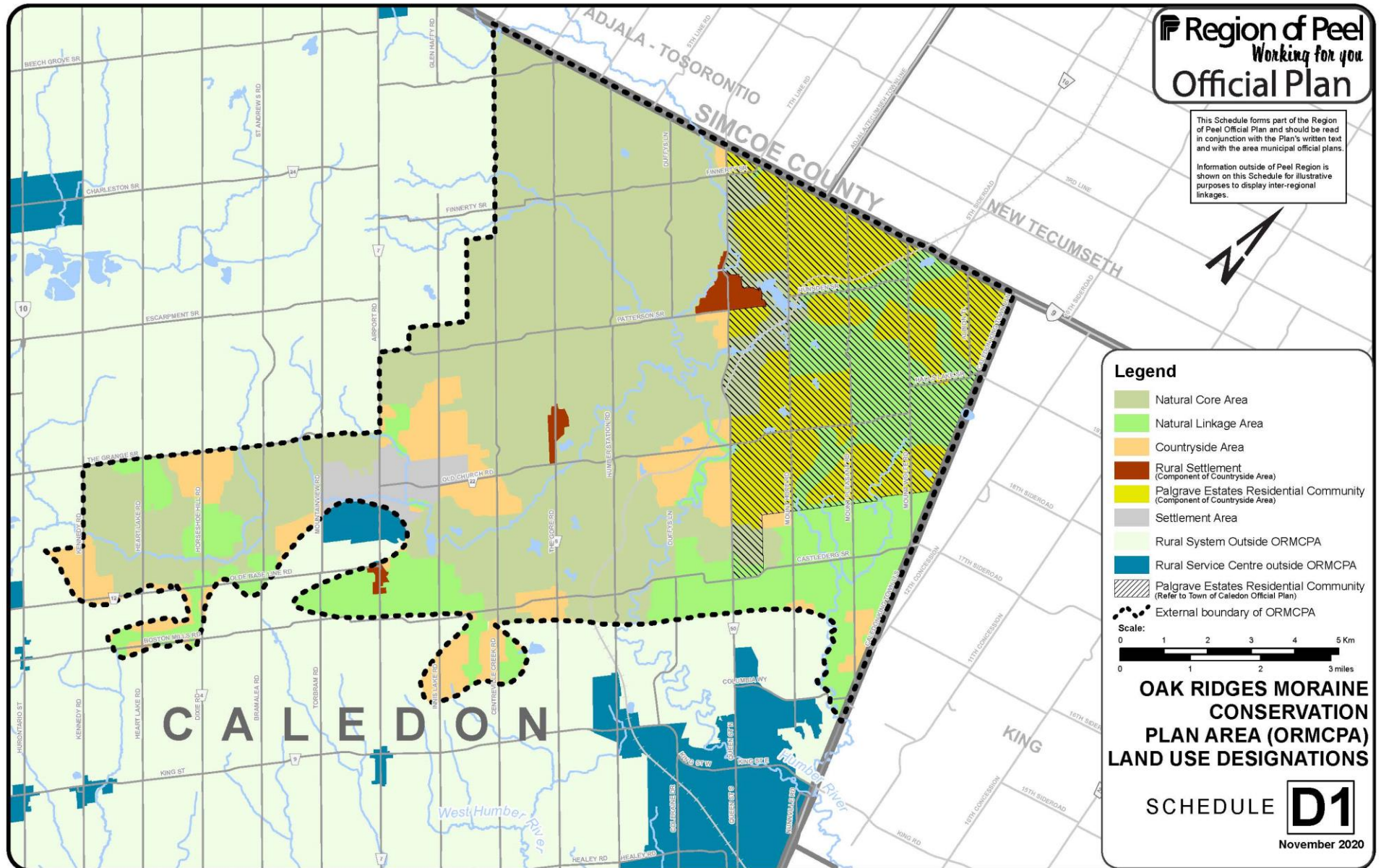
- n) During the preparation of an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon in consultation with and to the satisfaction of *the Region* and the Province will prepare policies that address the following:

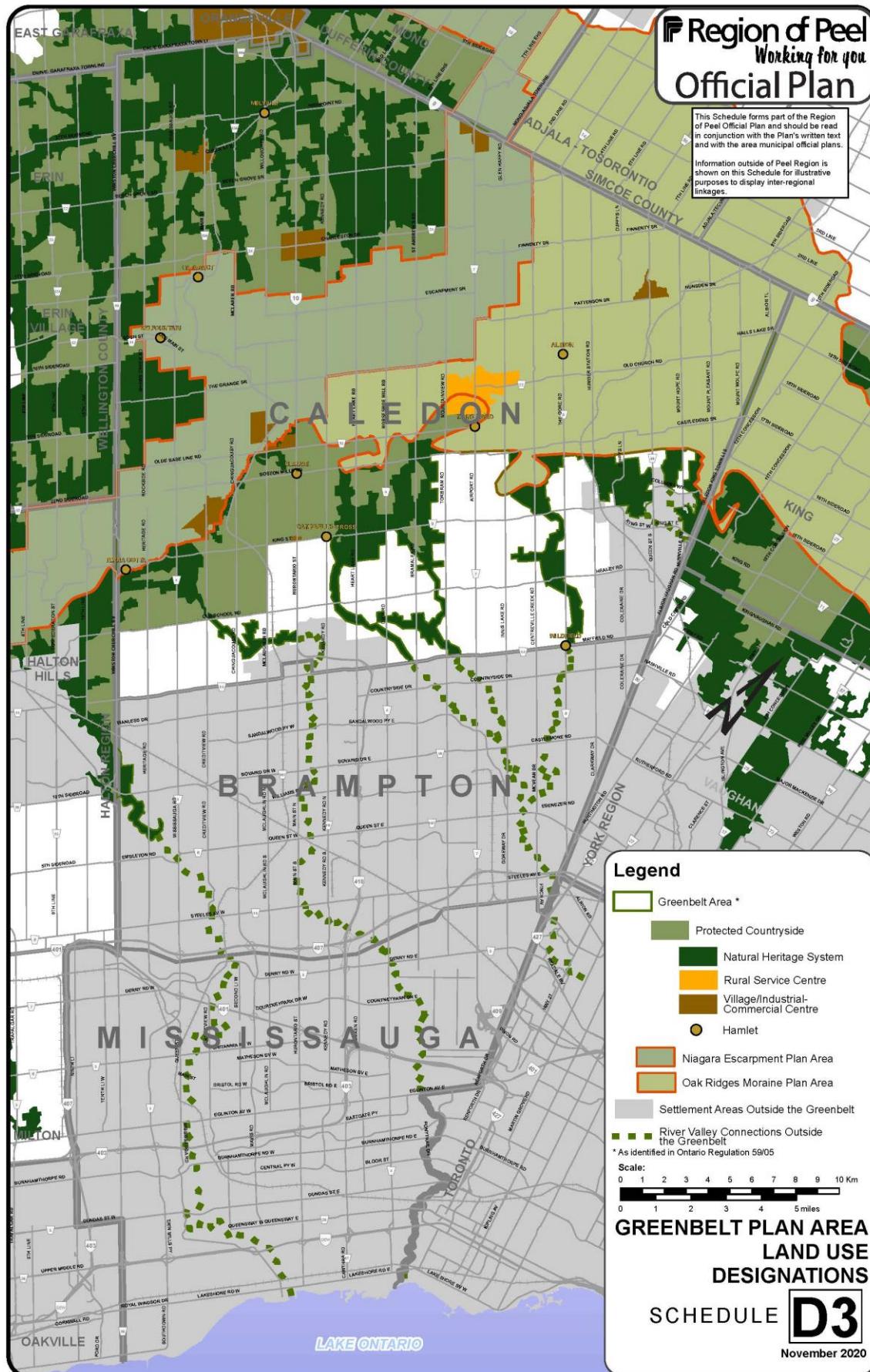
- i) Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the GTA West Study Area) which includes the GTA West Focused Analysis Area (FAA) and NWGTA Transmission Corridor Identification Study Area that extends into the Bolton Residential Expansion Settlement Area. The mapping will indicate the GTA West Study Area, FAA, and NWGTA Transmission Corridor Identification Study Area are located in portions of the Bolton Residential Expansion Settlement Area.
 - ii) Ensure that development applications for lands within the GTA West Study Area and NWGTA Transmission Corridor Identification Study Area will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor or the NWGTA Transmission Corridor. These policies may include provisions for the phased release of lands within the GTA West Study Area and NWGTA Transmission Corridor Identification Study Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor or the NWGTA Transmission Corridor.”
- 6. Schedule B Prime Agricultural Area is amended by deleting the subject lands from the Prime Agricultural Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 7. Schedule D Regional Structure is amended by inserting the Areas Assessed in the Bolton Residential Expansion Study surrounding Bolton and including the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 8. Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations is amended by including the subject lands in the Rural Service Centre outside the ORMCPA as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 9. Schedule D3 Greenbelt Plan Area Land Use Designations is amended by including the subject lands in the Settlement Areas Outside the Greenbelt as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 10. Schedule D4 Growth Plan Policy Areas in Peel is amended by including the subject lands in the Designated Greenfield Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

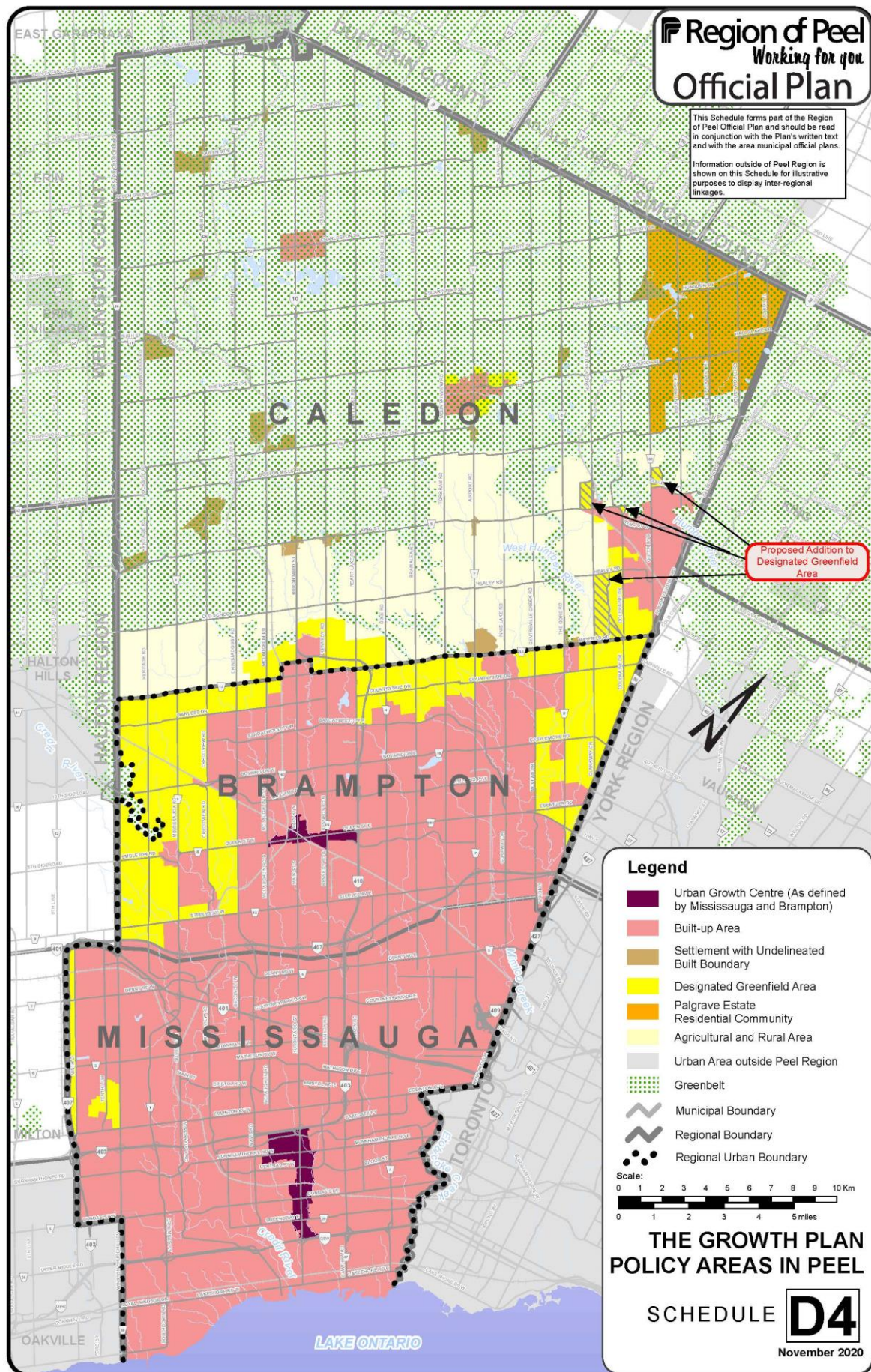




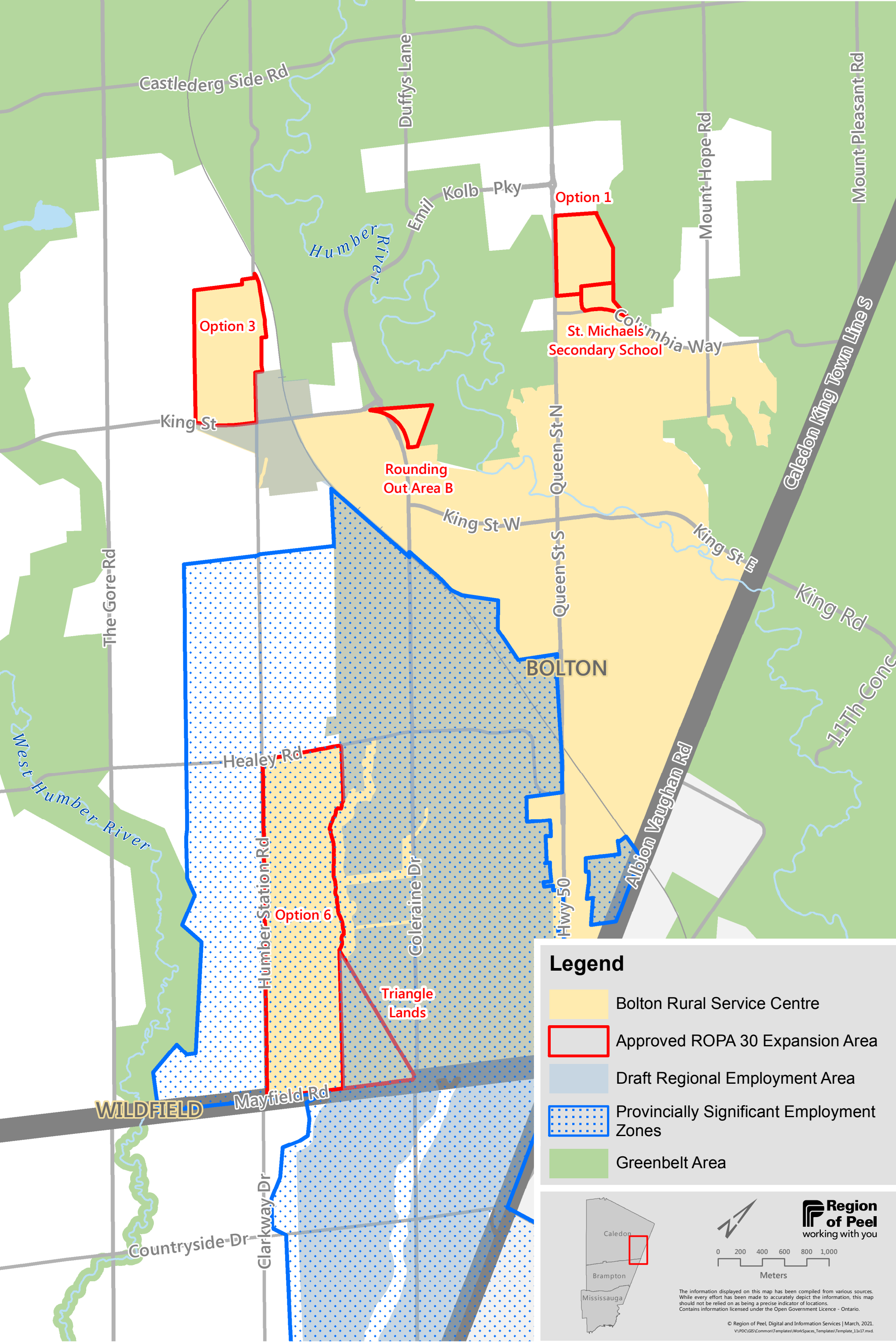
Schedule A







PROVINCIAL AND REGIONAL EMPLOYMENT
POLICY LAYERS IN BOLTON



Legend

- Bolton Rural Service Centre
- Approved ROPA 30 Expansion Area
- Draft Regional Employment Area
- Provincially Significant Employment Zones
- Greenbelt Area

0 200 400 600 800 1,000
Meters

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Contains information licensed under the Open Government Licence - Ontario.

© Region of Peel, Digital and Information Services | March, 2021.
V:\PDC\GIS\Common\Templates\Workspaces_Templates\Template_11x17.mxd

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

MAR 05 2021

Number (O. Reg.)

Numéro (Règl. de l'Ont.)

→

171/21

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER - TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

Definition

1. In this Order,

“high occupancy vehicle facility” means land used to support and service a public transit facility, including for dispatching, storing, servicing, hiring, loading or unloading buses, taxis, rideshare vehicles, limousine vehicles or similar fleet vehicles, but not tow trucks, tractors, trailers or tractor-trailers;

“long-term care home” has the same meaning as in the *Long-Term Care Homes Act, 2007*;

“retirement home” has the same meaning as in the *Retirement Homes Act, 2010*;

“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;

“stormwater management pond” means an end-of-pipe management facility that consists of a detention and retention basin and that may include associated non-intensive recreational uses and a permanent pool designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate;

“Zoning By-law” means Zoning By-law No. 2006-50 of the Town of Caledon.

Application

2. This Order applies to lands in the Town of Caledon in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 258 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Mobility Transit Hub Zone

3. (1) This section applies to the lands located in the area shown as the Mobility Hub Transit Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for a public transit depot together with accessory uses, buildings and structures that may include,

- (a) a bakery;
- (b) a convenience store;
- (c) a dry cleaning or laundry outlet;
- (d) a parking garage;
- (e) a municipal parking lot;
- (f) a commercial parking lot;
- (g) a personal service shop;
- (h) public uses;
- (i) retail stores;
- (j) service buildings;
- (k) a high occupancy vehicle facility; and
- (l) motor vehicle rental establishments.

(3) The following zoning requirements apply to the lands referred to in subsection (1):

- 1. The minimum lot area is 275 square metres.
- 2. There is no minimum lot frontage.
- 3. The maximum building area is 75 per cent.

4. The minimum front yard setback is 6 metres.
5. The minimum exterior side yard setback is 6 metres.
6. The minimum rear yard setback is 3 metres.
7. The minimum interior side yard setback is 3 metres.
8. The maximum building height is 10.5 metres.
9. The minimum landscaped area is 10 per cent.
10. The maximum gross floor area for a retail store is 465 square metres.
11. A six-metre-wide planting strip shall be located along the front lot line.
12. A six-metre-wide planting strip shall be located along an exterior side lot line.
13. A three-metre wide planting strip shall be located along the rear lot line.
14. A three-metre-wide planting strip shall be located along an interior side lot line.
15. The minimum setback along a driveway is 3 metres from any lot line.
16. The minimum parking space setback is 6 metres from any front lot line and 4.5 metres from any other lot line.
17. No part of any building or structure shall be located within 30 metres of a railroad right-of-way.
18. The accessory uses referred to in subclauses (2) (a) and (b) shall each have a maximum net floor area of 160 metres square.

Mixed-Use Residential Zone

4. (1) This section applies to the lands located in the area shown as the Mixed-Use Residential Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

- (a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law;

- (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law;
- (c) a stacked townhouse;
- (d) uses identified within the Multiple Residential Zone of the Zoning By-law;
- (e) a long-term care home;
- (f) a retirement home;
- (g) a mixed-use building;
- (h) a live-work unit;
- (i) an animal hospital;
- (j) an art gallery;
- (k) an artist studio and gallery;
- (l) a bakery;
- (m) a business office;
- (n) a clinic;
- (o) a convenience store;
- (p) a day nursery;
- (q) a dry cleaning or laundry outlet;
- (r) a dwelling unit;
- (s) a financial institution;
- (t) a fitness centre;
- (u) a grocery store;
- (v) a hotel;
- (w) a laundromat;

- (x) a medical centre;
- (y) a merchandise service shop;
- (z) a museum;
- (z.1) a personal service shop;
- (z.2) a place of assembly;
- (z.3) a place of entertainment, excluding a cinema or theatre;
- (z.4) a place of worship;
- (z.5) a private club;
- (z.6) a retail store;
- (z.7) an accessory retail store;
- (z.8) a sales, service and repair shop;
- (z.9) a supermarket;
- (z.10) a restaurant;
- (z.11) a training facility;
- (z.12) a stormwater management pond; and
- (z.13) a public use.

(3) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (a).

(4) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (b).

(5) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (c).

(6) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (h).

(7) Despite subsections (3) to (6), the following zoning requirements apply to the uses, buildings and structures referred to in clauses (2) (a) to (c) and clause (2) (h).

1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres.
2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law.
3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard:
 - i. An accessory building, and
 - ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.
4. A stacked townhouse shall have two parking spaces per dwelling unit.
5. The maximum building height for any type of townhouse dwelling is 16 metres.

(8) The uses set out in clauses (2) (d), (f), (i) to (z.11) and (z.13) are permitted on the ground floor of a mixed-use building.

(9) The uses set out in clauses (2) (j), (k), (m), (o) to (t), (y), (z.1), (z.2), (z.4) to (z.8) and (z.10) are permitted on the ground floor of a live-work unit.

(10) The zoning requirements that apply to the Multiple Residential Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clauses (2) (d) to (g).

(11) The zoning requirements of the Village Core Commercial Zone of the Zoning By-law apply to the uses referred to in clauses (2) (i) to (z.13).

(12) Despite subsections (10) and (11), the following requirements apply to the uses, buildings and structures referred to in clauses (2) (d) to (g) and (i) to (z.13):

1. There is no minimum lot area.

2. There is no minimum lot frontage.
3. There is no maximum building area.
4. The front yard setback is,
 - i. if the ground floor contains non-residential uses, at least 0.3 metres and no more than 2 metres, and
 - ii. if the ground floor contains residential uses, at least 2 metres.
5. The minimum interior side yard setback is 3 metres.
6. The minimum rear yard setback is 3 metres.
7. The minimum setback to a sight triangle is 4 metres.
8. The maximum building height is 32 metres.
9. The minimum landscaped area is 15 per cent.
10. A three-metre-wide planting strip shall be located along each street line adjacent to a parking area.
11. The minimum driveway setback is 3 metres.
12. The minimum parking space setback is 3 metres.
13. All garbage shall be stored inside the building.
14. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard.
15. A convenience store shall not exceed a maximum net floor area of 160 square metres.

(13) For the lands referred to in subsection (1), the minimum density is 45 dwelling units per net hectare.

(14) For the lands referred to in subsection (1), no part of any building or structure shall be located within 30 metres of a railroad right-of-way.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town.

Commencement

7. This Regulation comes into force on the day it is filed.

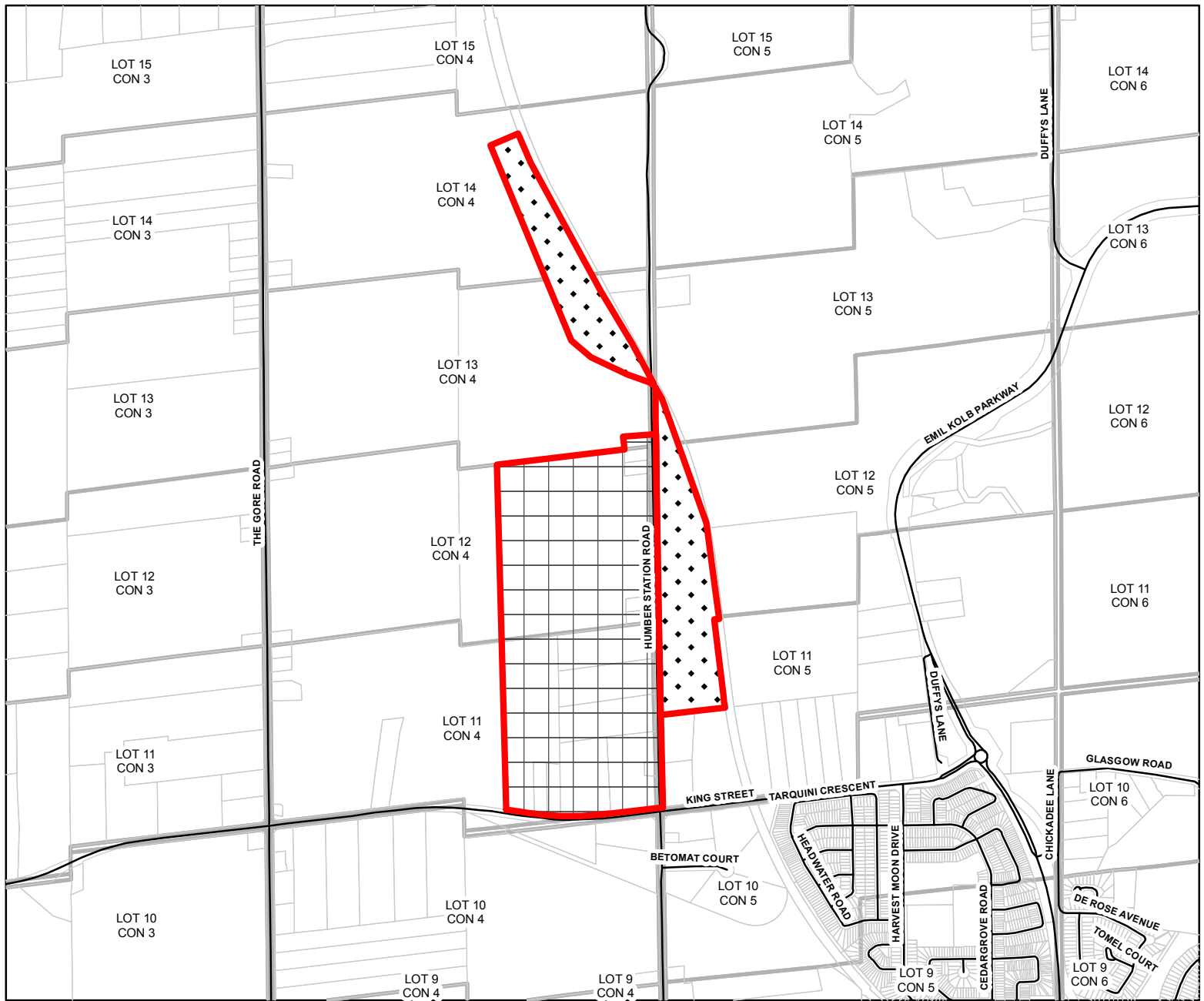
Made by:


.....
Signature

Minister of Municipal Affairs and Housing

Date made: MARCH 5, 2021

Part of Lots 11-14, Concessions 4 & 5, Town of Caledon, Regional Municipality of Peel



MAP No. 258

Map filed at the office of the
Ontario Ministry of Municipal
Affairs and Housing, 777 Bay St.,
Toronto, Ontario,

Planning Act

Ontario Regulation: 171/21

Date: March 5, 2021

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

- Lands Subject to Zoning Order
- Mixed Use Residential Zone
- Mobility Transit Hub Zone
- Roads
- Assessment Parcel
- Lot & Concession

0 155 310 620
Scale Bar (metres)



Map Description:

This is map no. 258 referred to in a Minister's Zoning Order.
It shows lands which are located in part of Lots 11-14,
Concessions 4 & 5, in the Town of Caledon,
Regional Municipality of Peel.

5.6-37

THIS IS NOT A PLAN OF SURVEY

Information provided by the Ministry of Municipal
Affairs and Housing, under licence with the
Ministry of Natural Resources.
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**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000

RECEIVED
February 17, 2021

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK



234-2021-813

February 17, 2021

Dear Head of Council,

RE: Consulting on growing the size of the Greenbelt

I am writing today to announce that my ministry is launching a consultation on **growing the size of the Greenbelt**.

The government has been clear that we are protecting the Greenbelt for future generations. We are committed to growing the Greenbelt and will not consider any proposals to remove any lands or changes to the existing Greenbelt Plan policies.

The Ministry of Municipal Affairs and Housing is seeking feedback on ways to grow the size and further enhance the quality of the Greenbelt, with a priority of:

- i. A study area of lands focused on the Paris Galt Moraine, which is home to critical groundwater resources.
- ii. Ideas for adding, expanding and further protecting Urban River Valleys.

The maps available for this consultation are for discussion purposes only and do not represent a proposed boundary.

For more information on this consultation, please visit <https://ero.ontario.ca/notice/019-3136> where you will find information about growing the Greenbelt:

- Proposed principles for growing the Greenbelt
- Discussion questions for consideration
- Context map of the Paris Galt Moraine area

The consultation is open for 61 days and ends on April 19th, 2021.

I look forward to receiving your input on this proposal. If you have any questions about the consultation, please contact the ministry at greenbeltconsultation@ontario.ca.

Sincerely,



Steve Clark
Minister

c: Planning Head and/or Clerks

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

**Ministry of
Municipal Affairs and Housing**

Ontario Growth Secretariat

777 Bay Street, 23rd Floor, Suite 2304
Toronto ON M7A 2J3
Tel: 416 325-1210
Fax: 416 325-7403

**Ministère des Affaires
municipales et du Logement**

**Secrétariat des initiatives de
croissance de l'Ontario**

777, rue Bay, 23^e étage, bureau 2304
Toronto ON M7A 2J3
Tél. : 416 325-1210
Téléc. : 416 325-7403



February 23, 2021

Adrian Smith
Acting Director of Integrated Planning Division
Peel Region

RECEIVED
February 26, 2021
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Dear Adrian Smith:

As part of Ontario's COVID-19 economic recovery efforts, this past summer changes were made to A Place to Grow: Growth Plan for the Greater Golden Horseshoe to help increase housing supply, create more jobs, attract business investments, and better align infrastructure while protecting what matters most, including the Greenbelt.

I am writing to you today in follow up to our discussions this past summer regarding the proposed and final changes to the Plan and the upcoming requirements for Municipal conformity. The date by which upper and single-tier municipalities must update their official plans to conform with the policies in A Place to Grow is July 1, 2022. This can be achieved through phasing a series of official plan amendments or a single official plan amendment.

As you know, the Plan's policies require municipalities to designate all land required to accommodate the Schedule 3 growth forecasts to the 2051 planning horizon. We encourage you to work with the Ministry of Municipal Affairs and Housing staff at the various stages as you work towards meeting conformity. As a reminder, Official Plans/Official Plan Amendments must be submitted by end of 2021 or early 2022.

Continued engagement with our Indigenous partners helped inform the changes to A Place to Grow. As part of these changes, a reminder that municipalities have a requirement to work with Indigenous communities in recognition of the unique relationship that all levels of government have with Indigenous Peoples.

We are committed to continue working with you and our inter-ministerial partners to achieve balance that ensures local decision-making that better reflects local realities. Should you or your staff have any questions about A Place to Grow, its implementation criteria, or matters related to conformity, please feel free to contact the Ontario Growth Secretariat at growthplanning@ontario.ca.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

Thank you for your ongoing commitment to your community and for your ongoing collaboration and engagement in support of effective growth management in the Greater Golden Horseshoe.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cordelia Clarke Julien', with a stylized, flowing script.

Cordelia Clarke Julien
Assistant Deputy Minister

March 15th, 2021

Project: HS.CL

VIA EMAIL

Kathryn Lockyer
Regional Clerk
Region of Peel
10 Peel Centre Drive
Brampton, ON
L6T 4B9

RECEIVED

March 15, 2021

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Re: ROPA 30 Option 6 Lands Update

SGL Planning & Design Inc. (SGL) represents the Humber Station Villages Landowners Group Inc. who own the lands within the Option 6 lands of the Regional Official Plan Amendment No. 30 (ROPA 30). The Option 6 lands are located in the Bolton Rural Service Centre, South of Healey Road, east of Humber Station Road, and North of Mayfield Road as shown on **Figure 1**.

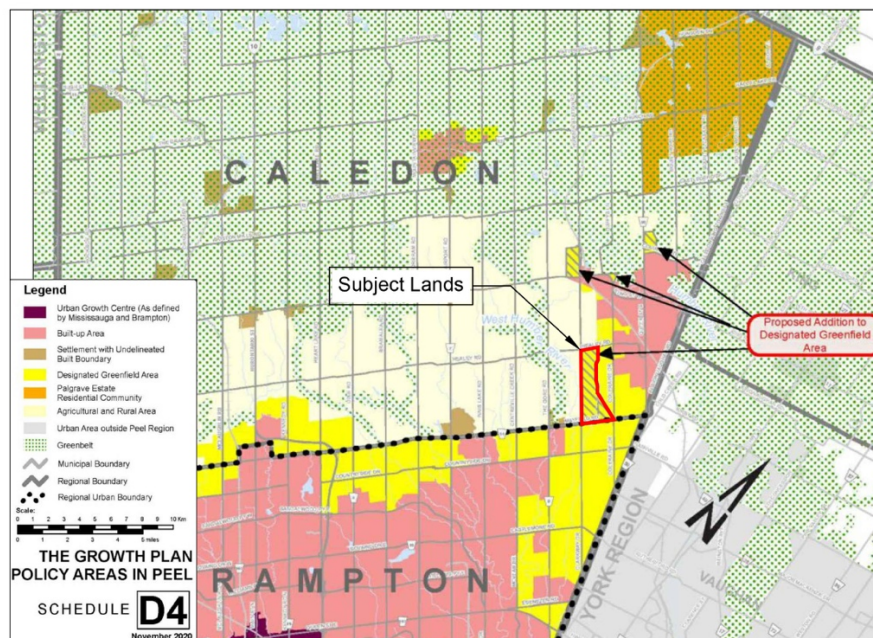


Figure 1 ROPA 30

sglplanning.ca

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

ROPA 30 was approved by the Local Planning Appeal Tribunal (LPAT) on November 30th, 2020. We wish to thank Regional Council for their support of the Option 6 lands throughout the ROPA 30 process.

We would like to note, that the Province recently approved a Minister's Zoning Order (MZO) for a portion of the Option 3 lands, which were brought into the Region's Settlement Area Boundary through ROPA 30. However, none of Option 6 lands were included in an MZO despite Regional Council's resolution on November 12th, 2020 requesting an MZO for the Option 6 lands.

We request that Council direct Regional staff to follow up with the Province on the MZO request for the Option 6 lands and determine if the Province is in favour of the MZO request. Further, with the Town of Caledon having submitted an MZO for the Option 3 ROPA 30 lands on March 5, 2021, we also urge the Region to request the Town submit an MZO for the Option 6 lands. As the Option 6 lands are positioned to be serviced more expeditiously, an MZO will advance the notion of implementing an agreed upon planning strategy without additional delays.

In advancing the implementation of ROPA 30, we are currently collaborating with the Town of Caledon's staff in the preparation of a Secondary Plan for the Option 6 lands, as well as providing detailed technical studies in support of the Secondary Plan.

Thank you for the opportunity to provide an update regarding advancements made in the implementation of ROPA 30.

Yours very truly,
SGL PLANNING & DESIGN INC.



Paul Lowes, MES, MCIP, RPP

c.c. Adrian Smith, Region of Peel
Rino Mostacci, Solmar Development Corp.