

Peel2041+

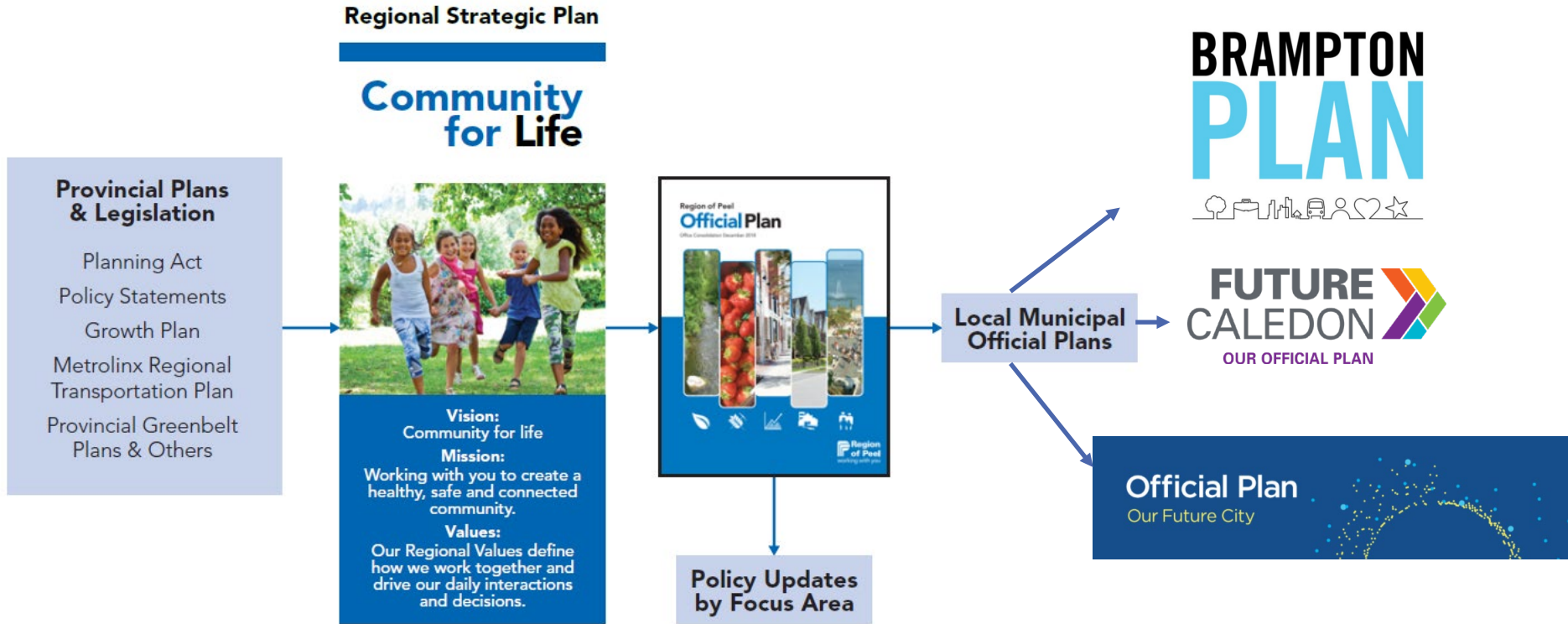
Regional Official Plan Review and Municipal Comprehensive Review Overview

Planning & Growth Management Committee

February 18, 2021

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Regional Planning & Growth Management
Region of Peel

Planning Responsibilities



Key Regional Changes in Growth Plan

2006 Growth Plan

Municipal Comprehensive Review (MCR) undertaken by municipality (could be upper or lower tier) and required for:

Settlement Area
Boundary
Expansions (SABE)

Employment
Conversions

If SABE undertaken by
lower tier –Regional
Council approval required
to amend boundary in ROP



2017 Growth Plan

MCR undertaken by upper tier
municipality in collaboration with
local municipalities

Required for SABE
and Employment
Conversions

Key Regional Changes in Growth Plan

2006 Growth Plan

Major Transit Station Areas (MTSAs) designated in local official plans

Province may identify Provincially Significant Employment Zones

Local employment land protection, while still required to implement regional policies regarding locations, forecasts and densities

2019 Growth Plan

Delineate Priority MTSAs through MCR; Regional Official Plan include minimum densities for strategic growth areas, including urban growth centres and MTSAs

Province may identify Provincially Significant Employment Zones

Employment lands identified in consultation with local municipalities, regional designation of employment areas, long-term protection and densities



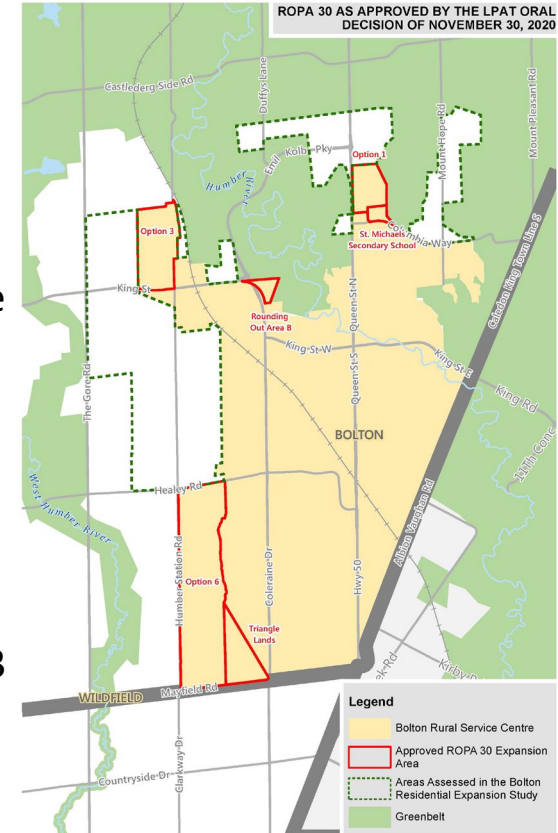
What's New in the Official Plan

ROPA 34 – Mayfield West Phase 2 Stage 2

- Provincial approval January 21, 2021
- Approved and in effect
- Staff continue to work with the Town of Caledon to complete the Secondary Plan

ROPA 30 – Bolton Residential Expansion Area

- LPAT oral decision approved a revised ROPA 30 (resulting from settlement discussions) on November 30, 2020
- Areas now included in ROPA 30:
 - Option 6, Rounding Out Area B, and part of Options 1 and 3 are planned as Community Lands with a mix of residential and some employment
 - Triangle Lands are planned for only employment
 - Existing St. Michaels Secondary School recognized



What's New in the Official Plan

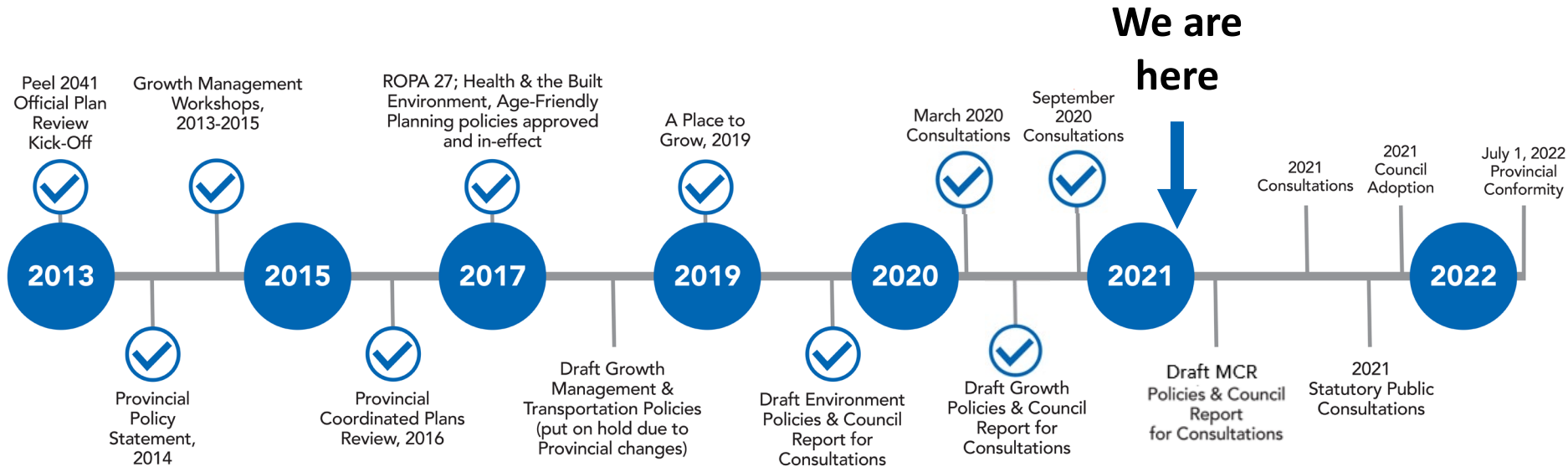
ROPA 30 – Bolton Residential Expansion Area

- ROPA 30 LPAT hearing conducted pursuant to 2006 Growth Plan;
- PSEZ contemplate employment uses as well as mixed uses;
- PSEZ does not automatically change designated use of land but does preclude conversion of existing employment designations subject to criteria – no such designations in ROPA 30;
- ROPA 30 requires that 11,100 people and 3,600 jobs be accommodated on 245 hectares of developable land;
- Although Option 6 Lands within PSEZ, must be planned to accommodate a mix of both population and employment to comply with ROPA 30.

Collaboration



Process & Timeline



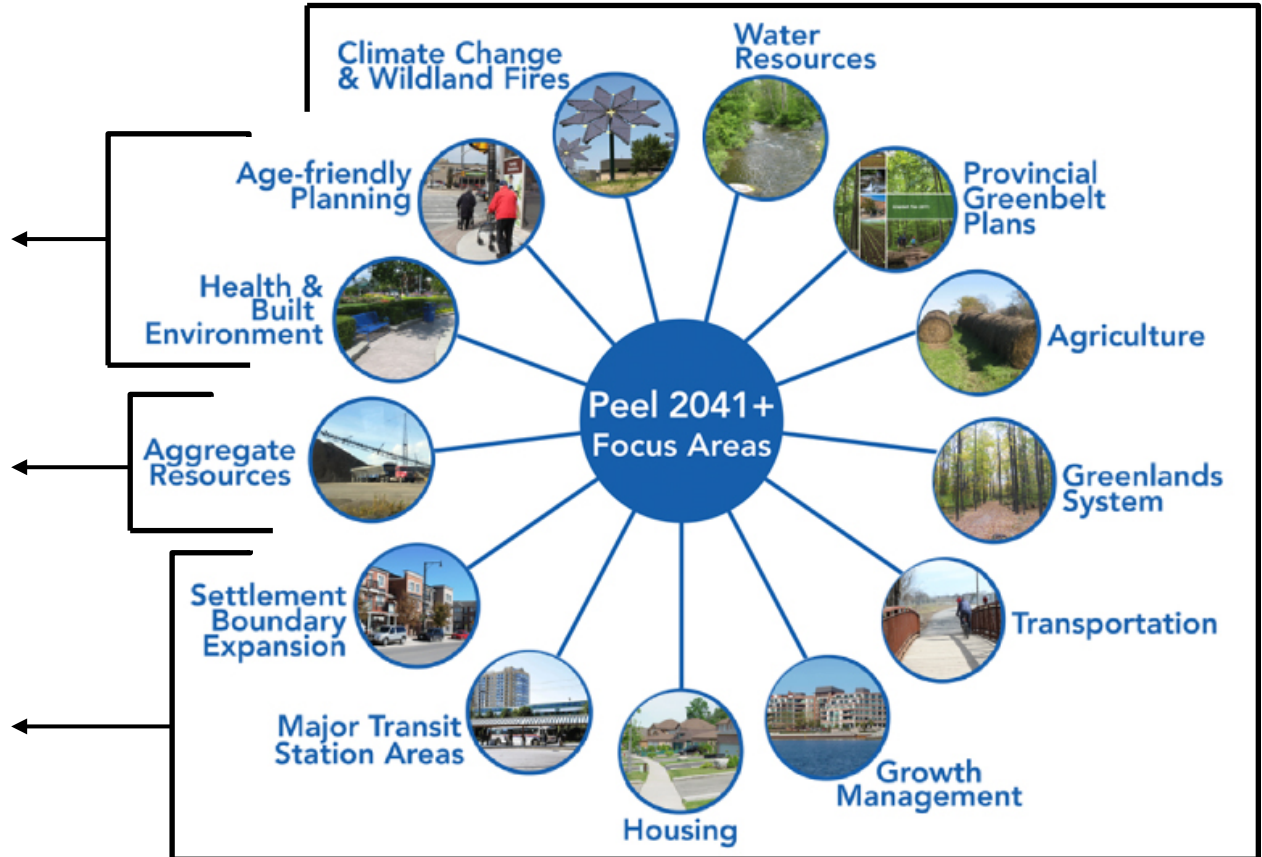
Note: Timeline subject to change

Official Plan Review & Municipal Comprehensive Review

ROPA 27 was the first amendment in this process, approved and came into effect in 2017.

Aggregate Resources will be brought forward in future.

Remaining Focus Areas will be part of the Region's MCR Amendment in 2021.



Consultations

Environment Related Focus Area Policies

March 2-5, 2020



Agriculture
& Rural Areas



Climate Change



Wildland
Fire Hazards



Provincial
Greenbelt Plans



Water Resources

Growth Related Focus Area Policies & SABE Technical Studies

September 21 – October 1, 2020



Growth
Management*



Major Transit
Station Areas



Housing



Transportation



Greenlands System



Other:
Waste Management,
Cultural Heritage &
Indigenous Engagement*



Settlement Area
Boundary
Expansion*

Key Emerging Themes in Peel 2041+

Take action against climate change

- Support the development of sustainable, low-carbon, compact, mixed-use, walkable and transit supportive communities to protect natural systems and promote renewable energy and conservation

Manage growth in a fiscally sustainable manner

- ‘Growth pays for growth’ to minimize financial impacts to existing residents and businesses while protecting environmental and agricultural resources

Ensure the healthy, complete development of our communities

- Work collaboratively with local municipalities to support growth that promotes healthy, complete, and livable communities through intensification of the existing built-up areas, more compact greenfield development, better alignment between land use and transit planning, and the protection of employment areas
- Recognize the importance of addressing equity and inclusion in planning

Key Emerging Themes in Peel 2041+

Increase affordable housing

- Increase the supply of affordable housing through the advancement of an inclusionary zoning framework, setting bold targets aligned with housing needs, greater involvement in the development review process and explore new housing opportunities

Respond to a changing economy and encourage job growth

- Protect employment areas and implement a long-term employment strategy to provide opportunities to live and work within the Region in key areas such as MTSAs, Urban Growth Centres, Provincially Significant Employment Zones and other Strategic Growth Areas

Encourage active transportation

- Implement programming and transportation infrastructure investment that make sustainable and active travel options, such as transit routes, carpooling, walking, and cycling more viable

Consultations

Inform



- Public awareness by providing information and education

Involve



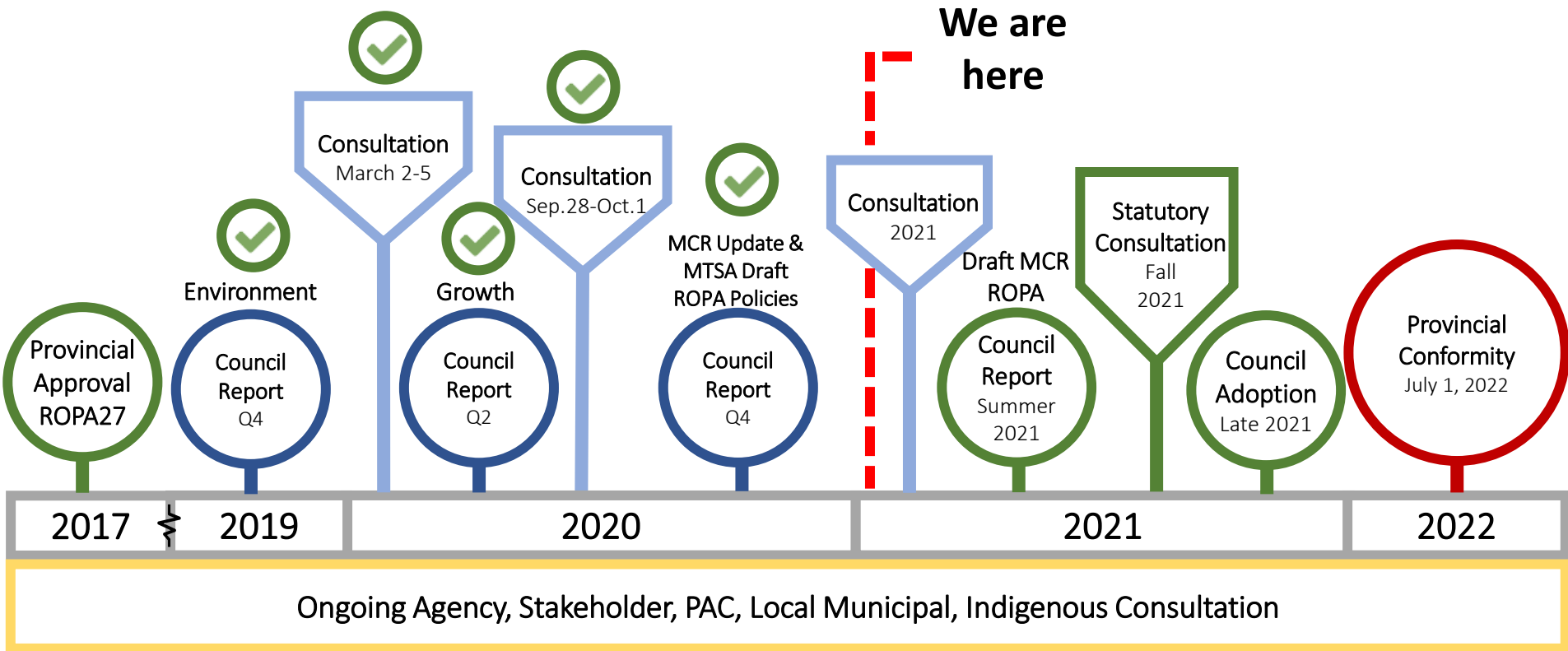
- Gathering input, comments and ensuring opportunities for ongoing engagement

Collaborate



- Working with stakeholders and partners in policy responses

Upcoming Consultations



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 - environment related topics)



2021 and beyond

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