

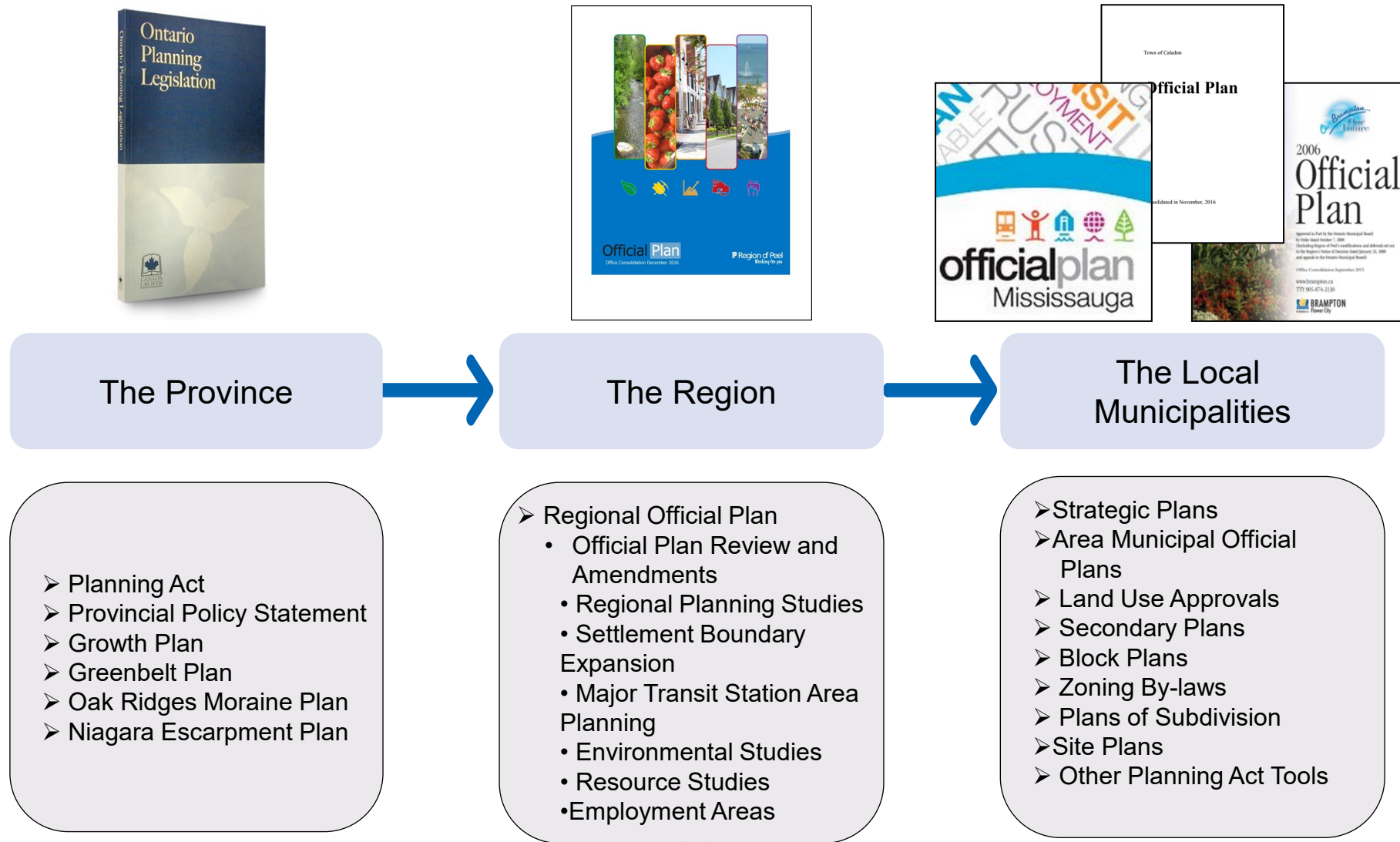
Overview of Regional and Local Planning Roles and Processes

*Planning and Growth Management Committee
March 18, 2021*

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Regional Planning and Growth Management

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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

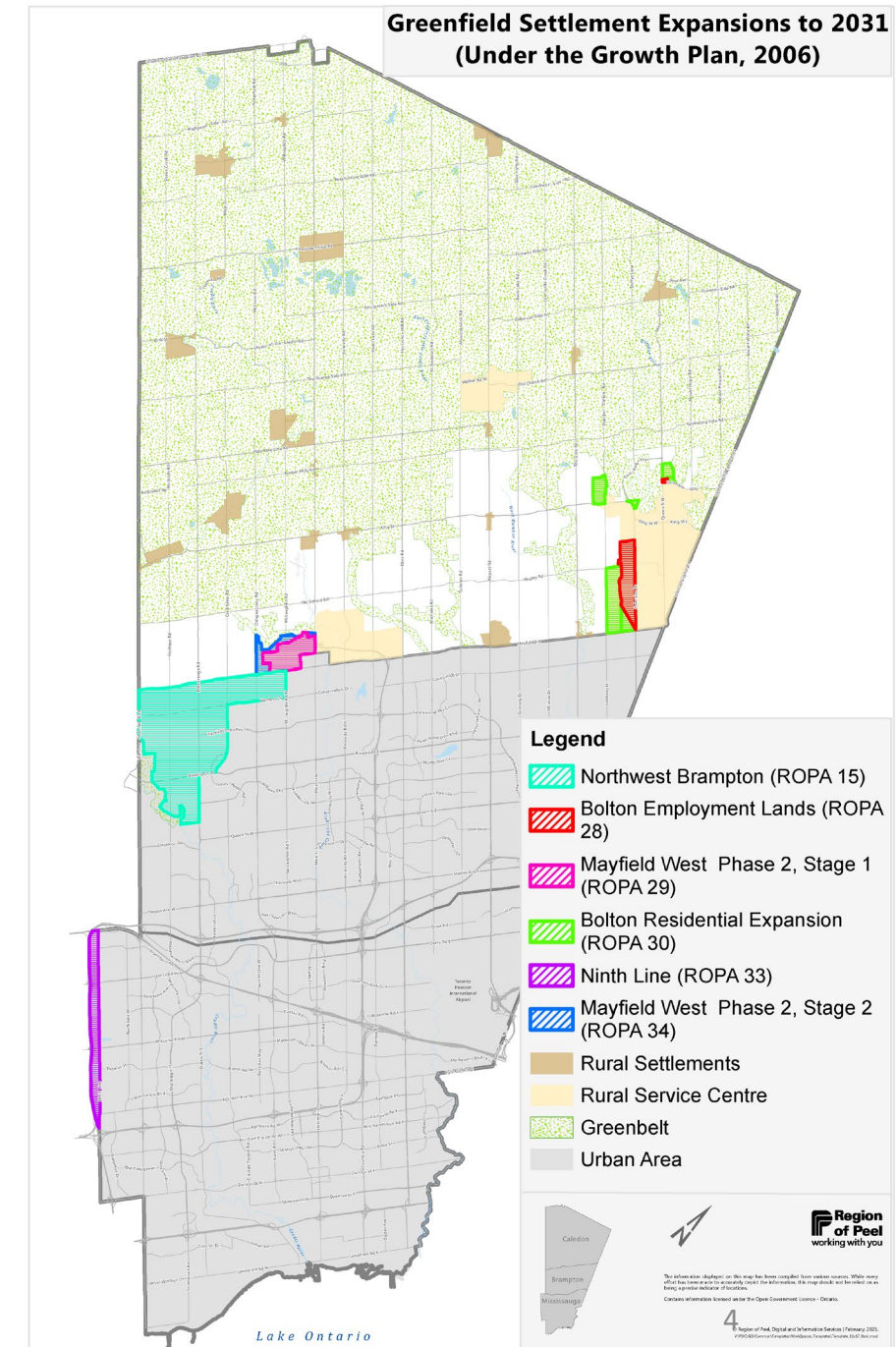
Regional Delegation of Approval Authority

- 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

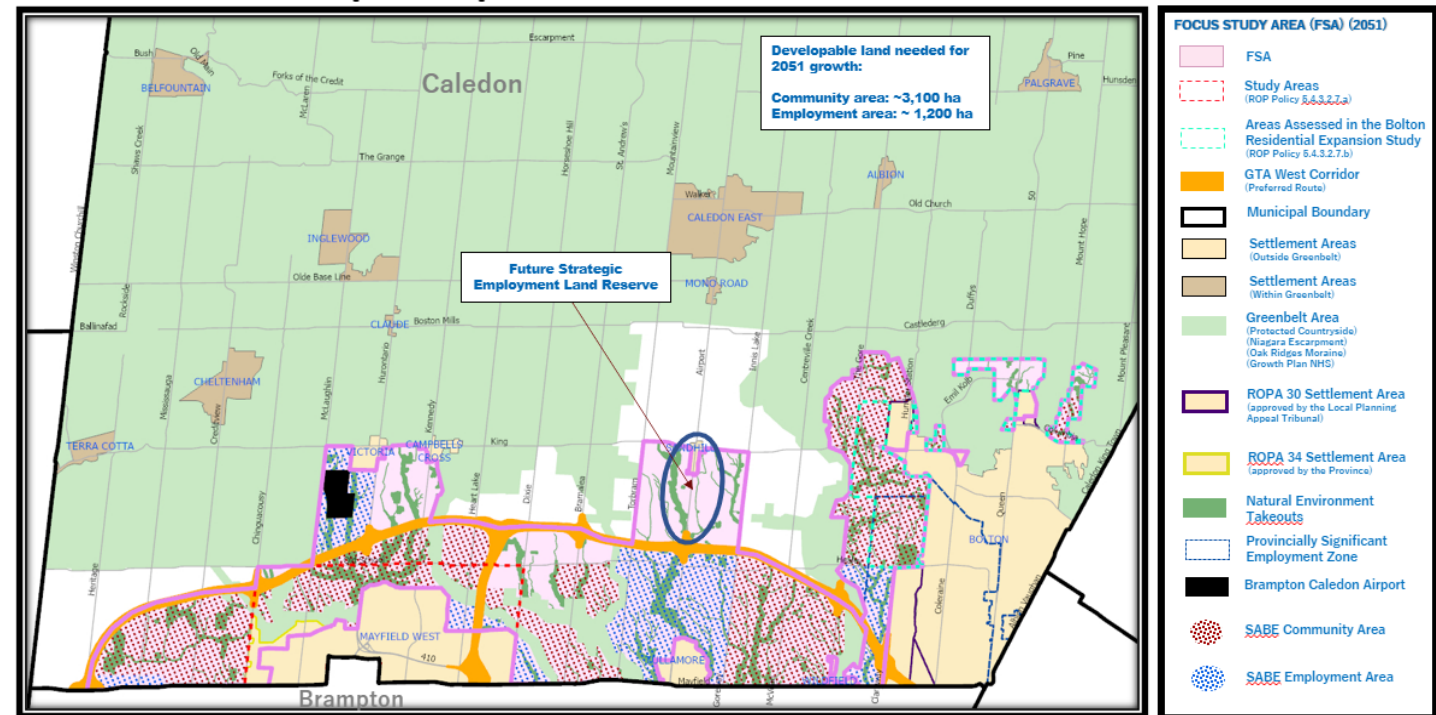


Planning for Growth to 2051

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.

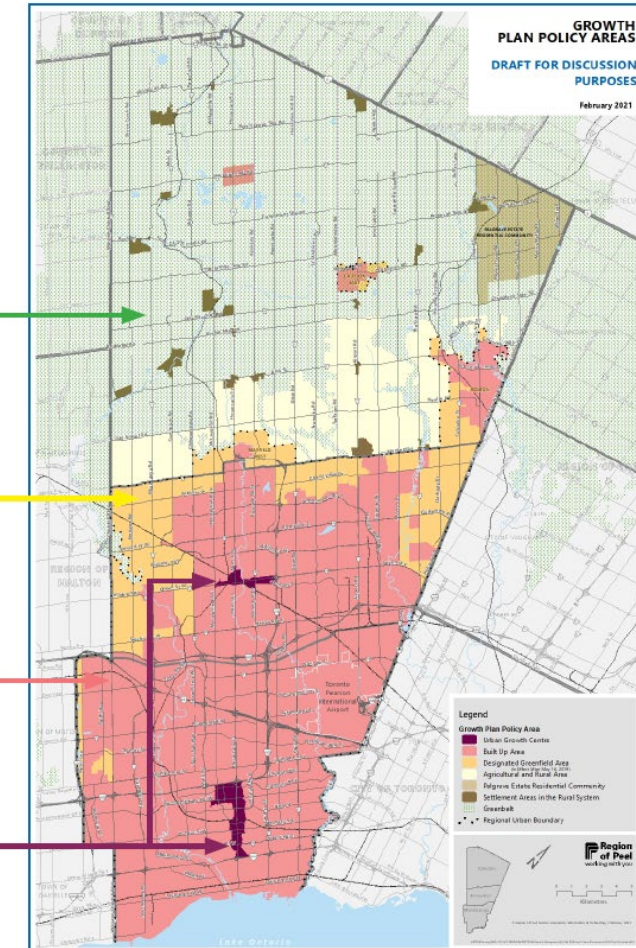
Sources: Growth Plan, 2019

Greenbelt
Protected from major development

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

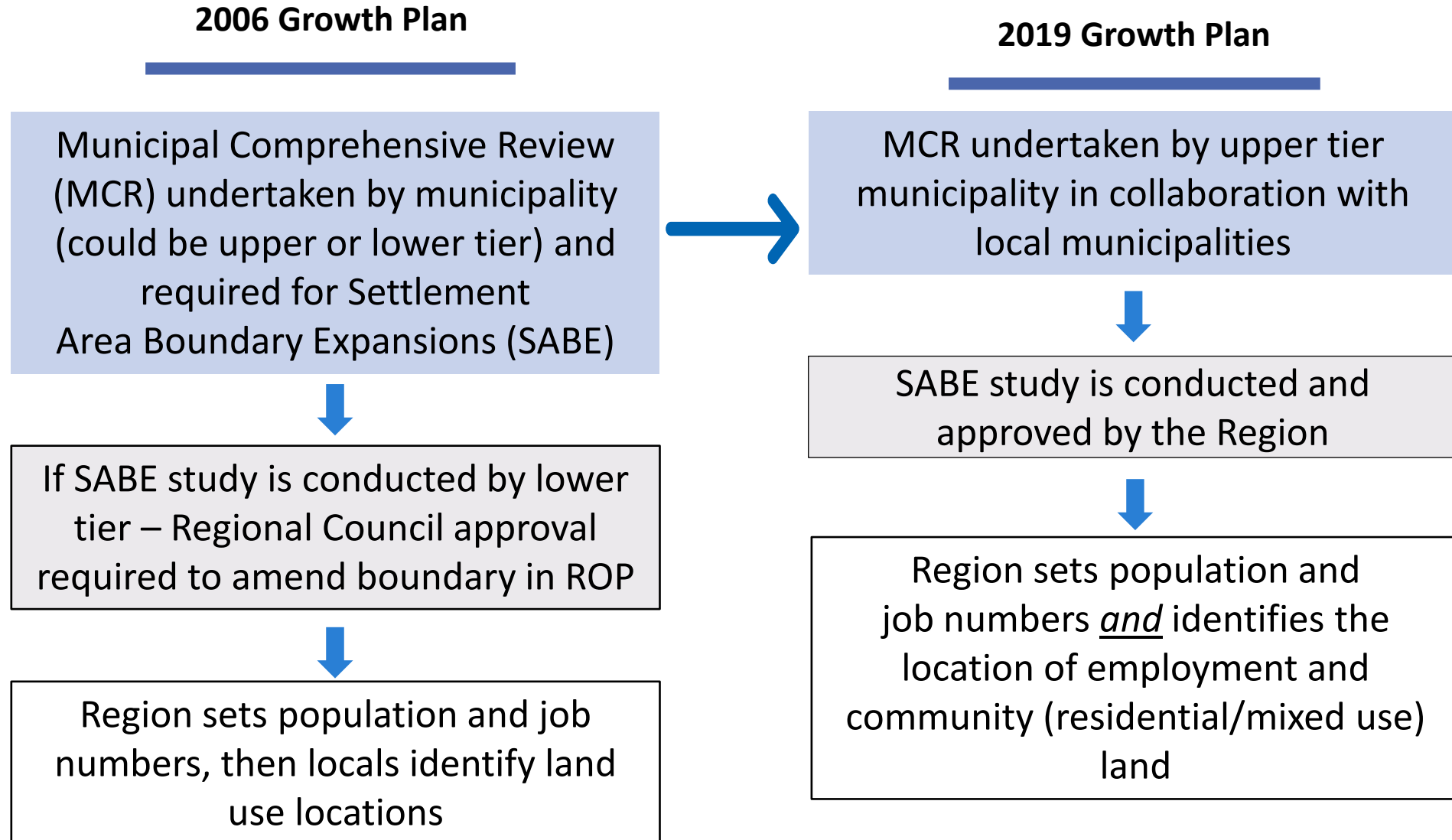
Built-up Area
A minimum of 55% of Peel's growth is planned through intensification in the built-up area

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

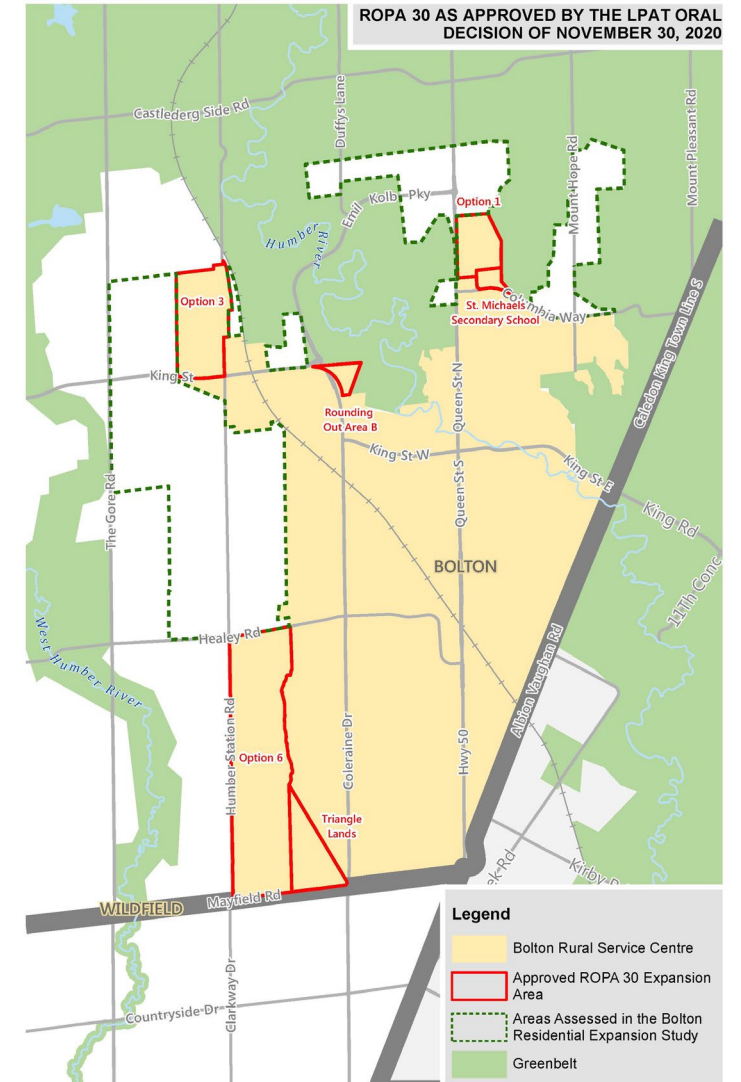
Key ROPA 30 Implementation Policies

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

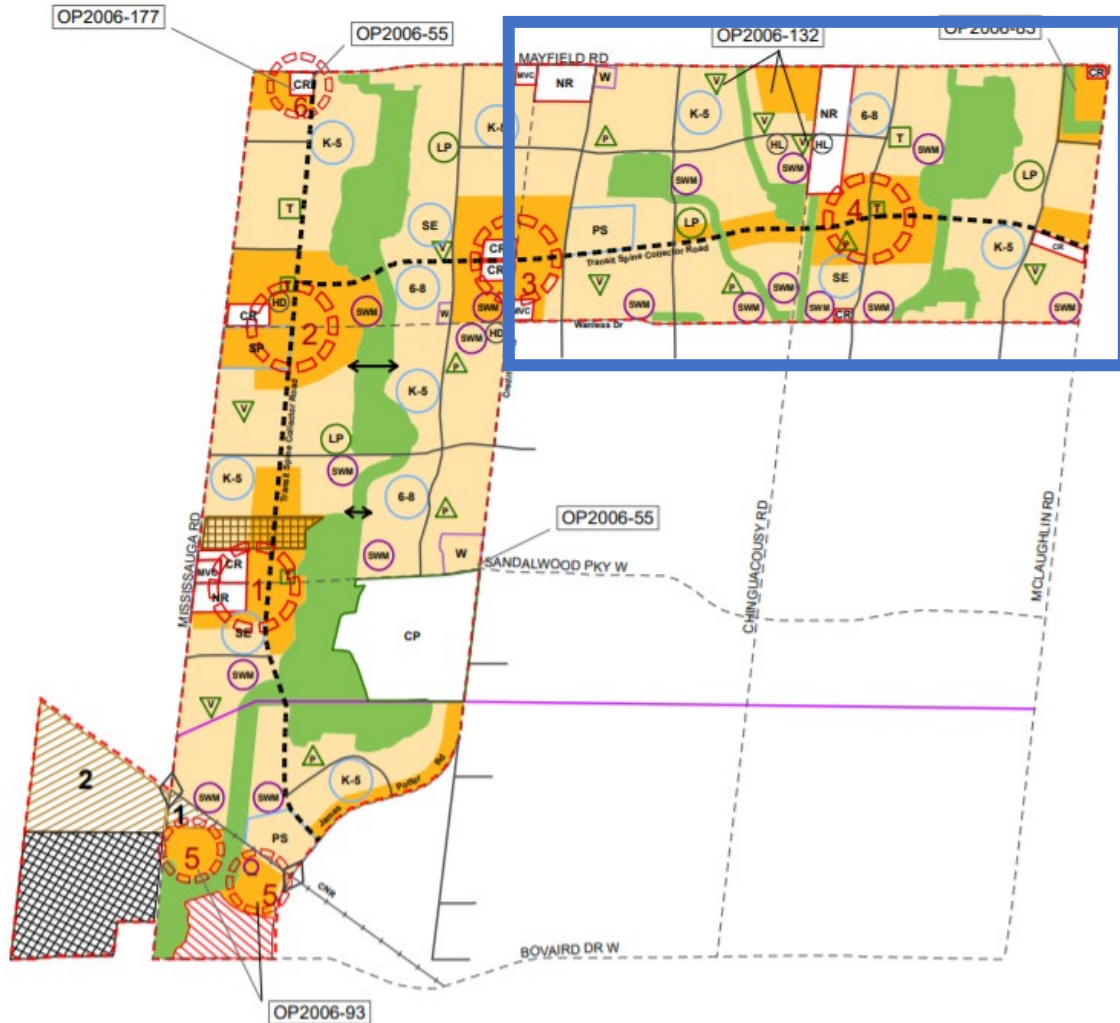
- Is a land use plan for a particular area
- It provides specific policies for areas where more detailed directions for land use designation, infrastructure, environment, transportation, and urban design are required beyond the general framework provided by the Official Plan.
- Forms a part of a local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

When are they Required?

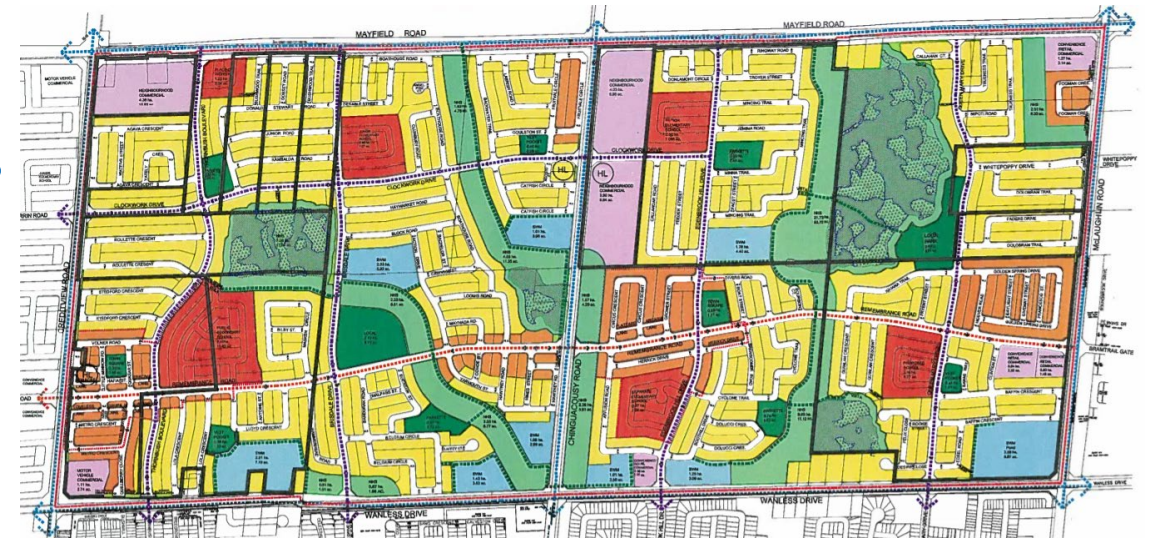
- It is standard practice and customary for secondary plans to be prepared for large areas of new developable land
- Additionally, the ROP directs the local municipalities to prepare secondary plans in specific areas
- Prepared when there is a new greenfield settlement expansion or change in land use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

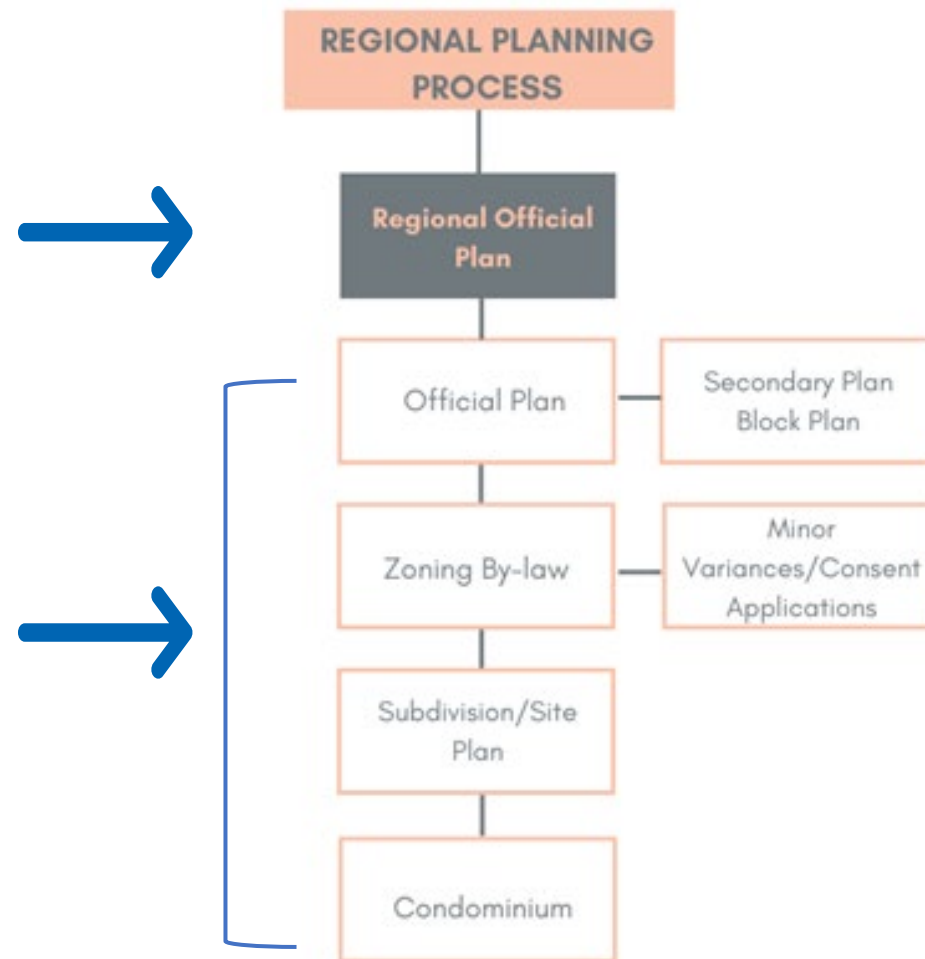
- Technical studies and approvals
- The delivery / funding of services and infrastructure;
- Allocation of development priority
- Layout of roads and the location and configuration
- Phasing and staging of infrastructure and development
- Water resource planning implementation
- Character, size and urban 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)



ROPA - REGIONAL OFFICIAL
PLAN AMENDMENT

OZ - OFFICIAL PLAN
AMENDMENT

RZ - REZONING

21T - SUBDIVISION

SP - SITE PLAN

CDM - CONDOMINIUM

A - MINOR VARIANCE

B - CONSENT

REGION OF PEEL