



THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
MINUTES

Members	G. Carlson	M. Medeiros
Present:	P. Fortini	C. Parrish
	N. Iannicca	R. Starr
	J. Innis	A. Thompson
	L. Kiernan	P. Vicente
Staff Present:	J. Baker, Chief Administrative Officer	A. Adams, Deputy Clerk and Acting
	K. Lockyer, Interim Commissioner of	Director of Clerk's
	Corporate Services	C. Thomson, Deputy Clerk and
	J. Pittini, Acting Commissioner of	Manager of Legislative Services
	Finance and Chief Financial Officer	S. Jurrius, Committee Clerk
	K. Dedman, Commissioner of Public	S. Valteau, Legislative Specialist
	Works	R. Khan, Legislative Technical
	P. Caza, Acting Regional Solicitor	Coordinator
	A. Smith, Chief Planner	

1. CALL TO ORDER

Councillor Parrish, Committee Chair, called the Region of Peel Planning and Growth Management Committee meeting to order on April 29, 2021 at 9:30 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive. Councillor Parrish participated electronically.

Other Councillors Present: P. Brown; B. Crombie; S. Dasko; J. Downey; I. Sinclair

Councillor Fortini arrived at 9:40 a.m.

3. APPROVAL OF AGENDA

The Committee Clerk stated that the Office of the Regional Clerk received additional items after the distribution of the April 29, 2021 Region of Peel Planning and Growth Management Committee Revised Agenda. The following motion was presented to the Committee:

That the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Kathleen Moleski, Retiree regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Delegations - Item 4.5;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Rahul Mehta,

Resident, City of Mississauga regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Delegations - Item 4.6;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Sylvia Roberts, Resident, City of Brampton regarding Land Needs Assessment and Intensification and Growth Management, to be dealt under Delegations - Item 4.7;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Karen Alison, Resident, Town of Caledon requesting to delay decisions on the Region of Peel Official Plan Review until the pandemic is resolved as it relates to Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.6;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Rahul Mehta, Resident, City of Mississauga requesting to delay decisions on the Region of Peel Official Plan Review until the pandemic is resolved as it relates to Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.7;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Michelle Meandro, Resident, Town of Caledon requesting to delay decisions on planning and growth management for the future of the Region of Peel, to be dealt under Communications - Item 6.8;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Vicky Tran, Resident, City of Mississauga requesting to delay decisions regarding planning and growth management for the future of the Region of Peel, to be dealt under Communications - Item 6.9;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Lynda Lukasik, Executive Director, Environment Hamilton regarding Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.10;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Steve Clark, Minister of Municipal Affairs and Housing regarding the Region of Peel's Population and Growth Allocation by 2051, to be dealt under Communications - Item 6.11;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Alexandra Srdoc, Resident, City of Brampton requesting to delay decisions on

the Region of Peel Official Plan Review until the pandemic is resolved as it relates to Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.12;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Dr. Carol Aziz, Resident, City of Mississauga requesting to delay decisions on the Region of Peel Official Plan Review until the pandemic is resolved as it relates to Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.13;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Jennifer LeForestier, Resident, Town of Caledon regarding the Municipal Comprehensive Review and the Joint Peel/Caledon Aggregate Policy Official Plan Review, to be dealt under Communications - Item 6.14;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Jennifer Jaruczek, Planner, Policy and Advocacy, Building and Land Development Association (BILD) Regarding Draft Inclusionary Zoning Feasibility Analysis and Policy Directions, to be dealt under Communications - Item 6.15;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Eileen Chen, Resident, City of Mississauga requesting to delay decisions on the Region of Peel Official Plan Review until the pandemic is resolved as it relates to Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.16;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Sabrina Sgotto, Vice President, Weston Consulting on behalf of Tullamore Industrial Limited Partnership regarding Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Communications - Item 6.17;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Matthew Cory, Principal, Malone Given Parsons on behalf of Brookvalley Project Management Inc. providing comments on the Peel 2041+ Official Plan Review, to be dealt under Communications - Item 6.18;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management meeting be approved, as amended.

Councillor Parrish, Committee Chair, suggested that, given the large volume of items to be considered by the Committee the additional communication items be deferred to the next meeting of the Region of Peel Planning and Growth Management Committee.

RECOMMENDATION PGMC-9-2021:

That the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Kathleen Moleski, Retiree regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Delegations - Item 4.5;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Rahul Mehta, Resident, City of Mississauga regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis, to be dealt under Delegations - Item 4.6;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Sylvia Roberts, Resident, City of Brampton regarding Land Needs Assessment and Intensification and Growth Management, to be dealt under Delegations - Item 4.7;

And further, that the agenda for the April 29, 2021 Region of Peel Planning and Growth Management Committee meeting be approved, as amended.

4. DELEGATIONS

4.1 Phil Pothen, Ontario Environment Program Manager, Environmental Defence

Regarding the Land Needs Assessment and Intensification Analysis (Related to 5.2)

Received

Phil Pothen, Ontario Environment Program Manager, Environmental Defence, expressed concerns on the approach used by the Region of Peel and its consultants regarding the Land Needs Assessment and Intensification Analysis. He requested that staff be directed to prepare and present an alternative option that maintains the current settlement area boundary.

Councillor Parrish requested that the delegate provide a summary of his speaking notes to the Committee.

4.2 Kathleen Wilson, Resident

Regarding Employment Area – Employment Land Jobs in Peel

Received

Kathleen Wilson, Resident, expressed concerns regarding the need to define hard urban boundary to stop sprawl; the defined needs for employment lands in the Region; food security; climate change; loss of agricultural lands; the future of work and education and the need to protect sensitive lands from development. Employment land needs cannot be appropriately addressed during the pandemic and must take into account future employment needs and not only for logistics warehouses. She requested that the Region of Peel pause its Official Plan review until the pandemic is resolved and, review its current planning practices to ensure future employment needs can be met.

4.3 Kate Hepworth, President, Caledon Village Association

Regarding Land Needs Assessment and Intensification Analysis (Related to 5.1, 5.2 and 6.3)

Received

Kate Hepworth, President, Caledon Village Association, stated that the Land Needs Assessment and Intensification Analysis cannot be properly addressed at this time due to COVID-19 restrictions and raised concern that Ontario loses approximately 175 acres of farmland per day. She requested that the Region of Peel pause its Official Plan review until the pandemic is resolved.

4.4 Jennifer LeForestier, Resident, Town of Caledon

Regarding Peel 2041+ Work Plan and Timeline Update and Land Needs Assessment and Intensification Analysis (Related to 5.1 and 5.2)

Received

Jennifer LeForestier, Resident, Town of Caledon, noted the importance of public consultation and engagement on planning matters such as planning for residential areas, natural heritage systems, preservation of existing farmland, watersheds and fixed urban boundary. She also expressed concerns about the impacts of aggregate extraction and urged comprehensive review of the cumulative impacts. She requested that the Region of Peel delay the Official Plan review until the pandemic is resolved, similar to recent decisions from the Region of Halton and the City of Hamilton.

Additional Items – Items 4.5 to 4.7 inclusive:**4.5 Kathleen Moleski, Retiree**

Regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Related to 5.1 and 5.2)

Received

Kathleen Moleski, Retiree, City of Mississauga, noted the importance of the preservation of the environment, climate change impacts, whitebelt and greenbelt areas; environmentally friendly neighbourhoods; and, the effectiveness of in person public consultation. She requested that the Region of Peel delay its Official Plan review until the pandemic is resolved; provide new options for more intensified density targets to establish a fixed urban boundary; and, protect farmlands.

4.6 Rahul Mehta, Resident, City of Mississauga

Regarding Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Related to 5.1 and 5.2)

Withdrawn**4.7 Sylvia Roberts, Resident, City of Brampton**

Regarding Land Needs Assessment and Intensification and Growth Management (Related to 5.2 and 5.7)

Received

Sylvia Roberts, Resident, City of Brampton, expressed concerns with the housing and population forecasts used by the Region of Peel and its consultants. She noted the importance of the rapid housing needs in the City of Brampton, medium intensification in built up areas and transit needs.

5. REPORTS**5.1 Peel 2041+ Work Plan and Timeline Update (Oral)**

Presentation by Tara Buonpensiero, Manager, Integrated Planning and Virpal Kataure, Principal Planner, Regional Planning and Growth Management Division

Received

Tara Buonpensiero, Manager, Integrated Planning and Virpal Kataure, Principal Planner, Regional Planning and Growth Management, provided an update regarding the proposed approach to accomplish the remaining Peel 2041+ work plan as it relates to recent Council decisions on the GTA West Transportation Corridor; anticipated timelines for the Official Plan Review and Municipal Comprehensive Review (MCR); an overview of past public consultations on environment and growth related focus area policies and Settlement Area Boundary Expansion (SABE) technical studies held in the fall of 2020; three focus areas (SABE, growth management and transportation) that are currently being reviewed to determine potential implications on Peel 2041+ should the GTA West highway not proceed; and, next steps.

Members of the Committee and other Regional Councillors present discussed and raised questions regarding: timelines and consultations with stakeholders and the public; status of the Major Transit Station Areas (MTSA) process; importance of the MTSA and inclusionary zoning as part of the Official Plan Review; active transportation study; goods movement; a potential oral update to Regional Council regarding the public consultation plan; population growth targets; use of social media, newspaper, Councillor newsletters and other means to notify the public of future consultations; and status of aggregate resource policies.

Members of the Committee requested that the Chief Planner and Director of Regional Planning and Growth Management provide the following information at the next Planning and Growth Management Committee meeting:

- a summary of attendees and dates from the public consultations on environment and growth related focus area policies and Settlement Area Boundary Expansion (SABE) technical studies held in the spring and fall of 2020;
- staff's response to the matters raised by the delegates at the April 29, 2021 Committee meeting;
- an update regarding Official Plan Review public consultations to date; and,
- the positions of the City of Hamilton and the Region of Halton to delay their respective official plan reviews.

5.2 Land Needs Assessment and Intensification Analysis

(Oral)

Presentation by Duran Wedderburn, Principal Planner, Regional Planning and Growth Management Division; and Paul Kulig, Principal, Perkins and Will

Received

Duran Wedderburn, Principal Planner, Regional Planning and Growth Management Division; and Paul Kulig, Principal, Perkins and Will, provided an overview of the methodology used for the land needs assessment and intensification analysis; preliminary findings related to community area land needs (population forecasts, housing need, allocation of housing need, housing supply potential by policy area, community area jobs and need for additional lands); preliminary findings regarding employment area (forecasts, allocation, existing employment area potential and the need for additional land); impacts of the COVID-19 pandemic on growth and development in Peel; and next steps.

Members of the Committee and other Regional Councillors present discussed and raised questions regarding: whether the projected 3,000 hectares of new community area land needs and 1,200 hectares of employment land needs was net of environmental features to be protected; strategic growth areas and Major Transit Station Areas (MTSA); infill and other opportunities that may arise in areas not identified in the intensification corridors; coordination with local municipal staff in identifying growth areas, urban and community nodes implementation planning; density targets; land use policies; and the importance

of public and stakeholder consultation.

Councillor Thompson suggested that staff consider providing additional information on future reports, presentations or mappings regarding strategic growth areas and MTSAs overlayed with the planned transportation system to demonstrate how they feed into the employment and residential sectors.

Councillor Parrish requested that staff provide a breakdown of the projected allocation of single detached, semi-detached, townhouse and apartments for 2021 and 2051 by local municipality at the next Region of Peel Planning and Growth Management Committee meeting.

The Committee Clerk was requested to allocate three hours for future Planning and Growth Management Committee meetings.

5.3 Draft Inclusionary Zoning Feasibility Analysis and Policy Directions

Presentation by Tara Buonpensiero, Manager, Integrated Planning and Farad Wahab, Intermediate Planner, Regional Planning and Growth Management Division; and, Nick Michael, N. Barry Lyon Consultants Ltd.

Deferred to the next meeting of the Region of Peel Planning and Growth Management Committee

5.4 Agricultural and Rural Systems Policy Directions and Mapping (Oral)

Presentation by Don Campbell, Principal Planner, Regional Planning and Growth Management Division

Deferred to the next meeting of the Region of Peel Planning and Growth Management Committee

5.5 Response to Provincial Consultation on Growing the Size of the Greenbelt

Deferred to the next meeting of the Region of Peel Planning and Growth Management Committee

5.6 Response to Provincial Consultation on Minister's Zoning Orders and the Provincial Policy Statement

(Related to 6.1)

RECOMMENDATION PGMC-10-2021:

That the staff comments on the proposed amendments to the Planning Act, having the effect, that certain Minister's Zoning Orders would not have to be consistent with the Provincial Policy Statement, as outlined in the report of the Commissioner of Public Works, listed on the April 29, 2021 Planning and Growth Management Committee agenda, titled "Response to Provincial Consultation on Minister's Zoning Orders and the Provincial Policy Statement", be endorsed;

And further, that a copy of the subject report be forwarded to the Ministry of Municipal Affairs and Housing, the City of Brampton, the Town of Caledon and the City of Mississauga.

- 5.7 Peel's Growth Management Program and Development Charge Performance – 2020 Overview and Progress Report**
(For Information)

Referred to the May 13, 2021 Regional Council meeting

- 5.8 Overview of Regional and Local Planning Roles and Processes**
(For Information)

Deferred to the next meeting of the Region of Peel Planning and Growth Management Committee

6. COMMUNICATIONS

- 6.1 Karen Ras, Chair and Tom Adams, Vice-Chair, Credit Valley Conservation (CVC)**

Letter dated March 19, 2021, Regarding CVC's Submission on Bill 257 Schedule 3, the Supporting Broadband and Infrastructure Expansion Act, to Environmental Registry of Ontario Posting 019-3233 (Receipt recommended) (Related to 5.6)

Received

- 6.2 Paul Lowes, SGL Planning and Design Inc., on behalf of Solmar Developments**

Letter dated April 22, 2021, Regarding Peel 2041+ Official Plan Review Settlement Area Boundary Expansion (Receipt recommended)

Referred to Public Works

Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management, advised that staff would report to a future meeting of the Planning and Growth Management Committee regarding Settlement Area Boundary Expansion including staff's position on the comments contained in Item 6.2 listed on the April 29, 2021 agenda related to servicing for water supply and wastewater collection infrastructure.

- 6.3 Kate Hepworth, President, Caledon Village Association**

Email dated April 26, 2021, Regarding the Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended) (Related to 4.3, 5.1 and 5.2)

Received

6.4 Lorraine Green and Carole Holmes, Co-Chairs GASP Grand(m)others Act to Save the Planet

Email dated April 26, 2021, Regarding the Land Needs Assessment and Intensification Analysis (Receipt recommended) (Related to 5.2)

Received

6.5 Nancy Hurst, Resident, City of Hamilton

Email dated April 26, 2021, Expressing Support for Hard Urban Boundary (Receipt recommended)

Received

7. OTHER BUSINESS

Nil.

8. IN CAMERA

Nil.

9. NEXT MEETING

- Thursday, June 3, 2021, 9:30 a.m. – 12:30 p.m.
- Thursday, June 17, 2021, 3:00 p.m. – 6:00 p.m.

Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Please forward regrets to Stephanie Jurrius, Committee Clerk, at stephanie.jurrius@peelregion.ca.

The Committee Clerk was directed to poll the availability of Members of Regional Council for the June 3, 2021 Committee meeting as it coincides with the Federation of Canadian Municipalities Annual Conference.

10. ADJOURNMENT

The meeting adjourned at 11:57 a.m.