

The following provides a high-level summary of the key policy changes proposed through Stage 3 — Settlement Area Boundary Expansion (SABE) themed policies in June 2021 and updated policies for Stage 2 — Growth-themed policies related to Growth Management, Housing including Inclusionary Zoning, Transportation and Cultural Heritage & Indigenous Engagement. All proposed policy and mapping changes will be included in a version of the Regional Official Plan showing changes in Summer 2021, available on the Region's website <a href="https://www.peelregion.ca/officialplan/review/draft-polices/">www.peelregion.ca/officialplan/review/draft-polices/</a>. SABE mapping will be available as part of the draft Municipal Comprehensive Review (MCR) Regional Official Plan Amendment (ROPA) in Fall 2021.

# Stage 3 – Settlement Area Boundary Expansion and Growth-Themed Policies

### **Settlement Area Boundary Expansion**

Existing / New/ Revised Section #s	Purpose/Objectives of the Policies				
<b>Key Objectives</b>	Key Objectives & Policies - Designated Greenfield Area				
New Objectives	<ul> <li>New Section in Chapter 5. The objectives of the Designated Greenfield Area policies are:         <ul> <li>To develop the Designated Greenfield Areas in a logical manner in accordance with approved phasing and sequencing within delineated secondary planning areas.</li> <li>To establish a framework for comprehensive planning at the community and neighbourhood scale to ensure complete, coordinated, healthy, high quality and sustainable communities with strong neighbourhood centres.</li> <li>To phase urban development within the Designated Greenfield Areas to ensure the efficient use of infrastructure and fiscal responsibility.</li> <li>To ensure that planning for Designated Greenfield Areas is undertaken in a manner that provides direction for a natural heritage and water resource management system, recognizes the importance of protecting and conserving the archaeological resources, cultural heritage resources, built heritage and agricultural resources of Peel.</li> <li>To ensure that planning for Designated Greenfield Areas incorporate plans to mitigate and adapt to climate change and facilitate energy and emission reductions.</li> <li>To ensure that development of the Designated Greenfield Area is supported by a structure and planned approach for the provision of transit and active transportation that coordinates the location of residential, retail and employment uses to a multi-modal transportation system.</li> </ul> </li> </ul>				
New Policy	Direct the local municipalities to designate and delineate Designated				



	Greenfield Areas in their official plans and provide a policy framework to			
	guide secondary planning in accordance with the policies of the Regions			
	plan, including the identification of Employment areas, and delineation of secondary planning boundaries.			
New Policy	Where an approved secondary plan is not already in place, require local municipalities to develop staging and sequencing plans for secondary plans, that make best and most efficient use of Regional infrastructure and minimize fiscal impacts.			
New Policy	Direct local municipalities to include official plan policies that require block plans to implement the policies of any new secondary plans. Further, the recommendations of the subwatershed study on a sub area basis should be addressed in order to co-ordinate the overall delivery of services and infrastructure, phasing and staging, financial and spine servicing agreements, provision of transit corridors and stations, infrastructure and allocation of development priority, layout of arterial, collector and strategic local roads, and the location, configuration character, size and urban form of parks, institutional, commercial and industrial sites and layout/function of open space corridors, valley lands, woodlands and other natural features, linkages and enhancement areas, including storm water management.			
New Policy	Ensure that block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability (i.e. providing a mix of uses, variety of housing forms, walkable communities, transit supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, and respecting natural and cultural heritage).			
Key Policies and	d Objectives – 2051 New Community Area (SABE)			
	The 2051 New Community Areas section is added to address new Designated Greenfield Areas for accommodating growth up to 2051. Objectives for the 2051 New Community Areas include:			
New Objectives	<ul> <li>To establish a framework for comprehensive planning at the community and neighbourhood scale to ensure complete, coordinated, healthy, high quality and sustainable communities with strong neighbourhood centres.</li> <li>To develop the 2051 New Community Areas in a logical manner in accordance with approved phasing and sequencing, within delineated secondary plans.</li> <li>Development of new 2051 New Community Areas will address the protection of cultural heritage and archaeological resources, support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form and coordinate the location of retail and Employment Areas to multi-modal transportation options.</li> <li>To require staging and sequencing of urban development within the 2051 New Community Areas to support orderly development of new communities, ensure the efficient delivery of infrastructure and the protection of the financial and economic well-being of the Region and its local municipalities.</li> </ul>			
New Policies	New policies direct the local municipalities to designate the 2051 New Community Planning Areas in their official plans and provide a policy			



	framework to:	
	<ul> <li>establish an overall community structure for the 2051 New Community Areas including identification of Employment Areas;</li> <li>establish the land area, population and employment targets and density to be planned for each secondary plan area;</li> <li>establish phasing, staging and servicing plans to guide secondary plan and block planning, approved by the Region and in accordance with Regional requirements including the feasibility of public infrastructure required for the development of the urban expansion area lands; and</li> <li>require development of compact, mixed-use, sustainable, transit-oriented communities including requirements for the provision of transportation, transit and servicing networks.</li> </ul>	
New Policy	Permit approval of secondary plans by local municipalities only after the jurisdiction and financing mechanism of local transit service is determined to the Region's satisfaction including the alignment of an East – West higher order transit corridor and the conceptual alignment of other higher order transit corridors.	
New Policy	Require that the local municipalities delineate or provide criteria for the delineation of secondary plan areas for the 2051 New Community Areas, based on a number of criteria, some of which include consideration of:  • providing a local progression of growth;  • watershed boundaries and the natural heritage system;  • subwatershed study requirements;  • coordinated and efficient water and wastewater services, and sustainable transportation and transit infrastructure;  • providing community/ neighbourhood centres that provide various land use and public services;  • providing education, recreation, parks and open space, cultural and community facilities;  • providing affordable housing;  • staging of development to allow continued agriculture and agricultural activities;  • planning for alternative and renewable energy systems.	
New Policy	Permit approval of secondary plans by local municipalities within the 2051 New Community Area to proceed only in accordance with phasing and staging plans approved by the Region.	
New Policy	Require that the local municipalities' secondary plan areas be advanced, approved, sequenced and prioritized on the basis of a staging and sequencing plan, approved by the Region, and in accordance with planning-related criteria.	
New Policy	Require that the local municipalities' secondary plans be undertaken on the basis that various studies and technical analysis are completed to the satisfaction of the local municipality (i.e. agricultural impact assessment, aggregate resource impact assessment, community energy and emissions reduction plan, climate change adaptation plan, detailed subwatershed study, area-specific environmental implementation reports, identify a natural heritage system, etc.).	



#### **Stage 2 – Updated Growth-Themed Policies**

## **Growth Management**

Existing /				
New Section #	Proposed New/Revised Policy or Section			
Key Policies and Objectives - Chapter 4 Growth Management Forecasts				
	<ul> <li>The population, household and employment forecasts in Table 3 were developed through an approach to the allocation of growth within the Region that is based on the following principles:         <ul> <li>an integration of land use planning, infrastructure planning and infrastructure investment</li> <li>collaboration between the Region, local municipalities, the development industry, other stakeholders and public input</li> <li>mitigation of risks associated with managing growth in Peel</li> <li>Manage Growth Term of Council Priority</li> </ul> </li> </ul>			
Objectives	To achieve the forecasts, new communities will be accommodated through settlement area boundary expansion and the development of existing and new Strategic Growth Areas. The new communities will require a variety of services to ensure complete communities are developed. The phasing policies of this Plan and co-ordination with agencies will be required to support orderly development and the effective delivery of services.  During the 2051 planning horizon, various factors such as market trends and planning initiatives will influence the Region's ability to meet the forecasts as well as the minimum intensification and density targets in this Plan, and these influences will change over time.			
4.2.2.4	Forecasts beyond the 2051 planning horizon may be used when planning for Strategic Growth Areas within the Delineated Built-up Area that are delineated on Schedule Z2, provided that:  • integrated planning for infrastructure and public service facilities would ensure that the development does not exceed existing or planned capacities;  • the type and scale of built form for the development would be contextually appropriate;  • the development would support the achievement of complete communities, including a diverse mix of land uses, a full range of housing, office employment, transportation options, and sufficient open space; and  • the development would not require the conversion of viable employment lands within an Employment Area.			
4.2.2.6	The population and employment forecasts will be utilized to support the review of development applications where infrastructure upgrades and capital investments are required.			
4.2.2.7	Monitor, in cooperation with the local municipalities the supply of land to ensure there is sufficient capacity to accommodate the population and employment forecasts to 2051.			



	Table 3: Population, Household and Employment Forecasts for Peel						
	Municipality	pality 2041			2051		
		Population <sup>1</sup>	Households	Employment	Population <sup>1</sup>	Households	Employment
Table 3	Brampton	931,000	273,000	315,000	985,000	292,000	355,000
	Caledon	203,000	63,000	81,000	300,000	92,000	125,000
	Mississauga	916,000	314,000	563,000	995,000	344,000	590,000
	Peel	2,050,000	650,000	959,000	2,280,000	727,000	1,070,000
<sup>1</sup> Population figures include a Census undercount of 4.2%.							
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	comprehensive review where it is demonstrated that:						
	<ul> <li>based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken by Peel, sufficient opportunities to</li> </ul>						
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Growth	through intensification and in the Designated Greenfield Area and applicable lower-tier municipality;						
Management	the proposed expansion will make available sufficient lands not exceeding						
New Policy	the horizon of this Plan based on the analysis provided in the land needs						
	assessment, while minimizing land consumption; and						
	<ul> <li>the timing of the proposed expansion and the phasing of development</li> </ul>						
	within the Designated Greenfield Area will not adversely affect the achievement of the minimum intensification and density targets in this Plan,						pment
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Regional Urban Boundary Revised Policy Regional	Where the need for an expansion to the Regional Urban Boundary is demonstrated in accordance with other requirements in the Plan, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies of the Growth Plan and this Plan.
Urban Boundary Revised Policy	The Region may adjust or expand the Regional Urban Boundary through a Regional Official Plan Amendment, outside of a municipal comprehensive review, provided the requirements of the Growth Plan are addressed.
Strategic Growth Areas New Objectives	The Strategic Growth Areas identified on Schedule Z2 of this Plan, are priority areas for intensification and higher densities to make efficient use of land and infrastructure. Directing new development to these areas provides a focus for investment in transit as well as infrastructure and public service facilities to support growth in a compact urban form with a range and mix of employment opportunities and housing options. These areas will be vibrant urban places for living, working, shopping, entertainment, culture, and enhanced destinations for mobility.  The Strategic Growth Areas identified in the Regional Official Plan establish a hierarchy for which the highest densities and scale of development will be directed:  • Urban Growth Centres  • Major Transit Station Areas  • Major Nodes  • Intensification Corridors
	The policies of this plan and the local official plan will recognize that different approaches to managing growth will be required to support the diverse character of Strategic Growth Areas and their role and function within the Regional Urban Boundary and local context.
Strategic Growth Areas New Policy	Direct the local municipalities to establish boundaries and policies in their official plan and adopt zoning by-law regulations for Strategic Growth Areas that support the appropriate densities, type, scale, and transition for development.
Strategic Growth Areas New Policy	Encourage the local municipalities to, where appropriate, identify other major intensification opportunities such as infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields in their official plans and support increased residential and employment densities within these areas to ensure the viability of transit and a mix of residential, office, institutional and commercial development.
Strategic Growth Areas New Policy	Direct the local municipalities to consider implementation strategies for Strategic Growth Areas that include as-of-right zoning, streamlined approvals of development, community planning permit system, affordable housing, inclusionary zoning, and other applicable tools.
Strategic Growth Areas New Policy	Encourage the establishment of new nodes and corridors in the Delineated Built- up Area and Designated Greenfield Areas to support compact urban forms and transit-supportive development where frequent and higher order transit service is planned.
Strategic Growth Areas	Direct the local municipalities to consider Strategic Growth Areas as the primary locations for public facilities and services such as government offices, educational



New Policy	institutions, community hubs, and hospitals.	
Strategic Growth Areas New Policy	Encourage the local municipalities to adopt parking standards and policies within Strategic Growth Areas to promote the use of active transportation and public transit.	
Employment Areas New Policy	<ul> <li>Employment Areas are encouraged to be planned to achieve a minimum employment density of:</li> <li>XX jobs per hectare in Caledon</li> <li>XX jobs per hectare in Brampton</li> <li>XX jobs per hectare in Mississauga</li> <li>(Pending LNA Confirmation)</li> </ul>	

## **Housing (Inclusionary Zoning)**

Existing / New/ Revised Section #s	Purpose/Objectives of the Policies
Housing New Policy	Require local municipalities to prepare an affordable housing assessment in consultation with the Region to inform affordable housing policies in new or revised secondary plan, block plans or neighbourhood plans.  If a large development is proposed in an area that is not subject to an affordable housing assessment or policies, direct local municipalities to include policies requiring that one be prepared.
	If the large development is proposed in an area subject to an affordable housing assessment, direct local municipalities to include policies in their official plan requiring that supporting studies demonstrate how the polices are being implemented.
Inclusionary Zoning New Policy	<ul> <li>Direct the local municipalities to establish an official plan policy framework to implement inclusionary zoning through zoning by-laws in applicable Major Transit Station Areas and community planning permit system areas on or before the next local municipal official plan review by:         <ul> <li>establishing a minimum size or percentage of gross floor area of development where inclusionary zoning applies;</li> <li>phasing in inclusionary zoning recognizing the market conditions of the MTSA and that a Regional target (percentage of units or of gross floor area) be set that local municipalities endeavor to achieve;</li> <li>prioritizing on-site affordable housing units;</li> <li>establishing larger size (2+ bedroom units) as the predominant affordable units provided through inclusionary zoning; and,</li> <li>exempting or implementing reduced inclusionary zoning requirements for purpose built rental or developments proposing units at rates below the moderate affordability threshold.</li> </ul> </li> </ul>



	In order to support local municipalities in establishing and implementing
	inclusionary zoning, the Region will:
Inclusionary Zoning New Policy	<ul> <li>collaborate with local municipalities to monitor and report on affordable housing acquired through inclusionary zoning and updating Market Assessments in accordance with Provincial requirements;</li> <li>collaborate with local municipalities, developers and non-profit organizations on administration of long term affordability of rental units for a period of not less than 25 years; and</li> <li>work with local municipalities to establish a framework to ensure collection of any proceeds from the sale of units above the affordability threshold for moderate income households obtained through inclusionary zoning prior to the 25 year affordability period are returned to local or regional affordable housing initiatives.</li> </ul>

## **Transportation (GTA West Corridor)**

Existing / New/ Revised Section #s	Purpose/Objectives of the Policies
Preamble	As required by Provincial policy to plan and protect a strategic corridor and rights-of-way for transportation and transit facilities, in advance of future development, the Region is establishing policies to protect the corridor shown as the Conceptual GTA West Corridor and the Northwest GTA Transmission Corridor on Schedule Y2.
Updated 5.10.4.2.5	Participate in the Province's Environmental Assessment Study for the GTA West Transportation Corridor and work with the Province and affected municipalities to ensure links between the GTA West Corridor and the transportation network are not precluded.
Updated 5.10.4.2.6	Encourage the Ministry of Transportation to undertake detailed analysis of the impacts of Provincial freeway planning on the Region of Peel, including but not limited to a Transportation Network Assessment, a Health Impact Assessment and agricultural impact assessment.
Updated 5.10.4.2.12	Encourage the Province to expeditiously complete the Environmental Assessment Study for the GTA West Transportation Corridor.
New Policy	Encourage the Province to explore alternative transportation solutions to a freeway that would support complete communities and sustainable transportation through the GTA West Transportation Corridor Environment Assessment process.
5.9.7.2.4(f) (Appealed)	Propose removing policy: Participate in the Province's Environmental Assessment study of the GTA West Transportation Corridor, in recognition of the potential role of this transportation corridor for the movement of goods.
New Policy	Plan and protect for a potential future Northwest GTA Transmission Corridor and rights-of-way for electricity generation facilities and transmission systems to meet current and projected needs, and prohibit development in such planned corridors for the purpose(s) for which it was identified or



	actively being planned.
New Policy	Encourage the exploration of alternatives to overhead transmission lines in urban community areas and near airport infrastructure in order to minimize impacts of a potential future Northwest GTA Transmission Corridor and explore opportunities for transmission infrastructure to support district energy efforts.

# **Cultural Heritage & Indigenous Engagement**

Existing / New/ Revised Section #s	Purpose/Objectives of the Policies		
Cultural Heritage & Indigenous Engagement	Cultural heritage and Indigenous engagement policies were identified as a policy gap in the Official Plan based on recent changes to the Provincial Policy Statement and Growth Plan. An update to these policies will provide an important link to Peel's history and culture. Policies will be updated to align with updated Provincial direction on working with Indigenous communities when developing and implementing strategies for the identification and management of cultural heritage resources. Updated policies will also encourage the coordination of planning matters, the building of relationships to facilitate knowledge sharing, and engagement with Indigenous communities.		
<b>Key Policies and Ol</b>	pjectives – Chapter 1 Geographic Scope & Land Acknowledgement		
	It is important to recognize that historically, lands in Peel were used for hunting, gathering and foraging by Indigenous communities, and their unique relationship to the land continues to shape the history and economy of Ontario today. While many treaties were signed more than a century ago, treaty commitments continue to be valid today. In 1982, when the Constitution Act was passed, treaty rights were recognized and affirmed by Canada's Constitution protected by Section 35 of the Constitution Act.		
New Preamble	The land on which the Region of Peel operates, is part of the treaty lands and territory of Indigenous communities. In particular the Region acknowledges the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa peoples; the land that is home to the Metis, and most recently, the territory of the Mississaugas of the Credit First Nation who are direct descendants of the Mississaugas of the Credit. The Region of Peel recognizes the opportunity to work on this land, and by doing so, give our respect to its first inhabitants. Their territory has defined and sustained their communities for generations and must continue to do so for generations to come.		
<b>Key Policies and Ol</b>	ojectives – Chapter 3 Resources		
Revised Objectives	Peel has a rich history of natural and cultural heritage resources.  Extensive urbanization over the last several decades has resulted in		



	the loss of archaeological and other cultural heritage resources. Considering this, the Region will aim to ensure that cultural heritage resources are conserved and promoted where possible to support the social, economic, and cultural well-being of all communities, including Indigenous communities. These valuable resources are fragile, non-renewable and limited, and as such, are imperative to conserve through preservation, rehabilitation, restoration or a combination of these actions. Of significance are cultural heritage resources and archaeological resources in treaty lands, and the conservation of these resources help ensure Indigenous history, and culture are protected.
New Policy	Work with local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
New Policy	Direct the local municipalities to include in their official plans policies for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.
New Policy	Encourage local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.
New Policy	Encourage and support the local municipalities to prepare and maintain a Cultural Heritage Master Plan and an archaeological management plan that provides, but is not limited to, inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources and archaeological resources.
Key Policies and Objectives – Chapter 7 Public Consultation & Indigenous Engagement	
New Preamble	Public involvement is a vital part of the planning process and decision making. Consultation occurs across a spectrum, with varying levels of engagement, and the following can be employed at various stages in the planning process.
	Hearing from and bringing together a diversity of perspectives and lived experiences supports better decision-making, a sense of belonging and improved quality of life for everyone. Segments of Peel's diverse communities face complex challenges including varying degrees of access to housing, food, transit, community spaces and services. The need to apply an accessible and inclusive lens is not a point in time exercise and not limited to specific planning matters.
	The Region supports ongoing and sustained efforts to hear diverse perspectives and foster greater inclusion and equity through the Region's planning process, in an aim to create more liveable communities for all residents.



	The Region supports creating opportunities for meaningful consultation and engagement of people with various lived experiences and building and nurturing partnerships for ongoing dialogue and feedback from community members.  Another important aspect of consultation is the rights of Indigenous communities. Aboriginal and treaty rights are recognized and affirmed by Section 35 of the Constitution Act. Consultation requirements with Indigenous communities differ from public consultation and arise because of Section 35 of the Constitution Act. Municipalities are required to engage with Indigenous communities under circumstances legislated by the Province in the Planning Act, Provincial Policy Statement, Environmental Assessment Act and Ontario Heritage Act. The Region aims to maintain an ongoing respectful relationship with
	Indigenous communities throughout the planning process.
Revised Policy	Provide opportunities for public engagement and consultation on regional issues to ensure informed, purposeful and meaningful involvement.
Revised Policy	Support the Region's long-term commitment to ensure engagement of diverse populations, by examining opportunities for more effective and inclusive consultations.
New Policy	Conduct research on equity and inclusivity related to public engagement and consultation, land use policy and infrastructure distribution to inform decision making in the planning process.
New Policy	Engage with Indigenous communities and consider their interests on land use planning matters at a Regional and local municipal level when protecting and managing cultural heritage resources or archaeological resources in their territory that may affect Section 35 Aboriginal and treaty rights.
New Policy	Encourage opportunities to build relationships and knowledge sharing with interested Indigenous communities in the planning and infrastructure development processes.
New Policy	Develop internal guidelines or training for matters requiring engagement with Indigenous communities, informed by Indigenous community protocols that may exist.