

Draft Cover Letter Chair's Regarding Adoption of the New Peel Official Plan

Dear Minister Clark,

This letter is to advise that, through the Peel 2051 MCR process, Peel Region has adopted a new Peel Official Plan dated April 2022. Adoption of the new Official Plan responds to the Provincial requirement for municipalities to bring their plans into conformity with Provincial Plans by the deadline of July 1, 2022. A full submission package will follow from Regional staff in accordance with the approval requirements of the *Planning Act*. A copy of the Adopted Plan and extensive background materials is available at this link (LINK).

In adopting the new Official Plan, I wish to record on behalf of Peel Regional Council, our concerns with the rigid Provincially mandated policy framework which has removed the opportunity to stage Official Plan approvals of required new settlement expansions over several decades which has been afforded to Peel in previous long range planning cycles. This was further emphasized when the planning horizon was extended from 2041 to 2051 partway through the MCR process, as introduced by Amendment 1 to the Growth Plan in August 2020.

We recognize that the *Places to Grow Act* gives the Minister the authority to step in and plan for Peel if conformity with Provincial plans is not achieved and the Provincial deadline is not met. In your letter dated April 27, 2021, you have also made it clear that Peel must plan to accommodate the entire population and employment allocated to Peel for the 2051 planning horizon through the current MCR process including growth of 700,000 additional people and 335,000 new jobs and their associated settlement expansion needs. Municipalities must use the Provincial land needs assessment methodology to determine the quantity of land needed.

Peel has planned to balance community needs and plan for the majority of growth (over 530,000 people and 270,000 jobs) within existing settlement areas with a focus on concentrating growth in strategic growth areas including over 90 major transit stations areas, and Regional and local intensification corridors. However, even though extensive effort has been made to minimize settlement expansion and plan for growth that doesn't rely on the proposed Highway 413, Peel has been forced to designate the entire settlement expansion needs for the full 30 year planning horizon at this time including an additional 2,870 hectares of community lands and 1,530 hectares of employment lands.

Identification of the settlement expansion area and policies guiding future development of the lands has been informed by technical studies that consider matters including climate change, sub watershed planning, natural heritage, agriculture, transportation, and healthy development to support the creation of complete and sustainable communities.

Although the adopted policies establish a strong Regional planning framework for staging and phasing greenfield growth for the efficient use of infrastructure, sustainable finances, responding to climate change and protecting natural areas and agricultural lands, by designating lands to accommodate 30 years of growth at one time, there will inevitably be strong pressures for newly designated lands to be made available for development decades in advance of need in a potentially premature, unstructured and piecemeal basis.

Peel Region will work with the Town of Caledon and the City of Brampton with available tools to achieve strategic and responsible growth management principles, however, again on behalf of Region of Peel Council, I wish to record our concerns with the rigid Provincially mandated policy context which has removed the opportunity to stage Official Plan approvals of required new settlement expansions over the long range planning horizon.

Recommendation

Agenda Number: 7.2
Date: April 7, 2022

Moved by Councillor Parrish

Whereas, through the Peel 2051 Municipal Comprehensive Review (MCR) process, Peel Region is adopting a new Peel Official Plan in response the Provincial requirement for municipalities to bring their plans into conformity with Provincial Plans by the July 1, 2022 deadline set by the Minister of Municipal Affairs and Housing (the Minister);

And whereas, in adopting the New Official Plan, concerns have been expressed with the rigid Provincially mandated policy context which has removed the opportunity afforded to Peel in previous long range planning cycles, to stage Official Plan approvals of required new settlement expansions over several decades, which was further emphasized when the planning horizon was extended from 2041 to 2051 partway through the MCR process by Amendment 1 to the Growth Plan in August 2020;

And whereas, the Minister, in a letter dated April 27, 2021, has made it clear that Peel must plan to accommodate the entire population and employment allocated to Peel for the 2051 planning horizon through the current MCR process including growth of 700,000 people and 335,000 new jobs and associated settlement expansion needs based on a Provincially mandated land needs assessment methodology to determine the quantity of land needed;

And whereas, recognizing that the *Places to Grow Act* gives the Minister the authority to step in and plan for Peel if conformity with Provincial plans is not achieved and the Provincial deadline is not met, Peel has planned for the majority of growth (over 530,000 people and 270,000 jobs) within existing settlement areas with a focus on concentrating growth in strategic growth areas including over 90 major transit stations areas, and Regional and local intensification corridors;

And whereas, extensive effort has been made to minimize settlement expansion needs, Peel has been forced to designate the entire settlement expansion needs for the full 30-year planning horizon including an additional 2,870 hectares of community lands and 1,530 hectares of employment lands;

And whereas, identification of the settlement expansion area and policies guiding future development of the lands has been informed by technical studies that consider matters including climate change, sub watershed planning, natural heritage, agriculture, transportation, and healthy development to support the creation of complete and sustainable communities;

And whereas, although the adopted policies establish a strong Regional planning framework for staging and phasing greenfield growth for the efficient use of infrastructure, sustainable finances, responding to climate change and protecting natural areas and agricultural lands, by designating lands to accommodate 30 years of growth at one time, there will inevitably be strong pressures for newly designated lands to be made available for development decades in advance of need in a potentially premature, unstructured basis;

Now therefore be it resolved, that the Regional Chair, on behalf of Regional Council, write a letter to the Minister of Municipal Affairs and Housing upon the adoption of the New Peel Official Plan by Regional Council advising of concerns with the rigid Provincially mandated policy context which has removed the opportunity, for Peel to stage Official Plan approvals of required new settlement expansions.