

Peel2051

Regional Official Plan Review



Source: SvN

Region of Peel Official Plan Policy Implications and Implementation Summary

March 2022

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Appendix V: Region of Peel Official Plan Policy Implications and Implementation Summary

The following key themes emerged from the background work and input received through the Peel 2051 Official Plan Review and Municipal Comprehensive Review (MCR):

- Take action against climate change
- Protect and enhance our natural heritage system, agricultural lands, and rural landscape
- Manage growth in a fiscally sustainable manner
- Ensure the healthy and complete development of our communities
- Increase affordable housing
- Respond to a changing economy and encourage job growth
- Encourage active transportation and transit use



The Health and Built Environment and Age Friendly Planning focus areas were approved by the Province in 2017 through Regional Official Plan Amendment (ROPA) 27 and are now in effect.

Figure 1: Peel 2051 Focus Areas

This document outlines policies in the new Region of Peel Official Plan (RPOP) related to these key themes under the MCR focus areas including agriculture, rural areas, climate change, cultural heritage and Indigenous engagement, housing, greenlands systems, provincial greenbelt plans, water resources, growth management, major transit station areas, the settlement area boundary expansion, waste management, and rural settlement area boundary refinement. The implications of these RPOP policies within Peel as a whole and within each local municipality are also outlined.

For more information on each focus area, including supporting technical studies and draft policies/mapping, please visit: <https://www.peelregion.ca/officialplan/review>.

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Cultural Heritage and Indigenous Engagement

Policies on cultural heritage and Indigenous engagement have been included to conform with Provincial policy and to recognize the opportunity to reinforce linkages between the interests of the Indigenous community and cultural heritage. Region of Peel Official Plan policies...

- Identify, conserve, and promote non-renewable cultural heritage resources for the well-being of present and future generations
- Describe the updated mandate of the Peel Art Museum and Archives (PAMA)
- Recognize the important role that Indigenous communities play in the cultural landscape of communities
- Promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals
- Acknowledge the interests and needs of Indigenous communities in conserving cultural heritage resources and archaeological resources
- Better acknowledge Indigenous communities' history, unique role, treaties, and traditional knowledge and distinguish consultation with Indigenous communities as separate from the public, agencies, or stakeholders
- Commit the Region to considerations and further research on equity and inclusivity to inform decision making in the planning process

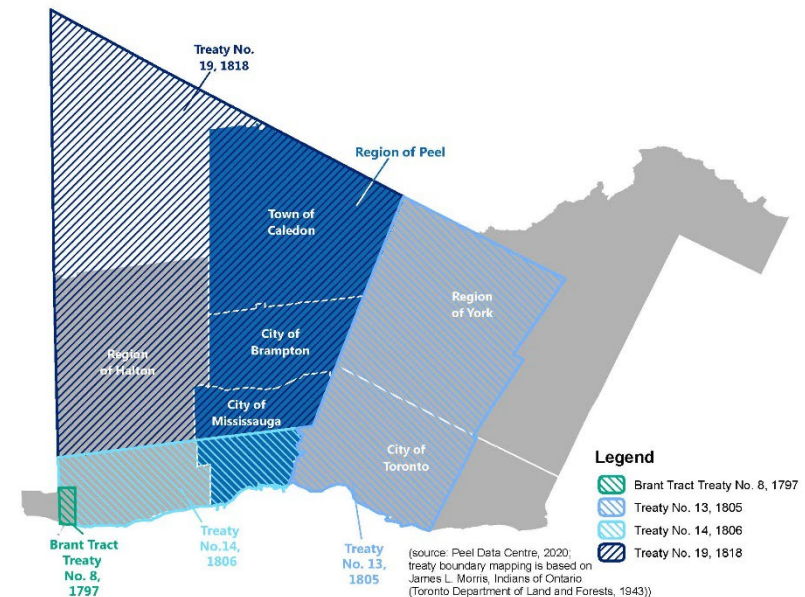


Figure 2: Treaty Boundary Mapping in Peel



Agriculture and Rural Systems

The Regional Agricultural and Rural Systems are important to Peel's economy, its environmental health, and its quality of life. The Agricultural System is made up of the agricultural land base, comprised of Prime Agricultural Areas and Rural Lands, plus the network of infrastructure, services and other elements supporting agriculture. The Rural System includes critical components of the Agricultural System, rural settlement areas and rural lands, important natural heritage, and water resources, as well as other natural resources.

Region of Peel Official Plan policies...

- Implement Provincial policy direction incorporating policies that protect Prime Agricultural Areas and support agriculture and the Agricultural System
- Include measures to avoid or minimize impacts to the Agricultural System from development
- Enhance support for urban agriculture
- Recognize that the character of Bolton, Caledon East and Mayfield West are more appropriate to be included as part of the Urban System
- Continue to direct development to the Urban System or to existing Rural Settlements
- Provide updated policy direction for rural servicing
- Include mapping of Rural System components including Prime Agricultural Areas, Rural Lands and Rural Settlement Areas (on a new Schedule D-1)



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Climate Change

Climate change is a serious issue that affects human population, communities, and ecosystems due to changes in the global climate system caused by the release of greenhouse gases into the atmosphere. To recognize the importance of climate change, policies are being embedded throughout the RPOP to help develop sustainable, resilient communities. Region of Peel Official Plan policies...

- Implement provincial policy direction to reduce greenhouse gas emissions and prepare for the impacts of a changing climate
- Develop complete, compact communities by allocating population and employment growth, setting minimum density and intensification targets, and directing growth to strategic growth areas served by transit
- Reduce greenhouse gas emissions and improve public health through sustainable and active modes of transportation, including carpooling, public transit, cycling, and walking
- Maintain, restore, and enhance the diversity and connectivity of natural features, such as forests and rivers, for the long-term protection of ecosystems and public health
- Identify and protect prime agricultural lands, the economic viability of farming, and local food production
- Address impacts related to surface water, groundwater, flooding, and wildfires, as well as increase resilience through low-impact development and green infrastructure stormwater approaches
- Promote energy efficiency and conservation through renewable energy, green development standards, electric vehicles, and waste reduction

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/climate-change.asp>

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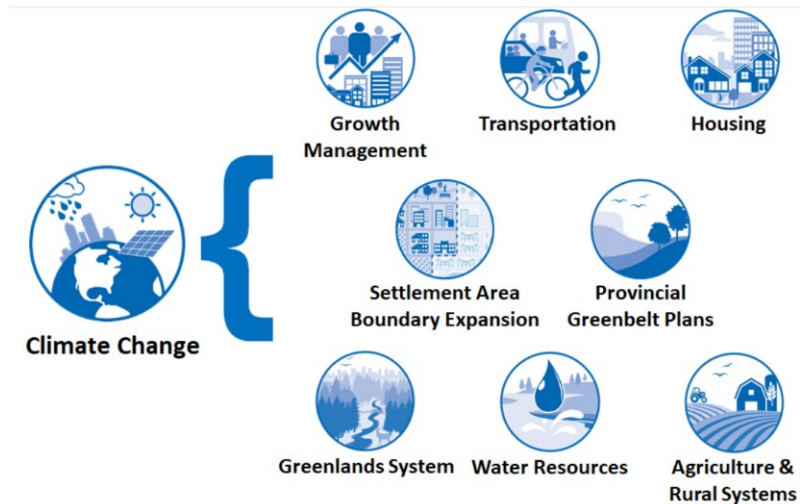


Figure 3: Climate Change Integration with other Focus Areas

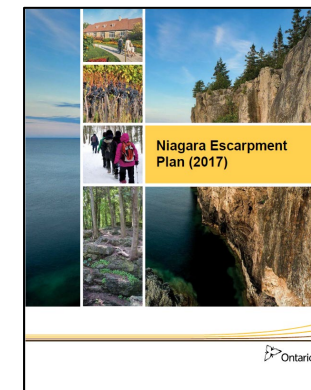


Provincial Greenbelt Plans

The Greater Golden Horseshoe contains some of the most ecologically and hydrologically significant natural environments and scenic landscapes, including the Oak Ridges Moraine and the Niagara Escarpment. These areas provide Peel and the surrounding area with drinking water, habitat for many species of animals and plants, recreational opportunities, and fertile soil for productive farmland. The continued protection of the ecologically and hydrologically significant natural environments, linkages and scenic landscapes within the Niagara Escarpment, Oak Ridges Moraine and the Greenbelt Plan areas will ensure significant long-term benefits to Peel and the larger Greater Golden Horseshoe area.

The Region of Peel Official Plan policies...

- Incorporate recent policy and mapping updates to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan
- Recognize the requirements and policies of the Provincial Greenbelt Plans and apply them to the Regional and local context, including updated natural heritage and agricultural policies, definitions, and land use permissions.
- Depict Provincial Greenbelt Plan mapping on Schedules B-1, B-2, B-3, B-4, B-5 and other schedules and figures in the RPOP.



Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/greenbelt-plans.asp>

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Greenlands Systems

The Regional Greenlands System is a fundamental component of the Region's natural environment, which is comprised of a linked network of natural heritage features, areas, and corridors. The Greenlands System provides valuable ecosystem services, clean water and air, and contributes human health and economic, social, and recreational benefits, which are essential to the quality of life of the Region. Region of Peel Official Plan policies...

- Provide a transition from a features-based to a more systems-based natural heritage planning approach
- Ensure that Peel's natural features and their functions will be preserved over time to help adapt to climate change
- Emphasize the establishment of linkages and enhancement areas
- Add or revise policies for Urban Forest Planning, Greenlands System Management, and Invasive Species
- Include new and updated Greenlands System schedules (Greenlands System Schedules C-1 and C-2)

Visit this focus area's web page for more information:
<https://www.peelregion.ca/officialplan/review/focus-areas/greenlands.asp>.

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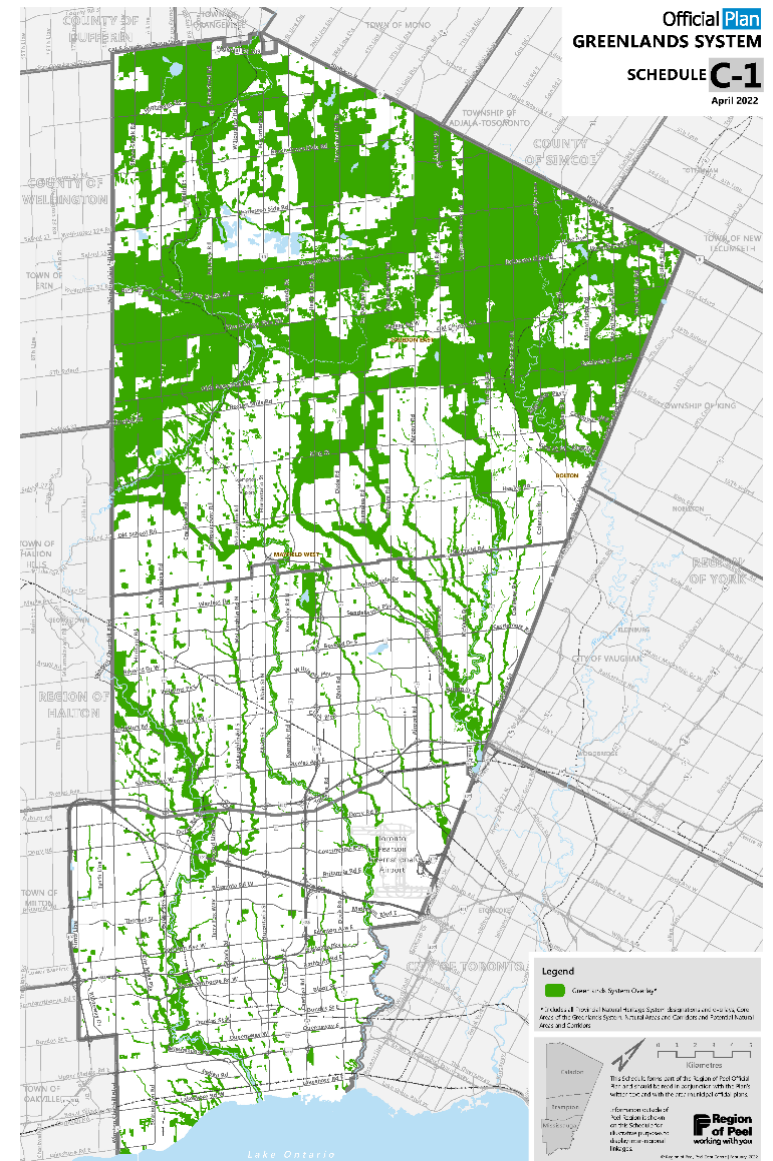


Figure 4: Greenlands System Schedule C-1 to the RPOP



Water Resources

Water resources include rivers, streams, ponds, wetlands, and lakes. The Credit River, Humber River, Etobicoke Creek, and their tributaries form the major watersheds in Peel. Peel's water resources help to sustain social, economic, and environmental wellbeing. Land use planning for water resources is focused on using land use planning tools to protect the ecological integrity of these features and areas from the adverse impacts associated with development and growth.

Region of Peel Official Plan policies...

- Implement the Provincial policy direction by managing growth in a manner which protects and enhances water
- Identify a Water Resource System (Schedule A-1, A-2, and A-3)
- Protect sources of drinking water from land uses that may have negative impacts
- Strengthen policy direction for stormwater management
- Provide policy direction for integrating watershed planning and growth management
- Provide direction to the local municipalities to identify, protect and enhance water resources features and areas



Figure 5: The Hydrologic Cycle, Source: Conservation Ontario

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/water.asp>



Other Focus Area: Rural Settlement Area Boundary Refinement

Existing mapping of settlement areas in the Town of Caledon Official Plan were originally created in the 1970's using historical air photo mapping and, in some cases, boundaries have been established in more recent secondary plan schedules. Working with the Town of Caledon, the historic and in-effect mapping was converted into a Geographic Information System format. A structured and consistent methodology was applied to review nineteen (19) rural settlements and their boundaries in the Town to enable the existing boundaries to be mapped with more precision and refinement. This work supported a number of technical studies and provided a basis for updated mapping of rural settlement area boundaries in the Regional and Town official plans.

The Region of Peel Official Plan includes...

- Updated Schedule and Figure mapping that integrates the results of the rural settlement boundary refinement process for each of the rural settlements including minor urban centres, hamlets and villages
- Updated rural settlement boundaries for Schedule and Figure mapping related to the requirements under the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan

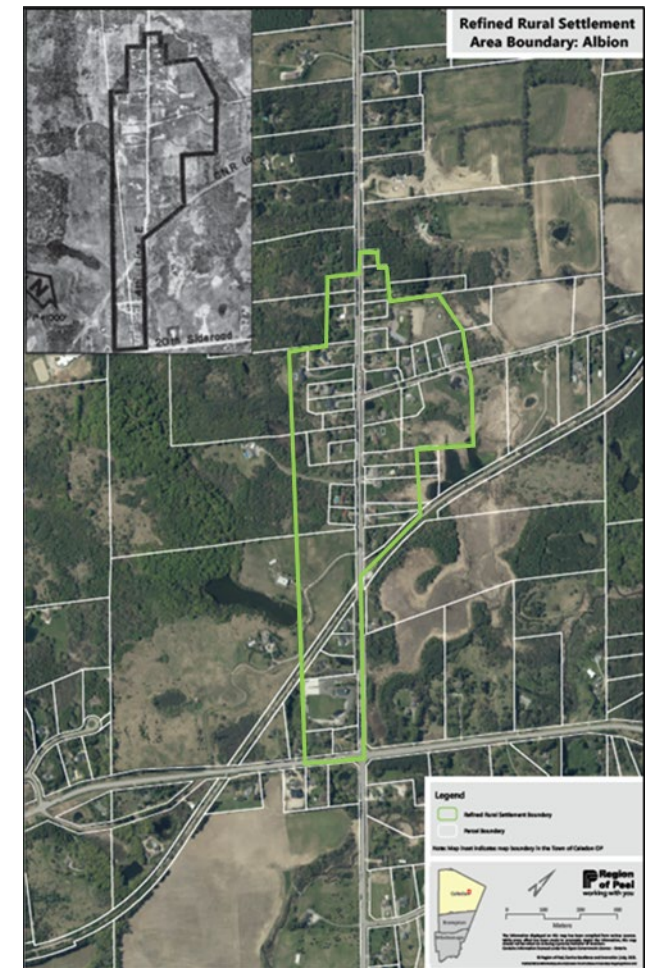


Figure 6: Rural Settlement Boundary Refinement Map (Albion)

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/other.asp#rural-boundary>



Other Focus Area: Waste Management

The Region is responsible for the collection, processing and disposal of waste generated by residents, eligible businesses, municipal and Regional facilities and schools. The Region manages approximately 500,000 tonnes of waste annually and in 2019 diverted 50% of this waste from disposal. In 2015 Regional Council tasked staff with increasing the diversion rate to 75% by 2034. To meet this target, staff developed a long-term plan titled, “The Roadmap to a Circular Economy in the Region of Peel”, which identifies the programs, policies and processing capacity that will be implemented to reach the target. Region of Peel Official Plan policies...

- Minimize waste generation from residents and other consumers and enable materials to be optimally circulated as resources in the circular economy
- Promote and support zero waste from residential sources and climate initiatives (e.g., reduced greenhouse gas emissions) from residential waste management
- Maximize reduction and recovery of resources from waste
- Establish and maintain a reliable, cost-effective system for managing waste
- Recognize the role the Region plays in reducing the environmental impact of waste management activities

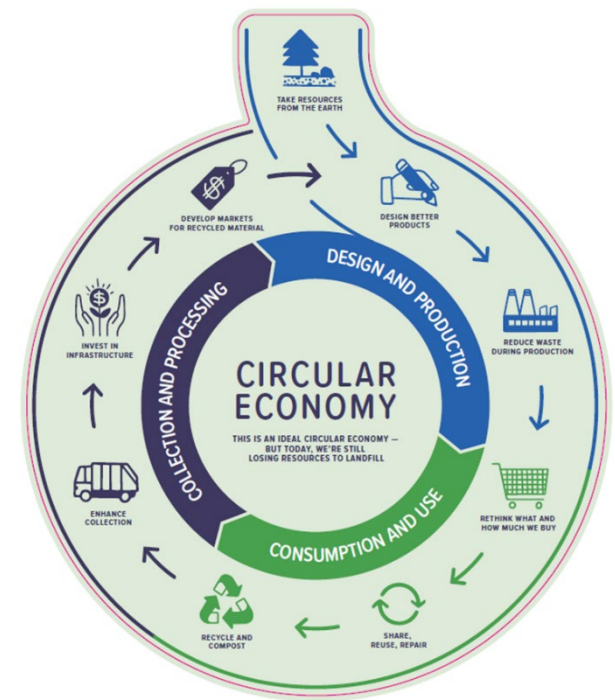


Figure 7: The Region's Circular Economy Approach to Waste Management



Transportation

The Region of Peel recognizes the important role transportation plays in the daily lives of Peel residents and businesses. Transportation policies will focus on balancing the needs of all road users through road improvements and sustainable transportation infrastructure to establish an interconnected network. New and revised transportation policies implement Regional transportation initiatives and conform to Provincial policy. If current trends continue, it is expected that projected growth will amount to an increase of approximately 45% (or 303,000) in vehicle trips in the morning peak period by 2041. To accommodate the transportation demands of this future growth, Region of Peel Official Plan policies:

- Manage growth through a balanced approach that shifts 50% of travel to sustainable modes such as walking, cycling, public transit, and carpooling
- Maximize the use of existing transportation infrastructure to ensure financial feasibility while keeping people and goods moving safely and efficiently
- Continue working with local municipalities and agencies to plan for and facilitate safe and efficient mobility choices in Peel
- Advance programs to increase the efficiency and safety of the goods movement network
- Establish and support a coordinated network linking the major road network, the Provincial Freeway, areas of significant employment activity, and major goods movement corridors
- Provide a framework to update the Long Range Transportation Plan and component studies

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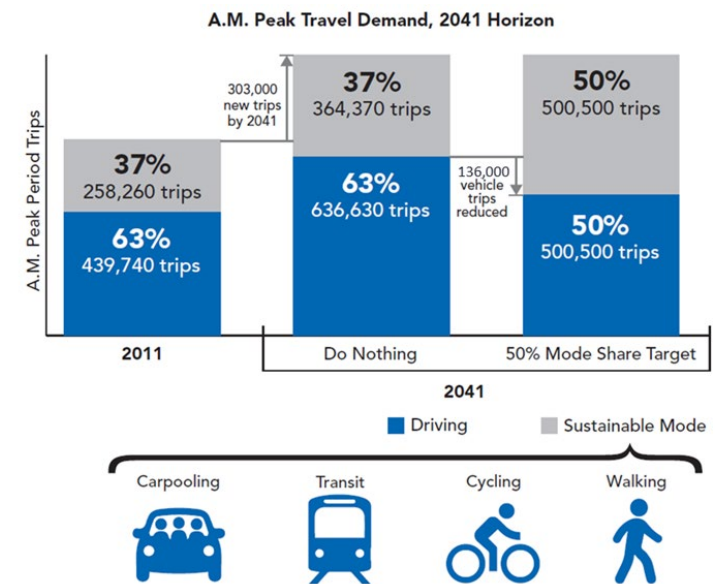


Figure 8: Transportation Target to 50% Sustainable Modes

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Growth Management

The Region is proposing new and revised Growth Management policies to plan for a total population of about 2.3 million people and 1.1 million jobs by the year 2051 in a manner that recognizes the importance of developing complete communities while maintaining the Region's social, economic, and financial well-being.

Regional staff are recommending a balanced approach to accommodating growth that considers market demand, the needs of Peel households, and policy objectives, such as responding to climate change, efficient use of infrastructure, supporting complete communities, healthy development, affordable housing, age-friendly planning, sustainable transportation, and fiscal sustainability.

This approach reflects the local municipal planning work that has been undertaken or that is underway through the local municipal official plan reviews. The balanced approach recommended by staff is outlined below and is premised on an intensification rate of 55% and a minimum density target of 67.5 persons and jobs per hectare in newly designated greenfield areas (Figure 9).

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp>

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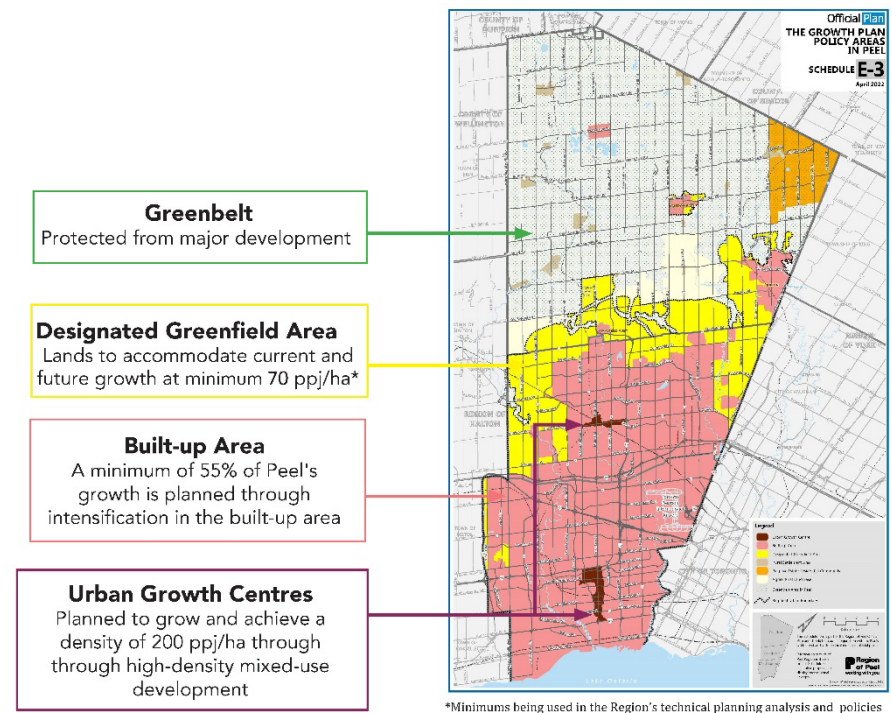


Figure 9: Schedule E-3 Showing Growth Plan Policy Areas in Peel with Minimum Density and Intensification Rates

**Growth Management**

In support of Peel 2051, the Region has completed a Land Needs Assessment (LNA) to determine the amount of land required to accommodate future population and employment growth to 2051. The LNA resulted in a need for approximately 3,000 net hectares of new community area land and 1,530 net hectares of new employment area land through Settlement Area Boundary Expansion. Region of Peel Official Plan policies...

- Allocate population and employment growth to the local municipalities to 2051 (see Figure 10)
- Require staging and sequencing of growth be undertaken prior to development occurring to ensure the long-term fiscal sustainability of the Region
- Identify built-up areas in the Region where the majority of new growth will be directed, predominantly along transit corridors and strategic growth areas
- Protect for a range and mix of housing options and densities and employment types
- Designate and protect employment areas to accommodate employment growth to 2051, and protect future strategic employment areas for growth beyond 2051
- Provide a comprehensive planning framework for considering retail and other mixed uses in select employment areas, or for reviewing requests for conversion of employment lands to non-employment uses

| Municipality | 2041 | | | 2051 | | |
|--------------|------------------|----------------|----------------|------------------|----------------|-----------------|
| | Population | Households | Employment | Population | Households | Employment |
| Brampton | 930,000 | 270,000 | 315,000 | 985,000 | 290,000 | 355,000 |
| Caledon | 200,000 | 65,000 | 80,000 | 300,000 | 90,000 | 125,000 |
| Mississauga | 920,000 | 320,000 | 565,000 | 995,000 | 345,000 | 590,000 |
| Peel | 2,050,000 | 650,000 | 960,000 | 2,280,000 | 730,000 | 1,070,00 |

Figure 10: Population, Household, and Employment Forecasts for Peel (RPOP Table 3)



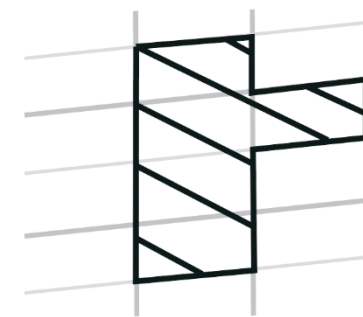
Growth Management & Employment Planning Implementation

Regional Role in the Planning Process

- Protect provincially significant employment zones (PSEZ) as employment areas (or mixed-use areas that contain a significant amount of jobs)
- RPOP allocates employment growth to the local municipalities to 2051
- RPOP designates and protects for Regional employment areas, including new designated greenfield area (DGA) employment lands required to accommodate employment growth to 2051, set policy framework and minimum densities for the lands
- Employment conversions were reviewed against provincial and regional policy frameworks and lands were removed from the RPOP employment area where justified (can only be done through a Regional MCR)
- Work with local municipality on implementation in local official plan, reviewing development applications to protect employment lands

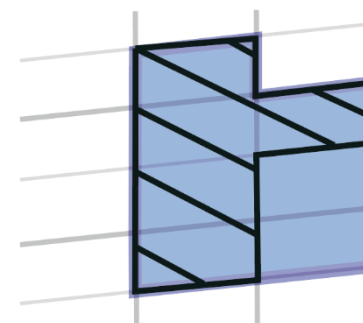
Local Role in the Planning Process

- Worked with Region as key stakeholder in growth allocation and identifying employment DGA
- The local official plan implements the new community and employment designated greenfield areas in conformity with RPOP
- Creates secondary plans, block plans, zoning by-laws & reviews development applications in employment lands
- Can identify land uses that support jobs beyond the PSEZ and Regional employment area (i.e. office uses in a community node)



PSEZ

Select areas defined by the Province



REGIONAL EMPLOYMENT AREA

Protects the PSEZ and other key employment areas



LOCAL EMPLOYMENT LAND USES

Primarily focused on PSEZ and Regional Employment Areas



Major Transit Station Areas

Major Transit Station Areas (MTSAs) are lands within an approximate 500-800 metre radius of a transit station or stop. Building on local municipal transit community planning visions, they are intended to be developed as high density, mixed-use, transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities.

Region of Peel Official Plan policies...

- Identify the boundaries of delineated MTSAs and include policies to ensure they are planned to accommodate transit-supportive land uses and become a focus of future growth
- Set minimum densities that must be planned for in each MTSA (density refers to the amount of people and jobs planned per hectare of area (ppj/ha))
- Prioritize and define the types of transit stations in the Region, considering when and how they may develop
- Establish a policy framework to guide local municipal planning studies' of MTSAs
Recognize the infrastructure funding and delivery status of transit, periodically provided by the Province and shown on Figure 11 of the RPOP – Transit Infrastructure Status of MTSAs.
- Utilise MTSAs as a key strategic growth area to support intensification through a mix of jobs and housing options, including affordable housing

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/major-transit-station-areas.asp>.

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Major Transit Station Areas

92 MTSA's have been identified on transit lines within the Region, as shown in Figure 11. MTSA's will be planned for mixed uses with jobs, services, and housing in higher densities, and have been categorized as follows:

1. **Primary Stations** – boundaries of these MTSA's are delineated in the RPOP. Local municipal planning of MTSA's must meet or exceed the minimum density targets outlined in Provincial policy (200 ppj/ha, 160 ppj/ha or 150 ppj/ha, depending on the level of transit service provided or other overlapping policy areas like Urban Growth Centres)
2. **Secondary Stations** – boundaries of these MTSA's are delineated in the RPOP. These stations may serve more of a commuter function and are planned to be developed at densities below the Provincial minimums as there are development constraints
3. **Planned Stations** – boundaries of these stations are not yet delineated in the RPOP, but will be delineated when infrastructure, planning, investment, and/or land use changes advance and these station areas become Primary or Secondary in the future

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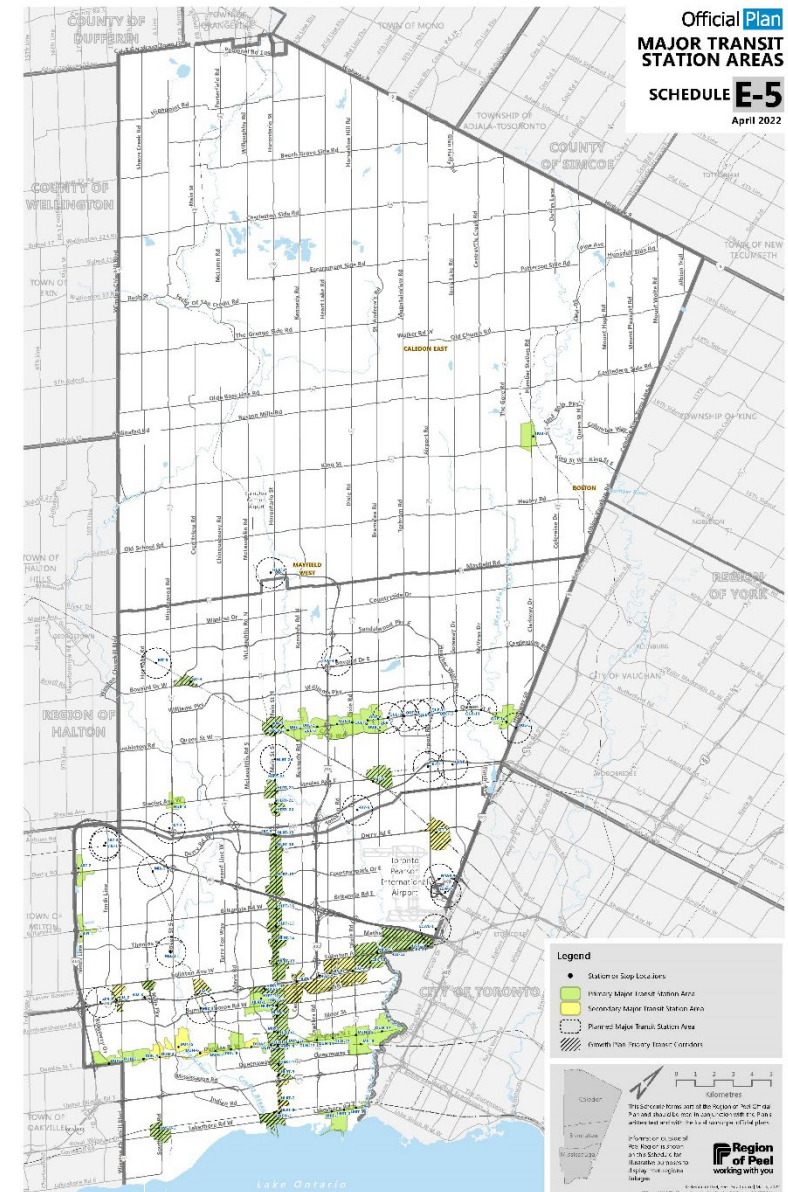


Figure 11: Schedule E-5 MTSA Map

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Housing

The Region of Peel understands the need to provide a range and mix of housing options and densities, including affordable housing, to create complete communities. Region of Peel Official Plan policies:

- Set bold Peel-wide new housing unit targets (Figure 12) on affordability, rental tenure, and density based on local need identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy
- Implement new tools to support the creation of affordable housing, such as a policy framework to support local municipal implementation of inclusionary zoning (IZ) in delineated MTSAs that will require affordable housing in new developments
- Protect, enhance, and increase rental housing
- Permit and promote additional residential units and innovative and alternative housing options

| Target Area | Target |
|----------------------|--|
| Affordability | <p>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to <u>low income</u> households.</p> |
| Rental | <p>That 25% of all new housing units are rental tenure.</p> |
| Density | <p>That 50% of all new housing units are in forms other than detached and semi-detached.</p> |

Figure 12: Peel-Wide New Housing Unit Targets

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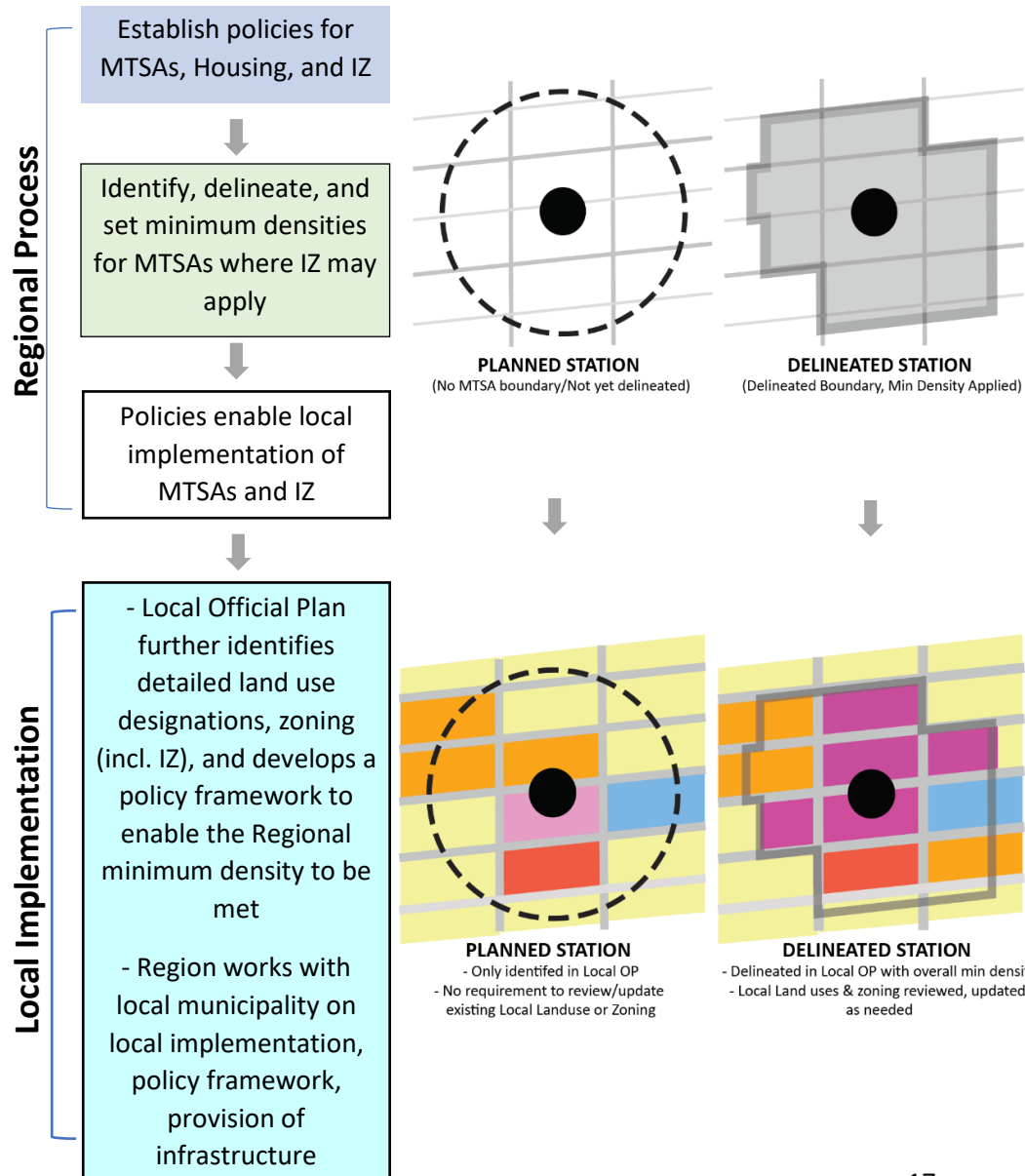
Major Transit Station Areas & IZ Implementation

Regional Role in the Planning Process

- RPOP delineates Growth Plan Priority MTSA's and other primary and secondary MTSA's and setting minimum densities which meet or exceed the minimum Growth Plan requirements, except where a lower density is approved by the Province
- RPOP establishes housing targets on density, rental tenure, and affordability (demonstrated through housing assessments)
- RPOP establishes policy framework that supports local municipal implementation of IZ in MTSA's
- Review local official plan amendments implementing the Regional MTSA and IZ policy framework and work with local municipality on implementation, timing of infrastructure, etc.
- Review development applications circulated from local municipalities, monitor achievement of minimum density requirements (calculated in each MTSA)
- Monitor infrastructure and land use changes which may justify identification or delineation of additional MTSA's

Local Role in the Planning Process

- Provided input in the Regional MTSA and IZ studies
- Implement RPOP policies in local official plans for each MTSA, set "as-of-right" local land use designations and zoning by-laws that enable Regional minimum density to be met
- Determine which MTSA's IZ will be implemented, transition and phasing, set-aside rates, other requirements, & establish IZ by-laws
- Review development applications for housing requirements (range and mix of options, affordability, etc.)



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Settlement Area Boundary Expansion

While much of Peel's growth to 2051 is being directed to existing areas through intensification, additional new greenfield lands will be required to accommodate the remaining population and employment growth to 2051 through a Settlement Area Boundary Expansion (SABE), known as the 2051 New Urban Area. Region of Peel Official Plan policies...

- Require that more detailed planning be undertaken to develop compact, mixed use, sustainable communities supported by future transit
- Phase development in the 2051 New Urban Area as logical progressions of existing communities, which maximizes the efficient use of infrastructure and allows agriculture and agricultural activities to continue for as long as possible
- Protect and manage resources through the completion of additional technical studies related to agriculture, aggregates, cultural heritage, archaeology, natural heritage, and subwatershed studies
- Require climate change adaptation and energy conservation and emission reductions planning including feasibility assessments for implementing alternative and renewable energy system and net zero carbon emissions

As part of the SABE study, a number of requests submitted for expansions to rural settlements in the Provincial Greenbelt were reviewed. In the RPOP, the Greenbelt Plan areas play a limited role in accommodating population and employment growth in the Town of Caledon to 2051, as the 2051 New Urban Area and built-up areas can accommodate Peel's growth. However, there are three specific sites that have been identified for further consideration in the RPOP due to unique circumstances: 1) Caledon Village: 'O' Charleston Side Road and 2785 Charleston Side Road (for potential development in conjunction with rehabilitation of aggregate extraction operation); 2) Inglewood: 15344 Hurontario Street (potential to include existing commercial/residential functions); and 3) Palgrave: 8575 Patterson Sideroad (potential for development of affordable seniors housing).

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Figure 13: Components of a Complete Community

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN



Settlement Area Boundary Expansion

After considering the results of the technical work prepared throughout the SABE Study, input from local municipal partners, other stakeholders and public comments, the RPOP includes a 2051 New Urban Area as shown on Figures 14 and 15. The 2051 New Urban Area:

- Includes an arrangement of Community Area and Employment Area that can accommodate growth with or without a highway, responding to Council's position preferring alternatives to the highway and the Region's obligation to protect for a planned corridor in Provincial Plans
- Implements the land area, density, and intensification targets from the Land Needs Assessment
- Supports the principle of developing complete communities by logically expanding Mayfield West and Bolton
- Optimizes strategic infrastructure, such as the Bolton GO station MTSA
- Provides employment lands that are viable and will support local and Regional employment opportunities

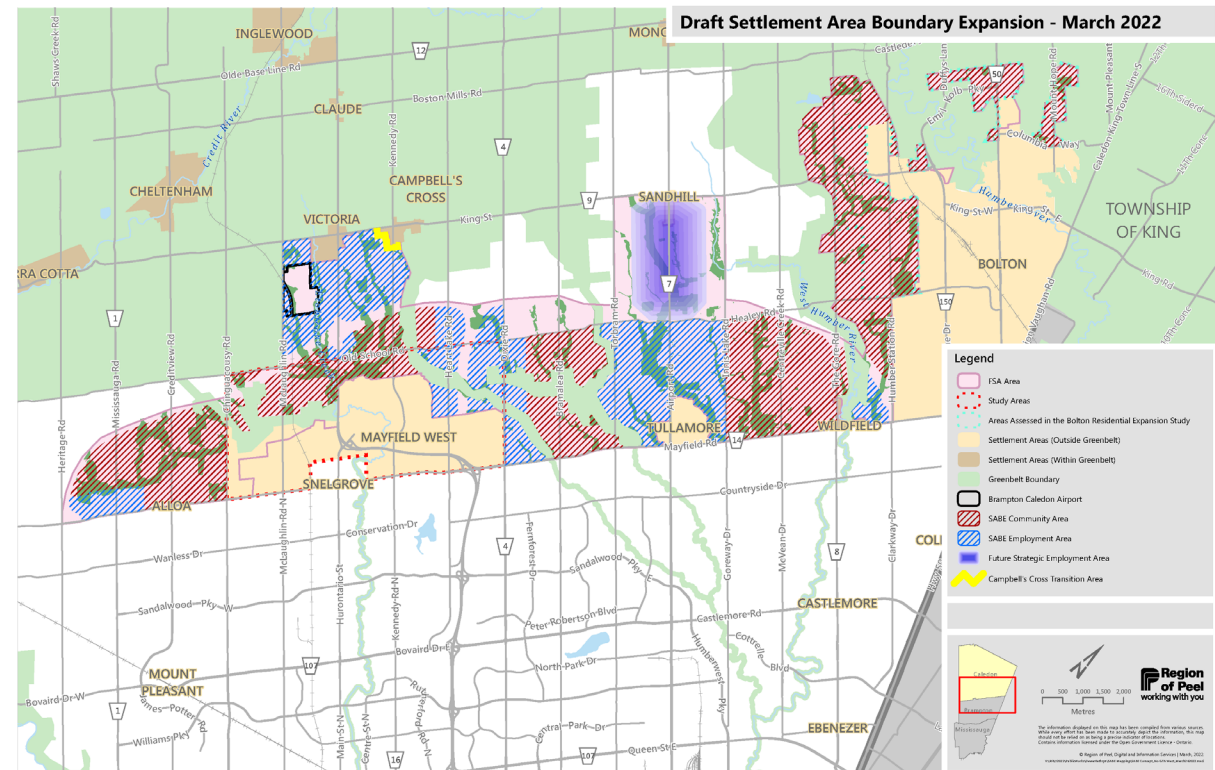


Figure 14: SABE Map, March 2022

Visit this focus area's web page for more information: <https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>.

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Growth Management & SABE Implementation

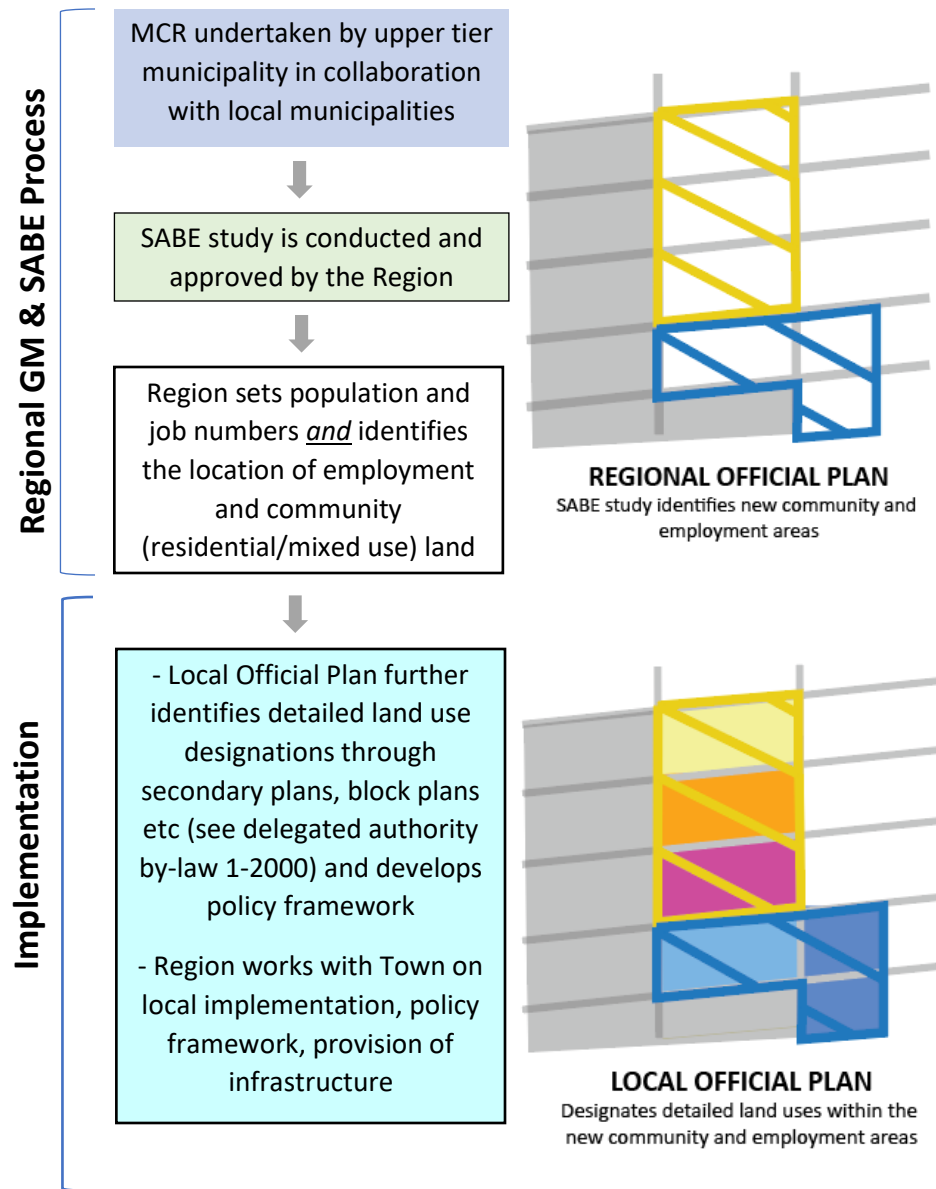
Regional Role in the Planning Process

- RPOP allocates growth to the local municipalities to 2051
- RPOP sets targets for growth plan policy areas including minimum densities for the DGA, minimum intensification rate for built-up area, minimum densities for urban growth centres, minimum densities for other strategic growth areas
- RPOP identifies the 2051 New Urban Area by designating employment areas, identifying land needed for community areas, & establishing policies for the lands
- RPOP identifies the Agricultural, Natural Heritage, and Water Resource Systems at Regional Scale
- Work with local municipality on implementation, phasing, providing infrastructure, meeting minimum densities and other RPOP policies in further planning applications

Local Role in the Planning Process

- Worked with Region as key stakeholder in growth allocation & SABE study, and the local official plan implements 2051 New Urban Area in conformity with RPOP
- Creates secondary plans, block plans, zoning by-laws & reviews development applications

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Peel 2051 Policy Implications

Region of Peel

- Peel will support the growth of **700,000 people** and **335,000 jobs** to 2051, while protecting the environment and addressing climate change.
- Communities will be complete and compact with the majority of new growth being located in existing urban areas (**500,000 people, 270,000 jobs**) and strategic growth areas served by transit.
- Employment lands and jobs will be protected and linked to established transportation corridors.
- New employment areas and strategies will be identified to encourage more businesses to locate in Peel and secure more job opportunities.
- Peel’s diverse residents will have more opportunities for housing, equitable access to job opportunities, and everyday services in walking and cycling distance, connected by transit to reduce greenhouse gas emissions, improve health outcomes and quality of life, and increase mobility options.
- Natural features, such as forests and rivers, will be maintained, restored, and enhanced to protect the diversity and connectivity of ecosystems, improve public health, and increase the Region’s resilience to a changing climate.
- Prime agricultural lands will be identified and protected to support the economic viability of farming and local food production.
- Housing options will be provided to residents, with new tools promoting more affordable housing options. The balanced provision of housing forms (singles/semis, townhouses, apartments, additional residential units) will meet local need, use land efficiently through compact development, contribute to affordability, and help mitigate climate change.
- A range and mix of housing options and densities will include affordable housing in transit areas, gentle intensification in existing neighbourhoods, and greenfield areas.
- New greenfield communities will be planned based on key factors, including land use, phasing, healthy development, infrastructure, and natural environment.
- The Region will play a strong role in determining the phasing and financing of infrastructure to contribute to long-term fiscal sustainability.

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City of Mississauga

- Mississauga will support the growth of about **200,000 people** and **100,000 jobs** to 2051.
- Key nodes and corridors (such as Hurontario Street, Dundas Street, Lakeview Village) will support focused growth, consistent with the local community planning visions, while encouraging gentle intensification in established neighbourhoods.
- MTSAs will be protected for transit-supportive land uses with 54 delineated MTSAs, which will enable inclusionary zoning to secure affordable housing.
- Established employment areas will be supported and protected while transitioning to a greater proportion of office uses, particularly along transit corridors
- Natural features, such as forests and rivers, will be maintained, restored, and enhanced through natural heritage and water resource planning with consideration for extreme weather and the changing climate.

City of Brampton

- Brampton will support the growth of about **285,000 people** and **145,000 jobs** to 2051.
- Key nodes and corridors (such as Queen Street, Uptown, Downtown Brampton, and the Kitchener GO line) will support focused growth consistent with the City's Vision 2040, while encouraging gentle intensification in established neighbourhoods.
- MTSAs will be protected for transit-supportive land uses with 14 delineated MTSAs, including enabling inclusionary zoning to secure affordable housing.
- Established employment areas will be supported and protected while transitioning to a greater proportion of office uses, particularly along transit corridors
- Natural features such as forests and rivers will be maintained, restored, and enhanced through natural heritage and water resource planning with consideration for extreme weather and the changing climate.

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Town of Caledon

- Caledon will support the growth of about **220,000 people** and **95,000 jobs** to 2051.
- Community and employment growth will be accommodated through some intensification and the planning of new communities with 4,400 hectares of new greenfield land identified to accommodate future sustainable, complete communities.
- Infrastructure, services, and the use of employment lands will be optimized through strategic planning.
- A transportation network, transit corridors, and framework of secondary and block planning will phase and guide community and employment growth.
- Transit supportive land uses will be protected for the identified Mayfield West MTSA and delineated Bolton GO MTSA, in order to support Caledon's sustainable transportation options, community mobility, and enable inclusionary zoning to secure affordable housing near transit.
- Natural heritage system features and areas will be maintained, restored, and enhanced with consideration for extreme weather and the changing climate.
- Prime Agricultural Areas will be identified and protected with policies and enhanced permissions for agriculture-related and on-farm diversified uses to support the viability of farming.

Appendix V: Region of Peel Official Plan Policy Implications and Implementation Summary

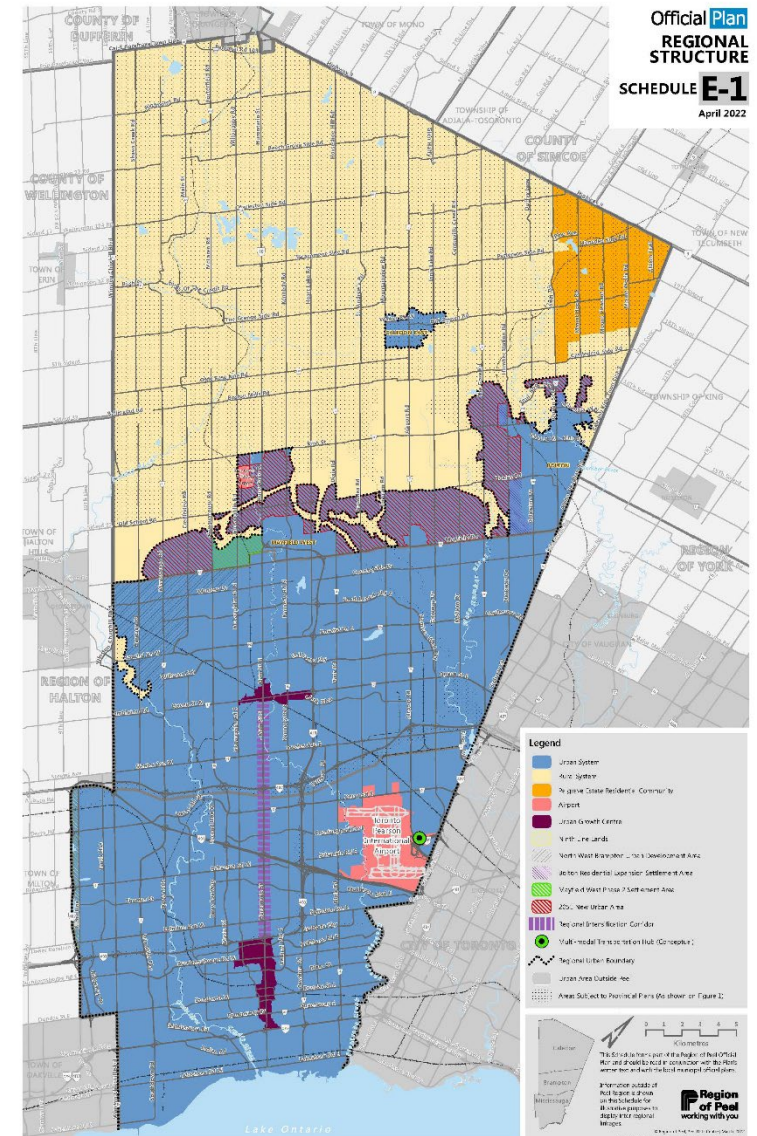


Figure 15: Schedule E-1 Regional Structure showing the 2051 New Urban Area