

Consultation Summary

Peel2041

Regional Official Plan Review

March 2020

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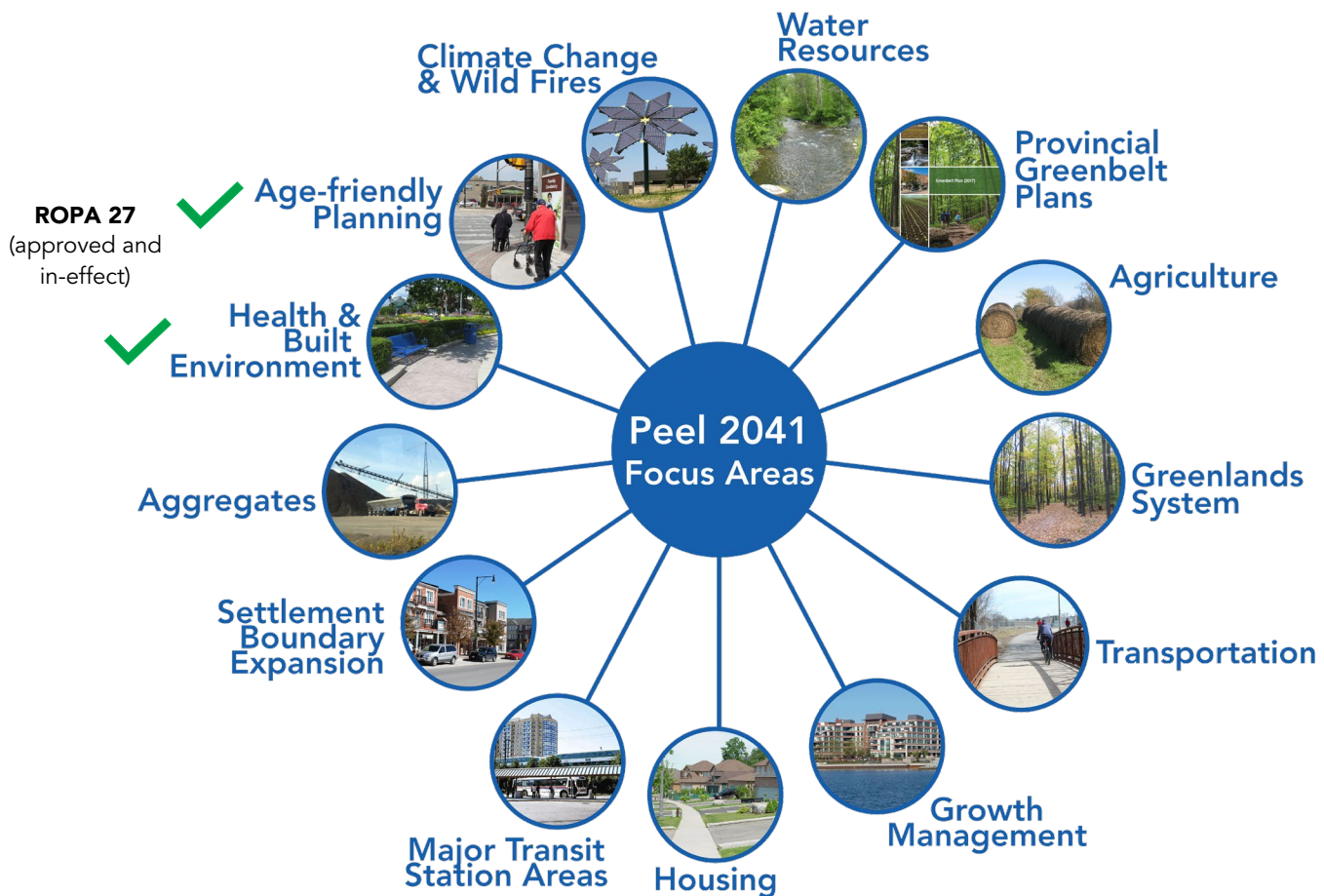
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Introduction

By 2041, the Region is expected to be home to nearly 2 million residents and 1 million jobs. The Peel 2041: Regional Official Plan Review process will:

- incorporate new Provincial legislation, regulations and policies;
- implement new Regional policy initiatives and plans;
- have a meaningful community engagement process; and,
- guide growth and development within the Region to the year 2041.

Peel 2041, will consider policy changes in the following areas:



This document provides an overview of major changes to Regional Official Plan policies for environment related focus areas and updates on all other focus areas. This document is a summary of comments received from the three early-March 2020 informal open house events, with responses from Regional staff.

Public Consultation

Peel staff organized three drop-in, informal open house sessions to provide an opportunity for members of the public and stakeholders to provide insights on future policies which will guide how communities in Peel will evolve. Regional staff utilized materials including display boards, handouts, studies, comment forms and engaged attendees with the aim of obtaining feedback on the information presented. Local municipal staff were also in attendance to engage residents on their local official plan review.

Open House #1: Town of Caledon

Monday March 2nd, 2020

The first open house session took place on March 2nd, 2020 at the Brampton Fairgrounds from 4:30 – 7:30 p.m. There were 89 participants who attended the open house and a total of 19 participants provided written comments.

Open House #2: City of Mississauga

Tuesday March 3rd, 2020

The second open house session took place on March 3rd, 2020 at the Mississauga Central Library Glass Pavilion from 4:30 – 7:30 p.m. There was a total of 36 participants who attended the open house and 6 participants provided written comments.

Open House #3: City of Brampton

Thursday March 5th, 2020

The third open house session took place on March 5th, 2020 at the Mount Pleasant Village Library from 4:30 – 7:30 p.m. There was a total of 45 participants who attended the open house and 10 participants provided written comments.

Draft Policies: Environment related focus areas

The open house sessions focused on draft policies and mapping for environment themed focus areas, including:

- [Climate change](#)
- [Wildland fire hazards](#)
- [Provincial Greenbelt plans](#) (including Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan)
- [Water resources](#)
- [Agriculture and rural systems](#)

There was a total of 11 discussion papers, which provided background information on the rationale for the proposed policy amendments. Please visit each of the above noted focus area webpage for additional materials.



Climate Change

Climate change policies in the Regional Official Plan will:

- Support intensification and density through mixed-use and transit supportive development.
- Reduce GHG emissions and other pollutants through sustainable and active transportation.
- Protect, restore and enhance Peel’s natural systems and water resources.
- Promote energy efficiency and conservation (e.g. green development standards).
- Identify and protect Prime Agricultural Areas.
- Recognize that land-use planning can play a significant role in how the Region can mitigate and adapt to climate change.



Draft Policy Feedback

Comments received indicated concern for climate change impacts and the importance of implementing policies to address the effects of climate change. Planning for climate change was considered very important among the various focus areas.

- Comments suggested that development and construction provide tree acreage that is equivalent to or greater than the built-over and paved acreage to alleviate numerous climate crisis problems.
- Concerns were expressed for the preservation of Niagara Escarpment areas in Caledon which include an UNESCO World Biosphere Reserve, to help slow the climate crisis.
- Comments were received recommending implementation of climate change indicators.
- Concerns were raised that the issues involving climate change will increase with the lack of public transportation and more commuters.

Response

The Region recognizes the importance of mitigating and adapting to the anticipated impacts of climate change, and how land use planning can play an important role in increasing the Region’s resilience, as well as creating sustainable and healthy communities. This includes

integrating and embedding climate change policies in key areas of the official plan, such as those related to protecting, maintaining, and enhancing natural heritage systems and the Region's urban forest tree canopy, as well as supporting different modes of transportation to reduce greenhouse gas emissions. As well, new policy direction is being proposed to collaborate with the local municipalities to develop and implement policy, guidelines and tools that comprehensively address sustainable development requirements at the municipal, neighbourhood, site and building scales.

The Regional Official Plan Performance Measurement Program was developed to provide direction to review and update performance indicators on a regular basis and report on progress in meeting the goals and objectives in the Region of Peel Official Plan. The latest report, prepared in 2017, includes indicators related to the Region's community and corporate greenhouse gas emissions, air quality, urban tree canopy, and residents residing near public transit.



Wildland Fire

Wildland fire policies in the Regional Official Plan will:

- require new development to be located, landscaped and designed to prevent or minimize risk.
- propose new mapping identifying potential locations of hazardous forest types for wildland fire.

Draft Policy Feedback

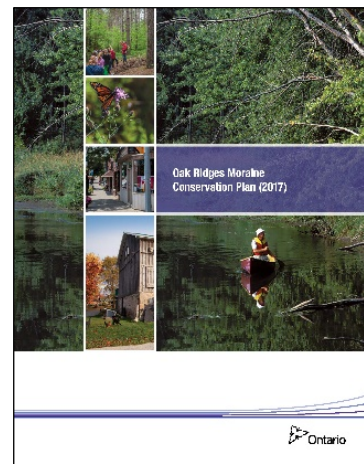
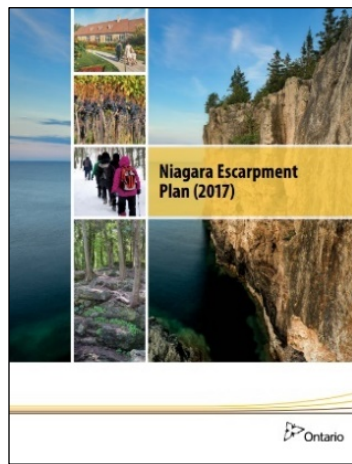
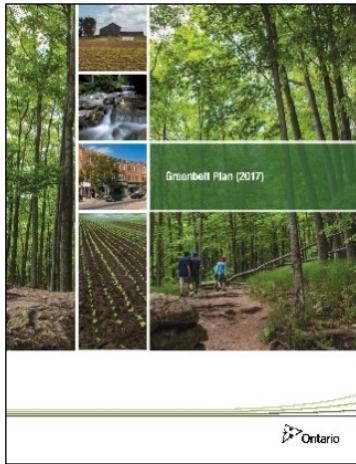
- No major comments were received on this focus area.



Provincial Greenbelt Plans

Provincial Greenbelt plans policies in the Regional Official Plan will:

- support agricultural systems planning
- support natural heritage and water resource systems planning
- integrate infrastructure and land use planning
- add Urban River Valley policies and mapping
- direct local municipalities to protect agricultural lands, enhance natural features and areas, preserve cultural heritage and support recreation.



Draft Policy Feedback

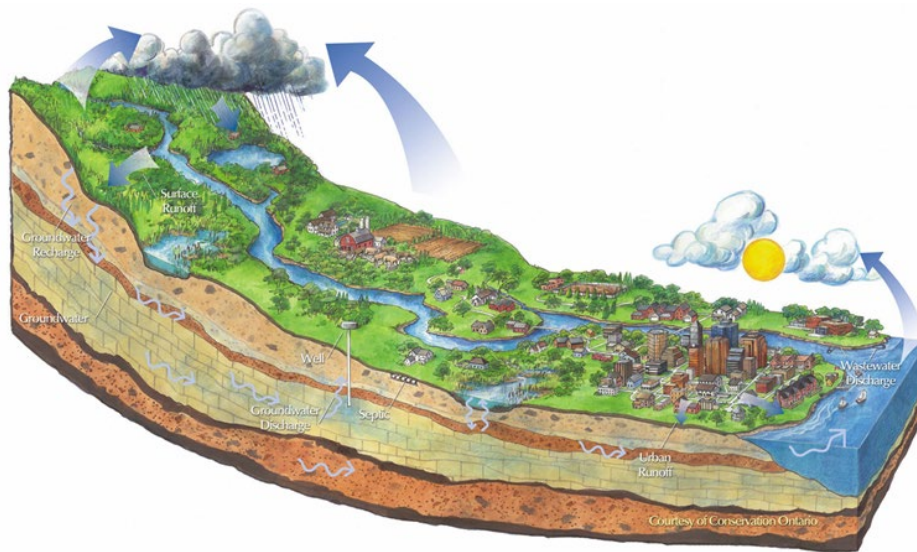
- No major comments received on this focus area.



Water Resources

Water resource policies in the Regional Official Plan will:

- identify and protect a system of water resource features and areas.
- protect drinking water sources from negative impacts.
- provide direction for integrating watershed planning and growth management
- require stormwater master plans.
- ensure studies are undertaken to protect, improve or restore ground and surface water quantity and quality.



Draft Policy Feedback

Comments received note the importance of water resources and supported draft source water protection policies.

- Concerns were raised about the impacts of chloride levels in lakes and rivers on the environment.
- Comments noted the importance of protecting water quality and quantity of the West Credit River and watershed.
- Concerns were raised with the lack of public transportation and more commuters, and their impacts on water resources.
- Comments supported the need for stronger policies when protecting watersheds.
- Comments recommended ensuring high levels of protection for groundwater and recharge areas.

Response

Regional staff recognize the importance of protecting Peel's water resources. Proposed new water resources policies will implement the policy direction provided in the Source Protection Plans, the Provincial Policy Statement, Growth Plan and other best practices. Included are policies intended to reduce chloride levels in sources of municipal drinking water. For example, the policies will encourage the use of salt management plans in certain vulnerable areas.



Agriculture & Rural Systems

Agriculture and rural systems policies in the Regional Official Plan will:

- protect the character and natural environment of rural Peel.
- protect Prime Agriculture Areas for long-term use for agriculture.
- enhance economic viability and environmental sustainability of the Agricultural System.
- permit a wider range of agriculture, agriculture-related and on-farm diversified uses.
- support urban agriculture and foster access to healthy locally grown food.
- reduce and recover food and organic waste.

Draft Policy Feedback

Comments noted the importance of maintaining the unique character of rural villages in Caledon as the Region plans for growth.

- Concerns were raised for the preservation of the unique character of rural villages when planning for Caledon.
- Comments highlighted the differences between urban planning and rural planning (i.e. wide sidewalks, paved shoulders, widened, flattened roads, etc. may not be needed in rural areas).
- Comments noted the importance of protecting agricultural lands in Caledon.

Response

Many of the policies that the Region is proposing represent new approaches and best practices that will support the protection of agricultural lands, the agricultural system and food security.

The proposed policies encourage and support planning by the Town of Caledon, that builds upon rural character, leverages rural amenities and assets and accommodates an appropriate range and mix of housing in rural settlement areas. Proposed policies call for context-sensitive design of roads and other infrastructure addressing impacts on rural settlements and other sensitive areas.

Updates: Other focus areas

The open house sessions also provided information on ongoing and upcoming studies included in the Peel 2041 work plan, including:

- [Aggregate resources and excess soil](#)
- [Growth management](#)
- [Greenlands system](#)
- [Housing](#)
- [Major transit station areas](#)
- [Settlement area boundary expansion](#)
- [Transportation](#)
- Other policies

Visit each [focus area page](#) for additional materials. Some of the high-level comments received are noted in the following section.



Greenlands System

Policy direction for the greenlands system in the Regional Official Plan include:

- updating and identifying the Region’s natural heritage system.
- protecting, restoring and enhancing the Greenlands System through land use policies in collaboration with local municipalities and the Conservation Authorities.

Feedback

Comments generally supported policy directions to protect natural heritage in Peel.

- It was suggested that proposed chainsaw and bulldoze development be banned, which damage the natural slopes of the land, vegetation and other species native habitats, subsurface species and fungus that contribute to ecosystem integrity.
- It was recommended that stronger policies be considered for protecting natural heritage and green spaces.
- Comments noted that trail maps are needed to indicate access points.
- Comments noted the importance of protecting interconnected natural heritage greenlands systems to counteract biodiversity loss in rural and urban areas.

Response

The Region is proposing new and amended existing objectives and policies with an imperative to protect and enhance natural systems, using an integrated systems approach. The comprehensive, integrated, and long-term approach to planning will support the protection of the Region’s natural heritage and biodiversity. The Region will continue to work with partners such as the Conservation Authorities and local municipalities to implement the Regional Official Plan objectives.



Growth Management

Policy direction for growth management policies in the Regional Official Plan will:

- identify strategic growth areas, designate employment areas, update forecasts to be used for service and infrastructure planning, support the growth management strategy.
- allocate population and employment growth.

Feedback

Comments addressed incompatible growth allocations for rural communities in Caledon, and general concern with growth.

- Concerns were raised for communities in Caledon becoming a statistic or an urban growth casualty as a result of meeting Provincial growth targets.
- Concerns were raised with the amount of growth projected for Peel, considering the struggles the Region is having with congestion and affordable housing.

Response

While some of Peel's expected growth to 2041 will occur in the Town of Caledon, allocation of growth to Caledon must occur in the context of various environmental features including the Greenbelt, Oak Ridges Moraine, and Niagara Escarpment. Regional and Provincial policy encourages intensification and discourages sprawl, in order to better address issues such as climate change, air quality, congestion and efficient use of infrastructure. Because of this, most of the growth will go to areas with existing servicing, with very limited growth in rural villages and hamlets.

Through the Peel 2041 process, we are carefully planning for the projected people and jobs by allocating it to areas that can support the growth through intensification or settlement expansion. For example, planning for growth around transit like the Hurontario LRT, so that people can choose not to drive while meeting everyday needs, or near existing settlements with appropriate street networks and services. Peel also is creating housing policies to ensure there is enough affordable housing in Peel to accommodate our growing population – please refer to our housing focus area for detailed information.



Housing

Housing policies in the Regional Official Plan will:

- introduce new affordable housing targets.
- increase density in growth areas and support new housing in existing stock.
- encourage a mix of unit sizes in new multi-unit developments and stronger rental demolition and conversion policies.

Feedback

Comments received related to affordable housing, range of housing mix for first time buyers and environmental considerations for future residential development.

- Concerns were raised for the lack of affordable senior housing and accommodations in Peel.
- It was recommended that planning and building affordable and supportive housing should be done with intentional design to rehabilitate tree canopy in the landscapes.
- It was recommended that more 3-4 storey housing be introduced, similar to Montreal.
- It was recommended that there be more planning and building of affordable rental housing (e.g. purpose-built rental units) for all income groups, instead of permitting the development of small condo units.
- Comments were received on permitting smaller sized housing (not necessarily townhouses for first time buyers and downsizers). It was also suggested that house sizes be capped because large homes consume more energy and as such, are inappropriate for the current state of climate crisis.
- It was requested that a better understanding of the secondary rental market (e.g. condos) be included when describing vacancies/ vacancy rates.
- It was recommended that future development consider Passive House (Passivhaus) standards to make buildings highly energy efficient.

Response

The Region recognizes affordable housing as one of the major challenges facing Peel. Regional staff are proposing policies that would encourage new models of housing for seniors, including rental development and home sharing. Regional staff are also implementing the Age-friendly Planning recommendations from ROPA 27, which includes a review of seniors' demographics in Peel, including challenges and opportunities related to housing.

The Region has policies that encourages housing development that is sensitive to the impacts of climate change by being energy efficient, and these policies are also reflected in local municipal official plans.

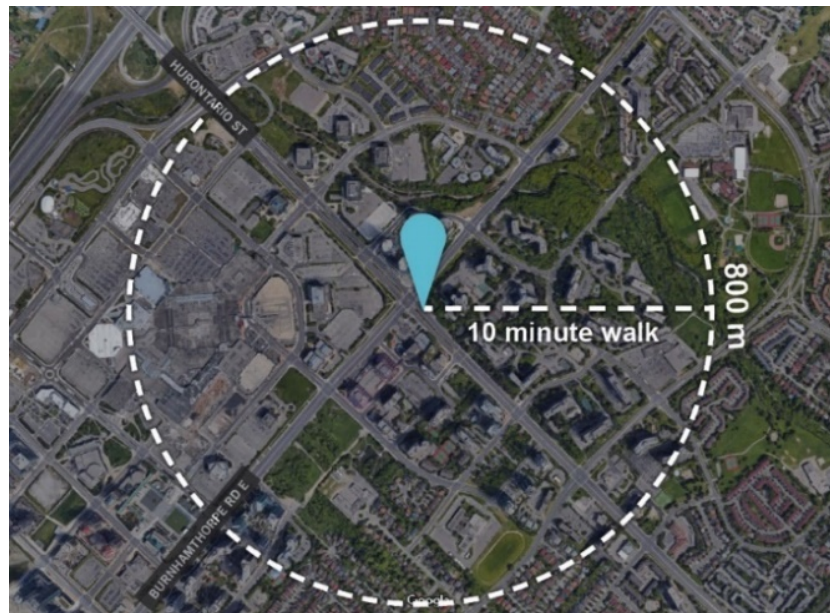
The Region is encouraging higher density forms of housing and a range and mix of housing sizes and types to serve the varied needs of Peel residents. Most of the growth in Peel is expected to be in medium and high-density forms (townhouse and apartment forms) to support efficient use of space and density around amenities such as transit, where appropriate. As housing is developed in the Region, it must conform to Regional and local municipal environmental planning requirements to mitigate the impacts of climate change.



Major Transit Station Area

Ongoing major transit station area (MTSA) studies for the Regional Official Plan will:

- identify and delineate MTSA boundaries.
- support the prioritization of MTSA.
- provide direction on the density of development within each MTSA.
- guide the development of policies that encourage transit-supportive development.
- support the local municipal policy development processes and other planning initiatives underway with key transportation stakeholders.



Feedback

Questions about what factors impacts the delineation of prioritized and potential MTSA through Peel.

- Will all MTSA be able to support mixed use development?
- What are the next steps in the process to prioritize stations?
- How will the current conditions of potential stations impact the prioritization of future stations?
- How will infrastructure corridors (i.e. gas pipelines, hydro) impact the development of MTSA?

Response

Each MTSA has a unique current and future context. Mixed uses do support transit stations and provide services to commuters, though some MTSA will have a varying mix of uses, based on the compatibility of existing activities with others and the surrounding context. For example, an MTSA with existing heavy industrial activity and close access to 400 series highways may not be

able to support as much new residential development as an MTSA with existing residential and community amenities.

The current conditions of each station have informed its station profile, categorization, and what the strengths and challenges are in achieving a complete transit-oriented community for the MTSA and reaching target densities. Following this exercise, staff will prioritize and define the types of transit stations in Peel, considering when and how they may develop. Prioritization will be based on many factors beyond the current conditions, including transit funding, timing of infrastructure, Provincial and municipal planning policy goals, and patterns of growth in Peel.



Transportation

Ongoing transportation work for the Regional Official Plan will:

- integrate transportation and land use planning to provide a network that accounts for all road users through road improvements, sustainable transportation infrastructure, and transit-supportive development.
- maximize the use of existing transportation infrastructure to ensure financial feasibility whilst keeping people and goods moving safely and efficiently.
- implement a balanced approach that shifts 50 per cent of travel to sustainable modes such as walking, cycling, public transit and carpooling by 2041.

Feedback

Comments received focused on road safety and pollution as a result of ongoing transportation studies and proposed projects.

- Inquiries were made on how the Region will compensate for the heat, light, noise, and excess carbon pollution from the proposed 413 (GTA West Corridor) and freight village south of Bolton projects.
- Inquiries were also made on how roads will be protected from over-crowding by trailers and commercial trucks that may increase accidents.

Response

Through the proposed transportation policies, there is a concerted effort to continue supporting the safe and efficient movement of both people and goods, while minimizing and mitigating adverse impacts. The GTA West Transportation Corridor Study is considering measures such as truck-only lanes to increase goods movement capacity while alleviating truck traffic from local roads that would otherwise contribute to increased emissions, vehicle stop-and-go, and congestion. Healthy community design of and around the future highway can help mitigate transportation-related environmental impacts such as pollution, excess carbon form etc.

The Regional transportation policies focus on both the efficient and safe movement of goods and people, informed by various studies and strategic frameworks. The Road Characterization Study (RCS) prioritizes the demands for road functions and the access intended for the road context, including industrial and commercial connector roads. In efforts to increase the safety of all road users, the Region has also adopted the Vision Zero Road Safety Strategic Plan, which focuses on a series of actions to both minimize and mitigate roadway collisions and create safer intersections.



Settlement Area Boundary Expansion

The Region is undertaking a four-phased settlement area boundary expansion study for the Regional Official Plan to:

- determine the appropriate location(s) to accommodate community (residential) and employment growth to the year 2041 in the Town of Caledon.
- propose policies to guide future detailed secondary planning of these lands.
- undertake broad consultation to receive input from residents, stakeholders and the Indigenous community.



Feedback

Comments generally expressed support for specific locations for employment lands in Caledon. Other comments addressed specific requests for consideration as the settlement area boundary expansion study advances.

- Various comments were requesting updates on the 2016 Bolton Residential Expansion Study.
- Concerns were raised for communities in Caledon becoming a statistic or an urban growth casualty.
- Comments supported the employment corridor between Mayfield to King Rd. between Innis Lake Rd. to Torbram Rd.
- Comments noted the potential for future employment lands between Torbram Rd. and Bramalea Rd. from Mayfield to Old School Rd for employment.
- Comments supported residential development on the West and East side of Kennedy Road, South of King to Old School Rd.
- It was proposed that greater consideration be given to ensure a full understanding of the Brampton Flight Centre's impact on the surrounding neighbourhood and any future residential development.
- It was recommended that settlement boundaries within the Greenbelt be reduced/ limited as there is little infrastructure to service developments in these areas and few jobs for new residents.

- A request was received for rezoning for Healey Rd and Airport Rd. and another property on King St. and Old School Rd. North Town of Caledon.

Response

The Bolton Residential Expansion Study (ROPA 30) is before the Local Planning Appeal Tribunal as a result of appeals. The areas around Bolton are continuing to be studied as part of the Region's Settlement Boundary Expansion Study, which will recommend settlement boundary expansions to accommodate residential and employment growth to 2041.

The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041 will recommend the locations for future residential growth, based on the results of a broad range of technical studies. One of the considerations will be impacts from the Brampton Caledon Airport.

Policies in the Greenbelt are limiting and restrictive with respect to expansion of settlement boundaries, however there are no policies that permit reducing settlement boundaries. The policies are aimed at recognizing existing settlements in the Greenbelt and directing growth to areas outside of the Greenbelt.

The Region does not rezone properties through the Official Plan Review process, as rezoning occurs at the local municipal level. These comments have been passed along to the local municipality.



Aggregate Resources & Excess Soil

Ongoing aggregate policy review for the Regional Official Plan will:

- update policies related to aggregate resources based on direction from various provincial plans and legislation, as well as update mapping to conform with the *Aggregate Resources Inventory Mapping*.
- ensure that modern approaches to aggregates planning are incorporated, including comprehensive rehabilitation planning, conservation of resources, and aggregates recycling.

Feedback

Comments related to the location of aggregate extraction and recommended utilizing recycled aggregates.

- Concern raised for the proposed pit for aggregate extraction near Charleston Sideroad and Main St. through Alton.
- It was recommended that recycled concrete and asphalt be used, instead of using virgin aggregate. It was suggested that a mandate be implemented to require unnecessary pit lakes to be filled, and the land be restored.

Response

The mineral aggregate resources policies are being reviewed and updated to ensure consistency with provincial policy direction, including policies to address the use of accessory aggregate recycling facilities within operations and comprehensive rehabilitation.

The Region will be updating its identification of High Potential Mineral Aggregate Resource Areas to reflect the latest data. The policy updates will work towards achieving the balance between resources extraction activity and the protection of Peel's communities, natural environment, cultural heritage and other resources.



Other Policies

As a result of Provincial plan and policy changes, other policy areas have been identified that require changes to ensure consistency and conformity with Provincial direction. These policy areas include waste management, cultural heritage and Indigenous community engagement. Policy updates to these other areas will:

- implement a policy framework for a circular economy with zero waste from residential sources and zero GHG emissions from residential waste management.
- update definitions and policy linkages between existing policies on the interests of Indigenous communities, cultural heritage conservation and archaeological resource management policies.
- improve acknowledgment and recognition of Indigenous communities, their heritage, treaty rights, and unique relationship to the land and resources in the Regional Official Plan.



Feedback

Comments inquired about how Regional Official Plan policies would be implemented. Comments were also received seeking to address concerns for excess light pollution.

- It was recommended that additional direction be provided on how Official Plan policies intend to protect Indigenous values.
- It was requested that the community be involved to ensure traditions, customs, and heritage are recognized.
- An inquiry was made on how the plan will be implemented.
- Concerns were raised that excess light pollution from both commercial and private properties that may damage breeding cycles of plants, insects, and wildlife and will affect bird migration. It was recommended that gutter lights and other extreme sources of light should be banned or restricted, and that dark sky lighting across Peel be implemented.

Response

The public can be involved in the development of communities by attending and expressing their thoughts through the various engagement opportunities, online platforms, public meetings, open houses, and connecting with Regional staff.

The historical context on which the Region of Peel lands exist will be added to the Official Plan through updated cultural heritage and Indigenous engagement policies. These policies aim to better recognize the history of Indigenous nations and better acknowledging the value in protecting limited cultural heritage resources. Each Indigenous community has unique perspectives and traditional knowledge, including how cultural heritage is understood and described. Regional staff are involved in ongoing engagement with various Indigenous communities to better understand and incorporate these perspectives.

The Regional Official Plan sets the policy framework for implementation and decision making. It also sets the context for the local municipalities to implement policies through detailed planning work. Various policies in the Regional Official Plan have different strategies, approaches and tools for implementation.

The *Planning Act* gives local municipalities the ability to address matters through site plan approval and urban design policies that can include lighting and other exterior design features. This comment will be sent to the local municipalities. At this time, the Region is not intending on requesting designation or preservation by the Royal Astronomical Society of Canada or International Dark-Sky Association, and not intending on implementing a dark sky preserve area.