



## Agricultural and Rural Systems

Agricultural and Rural Systems provide a policy framework and mapping for Prime Agricultural Areas and the Agricultural and Rural Systems for more detailed planning and implementation by the local municipalities.

### • Clarification of Policies

- Based on the feedback received, changes are proposed that move the Rural Service Centres (Bolton, Caledon East and Mayfield West) from the Rural System to the Urban System. Policies dealing with the Rural Service Centres are proposed to be removed from the Rural System section of the Plan and that all references to the Rural Service Centres as part of the Rural System be deleted.
- Minor clarifications to the policies will be made respecting agriculture-related and on farm diversified uses in Prime Agricultural Areas are being considered based on comments received to ensure better consistency with provincial policy.
- A policy modification is being considered to identify the specific uses for which lot creation is permitted in Prime Agricultural Areas.
- Consideration of a new policy providing that an Agricultural Impact Assessment may be required for non-agricultural development on Rural Land.
- To address agency and stakeholder comments and be consistent with provincial policy direction, a policy is being proposed to permit cemeteries on Rural Lands, subject to approval requirements and criteria in the local official plan.
- Modification to the policies setting out uses that may be considered on Rural Lands to clarify that proposed mineral aggregate uses will not be required to demonstrate need to align with existing policy and provincial direction.
- Policy modifications are being considered to clearly indicate which land uses shown on Schedule X12 (the Rural System) are to be treated as designations.

### Next steps

Stakeholder's comments will continue to be addressed through follow up with letters and meetings. It is anticipated that there may be further minor revisions to the policies and mapping, with the objective of finalizing the draft policies by Q1 2021.



## Climate Change and Wildland Fire Hazards

Climate Change policies aim to reduce GHG emissions and prepare for a changing climate; and improve land use planning policies that mitigate and adapt to climate change for more sustainable, resilient communities. Wildland Fire policies direct the local municipalities to avoid locating development near hazardous forest types or implement mitigation solutions to protect persons and property.

### • Integration of Policies

- Feedback was received noting that greater integration of climate change policies throughout the Official Plan would be beneficial. New and updated climate change policies are being embedded

into the Regional Official Plan as part of a comprehensive and integrated systems-based approach; the June 2020 draft Regional Official Plan consolidation added new policies through the growth related focus areas including Growth Management, Transportation, Housing, Major Transit Station Areas, Greenlands Systems and Waste Management. Review of the Official Plan will continue for policy integration as part of the overall review.

- Ongoing review and integration will continue of the draft climate change framework into the considerations as part of the Settlement Area Boundary Expansion (SABE) focus area and supporting draft technical studies.
- A new policy section is being proposed to provide direction to protect, maintain, and enhance the Region's urban forest tree canopy.
- **Clarification of Policies**
  - Feedback was provided that some policies could be clearer. Further updates to the policy language throughout the Official Plan, including the Energy Resources section, in order to clarify the intent of the updated policies will be considered.

### Next steps

Follow up with stakeholders will continue over the Fall. Minor revisions to the policies are anticipated, with the objective of finalizing the draft policies by Q1 2021.



## Greenlands System

The Greenlands System Policy Review will be updating the natural heritage system planning policies in the Regional Official Plan so that the Greenlands System policy framework is consistent and conforms with provincial policy plans.

- **Clarification of Policies**
  - Further revisions are being considered to support the interpretation that draft Figures Y1, Y2 and Y3 depicting components of the Greenlands System and conceptual natural heritage system concepts are not formal schedules in the Plan but are provided for informational purposes only.
  - Further revisions are being considered to clarify draft Policy 2.3.2.30 dealing with ecosystem compensation to ensure that the policy would help address incremental losses affecting the overall size and function of the Greenlands System in the long term and clarify that ecosystem compensation should be applied to achieve a no net loss and if possible, a net gain, in natural heritage feature area or function.
  - A need to reflect agricultural and environmental impact assessment requirements for infrastructure planning have been identified in the 2019 Growth Plan.
  - Policy revisions and additions to the urban forest policy section of the Greenlands system policies are being considered to clarify and strengthen consideration of urban forest objectives in response to comments received.
  - Additional minor clarification revisions are being considered to the Greenlands System policies in response to public, local municipal staff and agency staff comments.
- **Update Schedule Y1, Schedule X1 and Figure Y2**
  - Schedule Y1 Core Areas of the Greenlands System, Figure Y2 Greenlands System (Core, NAC and PNAC) features and Schedule X1 Water Resource System Features and Areas are being updated

to reflect new provincially significant wetland evaluation mapping which has been recently updated by the Province.

#### Next steps

A comprehensive comment response table containing all comments received in writing from various stakeholders will be circulated to these stakeholders, including the municipal planning policy Technical Advisory Committee (TAC) from where most comments were received.



## Growth Management

Growth Management policies coordinate population and employment forecasts, intensification and density targets, and identify strategic growth areas with local municipalities to achieve visions for growth and employment and build complete communities.

- **Amendment 1 to the Growth Plan, 2019**

- The Province released Amendment 1 to the 2019 Provincial Growth Plan setting the new planning horizon to 2051 with new Regional growth allocations, and a new market-based Land Needs Assessment methodology (coming into effect on August 28, 2020).
- A report and memo were presented to Regional Council on September 10, 2020 summarizing the contents of the approved Amendment and initial implications for Peel.

- **Technical Analysis and Background Studies**

- Since Amendment 1 extends the planning horizon to the year 2051, the technical studies including the Employment Discussion Paper and Intensification Analysis will be updated to reflect the new Provincial policy changes.

- **Draft Growth Allocation**

- Amendment 1 introduced changes to the Schedule 3 population and employment forecasts in the Growth Plan. The past growth scenario work and endorsed growth forecasts to 2041 will be used as the basis to address the new Provincial directions to plan for growth to 2051, in close collaboration with the local municipalities.
- Technical analysis and policy work have been undertaken with the local municipalities to determine how the new forecasted growth will be accommodated in Peel, including local municipal allocation to the updated 2051 planning horizon.

- **Land Needs Assessment Methodology**

- The new Land Needs Assessment methodology outlines the various components needed in order to determine the amount of land required to accommodate growth to 2051. The new methodology is a simplified approach that introduces flexibility for municipalities and focuses on market-based analysis. The finalization of the Land Needs Assessment will continue using best practices to meet the requirements of the new methodology.

#### Next steps

Various meetings with the local municipalities took place through the municipal planning policy Technical Advisory Committees (TAC) and technical sub-groups of TAC to discuss the growth allocation process in September and October. A draft 2051 municipal allocation is being developed for December. Minor revisions are anticipated to the end of the year, with the objective of finalizing the draft policies by Q1 2021.



## Housing

Updated housing policies and targets will increase affordable housing supply and support a range and mix of housing options.

- **Rental protection policies**
  - Official Plan rental protection policies will be strengthened to improve housing options for tenants, diversify housing stock, and provide greater choice. However, the structure of these policies can have broader impacts on affordability, opportunities to revitalize existing stock, and achieving local community building objectives.
  - Additional research and consultation is being undertaken to ensure the policies achieve a balance between providing flexibility to respond to local contexts while also ensuring the overarching goals of preserving and protecting rental stock are met.
- **Target implementation policies**
  - A new policy area was introduced through the most recent draft housing policies to incorporate a request for affordable housing into the development application review process. This request would align with the Region's draft housing targets, which are based on need.
  - The feedback received highlighted the need to further consider the proposed approach prior to the finalization of the policies, to ensure that implementation will be feasible and will enable support for both Regional and local municipal initiatives in improving affordable housing outcomes. This work is underway with internal divisions and the local municipalities.
- **Multi-unit residential housing policies**
  - The introduction of policies to support the provision of a greater mix of unit sizes in multi-unit residential developments is proposed. Additional work is underway to consider how this policy may be implemented at the local municipal level, and how it may impact housing affordability.
- **Inclusionary zoning policies**
  - In collaboration with the local municipalities and N. Barry Lyon Consultants, background analysis required to support implementation of inclusionary zoning policies is being undertaken. Pending the outcome of that work, expected by Q1 2021, proposed inclusionary zoning Official Plan policies will be developed to be incorporated into the housing focus area.

### Next steps

Meetings with internal divisions in October and early November took place to discuss the revised draft policies. A working session was held with local municipal staff in November to discuss revisions. Further revisions are anticipated to the end of the year, with the objective of finalizing the draft policies by Q1 2021.



## Major Transit Station Areas

Major Transit Station Area policies are developed in collaboration with local municipalities to identify and prioritize MTSAs and transit supportive densities along priority transit corridors.

- **Planning for Natural and Human-made Hazards**
  - Planning to protect and mitigate against hazards (such as flood risks) is important particularly in high-growth areas like MTSA. The draft Regional Official Plan policies have been updated to direct the local municipalities to establish policies in their official plans and other implementation documents to protect against hazards in MTSA.
- **Healthy Development & Urban Design**
  - MTSA should be developed as healthy, complete, well-connected neighbourhoods with great built form. The updated policies direct that local municipalities implement the Region's Healthy Development Framework, and establish policies that consider site design elements and high-quality public realm improvements and built forms.
- **Refined MTSA Delineations**
  - MTSA draft delineations were initially presented through Phase 1A of the MTSA Study, in individual station profiles. Since Spring 2020, comments were received from local municipal, public, agency, and stakeholder comments on the draft delineations which informed refinements. The refined MTSA delineations for 'primary' and 'secondary' stations are now presented in a draft Regional Official Plan schedule. Those which are delineated (including a boundary) on the schedule will be required to be implemented in local official plans within one year of adoption.
- **Minimum Densities Applied**
  - A minimum density (number of people and jobs per hectare) has been established for each MTSA. A new draft Regional Official Plan table outlines the stations delineated as "primary" or "secondary" and their corresponding minimum density. Primary stations can meet or exceed the minimum planned density of the Growth Plan, 2019, while secondary stations may require a lower alternative density target. Building upon the MTSA's current context information from Phase 1A, the minimum densities were established in Phase 1B of the MTSA study based on infrastructure, zoning, and development capacity analysis. This confirmed where MTSA can meet the Growth Plan minimum densities through existing or updated policies, or where unique contexts require lower alternative densities.
- **Minor Adjustments to Station Locations Permitted**
  - An existing policy in the Regional Official Plan which permits updates to the plan to correct minor errors is proposed to be updated. This will allow schedules depicting MTSA to be updated to reflect minor adjustments to MTSA station or stop locations (but not delineations) to reflect actual built infrastructure or design updates.
- **Connecting Employment and MTSA Policies**
  - The MTSA policy framework was updated to recognize that through a proposed employment policy 5.7.2.18 in the June 2020 draft office consolidation, employment areas in select MTSA shown on draft Schedule Y6 – Employment Areas will be given additional flexibility to permit mixed uses.
- **New MTSA Definition**
  - The Growth Plan, 2019 definition of MTSA has been added to the Regional Official Plan glossary.

#### **Next steps**

The draft Regional Official Plan policies include these outlined MTSA policy changes. The proposed MTSA Regional Official Plan Amendment will be circulated to the Province for review and presented for an open house and statutory public consultation in 2021 as part of the next steps toward Regional Council adoption.



## Other: Cultural Heritage & Indigenous Engagement

Cultural Heritage and Indigenous engagement policies will strengthen policies related to coordination and collaboration between municipalities, stakeholders and Indigenous communities, acknowledge the unique Indigenous community perspective in planning and the Region's fragile and limited cultural heritage resources.

- **Inclusion of other Cultures and Customs, and Unrecognized Indigenous Communities**
  - Additional language is being considered in the introduction of the Official Plan that speaks to the overall diversity of Peel's population.
  - A broad review of the Official Plan will also be undertaken to ensure that social equity and inclusion are appropriately recognized across the various focus areas that are directly related to these matters (for example, housing, transportation, agriculture, and cultural heritage).
- **Continued Indigenous Community Outreach**
  - Outreach efforts to the 20 Indigenous communities or organizations that have been identified as part of the Peel 2041+ process will continue in order to obtain feedback on the draft background paper and draft policies.
  - The Mississaugas of the Credit First Nation are reviewing the background paper and draft policies. Materials will not be released publicly until feedback from the Mississaugas of the Credit First Nation is received. It is anticipated that the draft policies will form part of the MCR Regional Official Plan Amendment in 2021.

### Next steps

Follow up emails and phone calls with Indigenous community contacts will continue on the Peel 2041+ project and proposed Cultural Heritage and Indigenous Engagement policies. Opportunities to meet virtually with these contacts will continue to be pursued. Minor revisions are anticipated to the end of the year, with the objective of finalizing the draft policies by Q1 2021.



## Other: Waste Management

Updated Waste Management policies will aim to maximize reduction and recovery of resources and waste materials and establish and maintain a reliable, cost-effective and environmentally responsible system for managing waste.

- **Discussion Paper Update**
  - After review of comments received from local municipalities and through internal reviews, the Waste Management Policies Discussion Paper was updated and finalized in Summer 2020 in reflection of the feedback received.
- **Strong Support for Policies**
  - The comments received during the Fall public consultations do not necessitate a change in the proposed waste management policies. The comments reaffirm the proposed direction of the

policies as it relates to, for example, fostering waste diversion of organic waste from multi-residential households and buildings.

- **Additional Provincial Direction Anticipated**

- Fall 2020 has seen the release of numerous changes and proposals to the waste management Provincial policy framework which may impact the proposed waste management policies (e.g. proposed amendment of the Food and Organic Waste Policy Statement; release of the draft Blue Box Regulation; release of the final Electrical and Electronic Equipment regulation, and consultations on the Environmental Assessment Act Comprehensive Assessment Project List).

### Next Steps

Ongoing consultation with stakeholders, including the local municipalities and the Region's Development Services department (from where majority of the comments were received) will continue to take place to confirm that Spring/Summer 2020 responses address comments on the draft waste management policies. Ongoing review of the latest proposed changes in the Provincial policy framework will take place to determine the impact on the waste management policies. Minor revisions are anticipated to the end of the year, with the objective of finalizing the draft policies by Q1 2021.



## Provincial Greenbelt Plans

Draft Provincial Greenbelt policies will implement the Province's Greenbelt Plan, Oak Ridges Moraine Plan and Niagara Escarpment Plan policies so local municipalities can better protect agricultural lands, enhance natural features and areas, preserve cultural heritage and support recreation.

- **Clarification of Policies**

- Through consultation, feedback was received that some policies could be clearer. As a result, minor amendments to the policy language in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan sections of the Regional Official Plan are proposed in order to ensure consistency and clarity with the Provincial policies and direction.

- **Update Schedule X11**

- Schedule X11 will be updated to reflect the most recent (October 2020) provincial mapping refinement of the Growth Plan Natural Heritage System (NHS) for one location in Peel Region.

### Next steps

Ongoing follow up in response to letters received and meeting with stakeholders will continue. Minor revisions to the policies and mapping are anticipated, with the objective of finalizing the draft policies by Q1 2021.



## Settlement Area Boundary Expansion

Settlement Area Boundary Expansion(s) strategically expand the development boundary to accommodate future growth while considering the natural environment and agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.

**SABE Phases of Work**

- **Progress on SABE Process**

- The Settlement Area Boundary Expansion (SABE) study has now concluded Phases A and B of the four-phase work plan. Phase B draft technical studies to support a SABE, as required under the Growth Plan, 2019, were prepared in draft in June 2020 and consulted on in September 2020 virtual public and stakeholder open houses. Feedback from the consultations, comments received, and key changes made to the technical studies is described in Appendix IV. The updated technical studies can be found on the Peel 2041+ website ([peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp](https://peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp)).
- Phase C and D of the SABE work plan are underway. A draft conceptual SABE map, based on the technical studies, has been identified and released for input along with a supporting rationale and some preliminary policy directions.

- **Rural Settlement Boundary Technical Study**

- The main focus of the SABE study to date has been on the agricultural and rural area (whitebelt) area in southern Caledon, however another component of the study is related to responding to requests for expansion to rural settlements.
- A draft Rural Settlement Boundary technical memorandum has been prepared which addresses the potential for settlement area expansion outside the SABE Focus Study Area (FSA). Most land in Caledon outside the FSA lies within the Greenbelt Area, where urbanization is generally discouraged in order to protect the agricultural land base and the ecological features and functions that occur in this landscape. There are, however, a number of small rural settlements which can accommodate limited development and redevelopment. The memorandum assesses the growth potential of these settlements in the context of Provincial and municipal planning policy, the demand for housing and non-residential development, the supply of vacant land, and the capacity of infrastructure to support growth. Overall, the study concludes that rural settlements should play a limited role in accommodating population and employment growth in Caledon to 2051.

- The draft Rural Settlement Boundary technical memorandum is available for review and comment and consultation with landowners requesting expansions will be undertaken early in 2021 to share the results of the study.
- **Environmental Screening and Scoped Subwatershed Screening Report**
  - The Environmental Screening and Scoped Subwatershed Study (ES & Scoped SWS) is a two-phase technical study of the SABE. The Phase 1 - Environmental Screening report has been available on the Region of Peel's SABE website for public review and comments.
  - The Phase 2 – Scoped Subwatershed Study is a three-part study with Part A – Characterization, Part B – Impact Assessment and Part C – Implementation Plan. Phase 2 is underway though is in its initial research review and analysis stage. The undertaking of the Phase 2 - Scoped SWS is to further identify and refine a conceptual Natural Heritage System and water resource system for the Settlement Area Boundary Expansion and to provide detailed inputs to identify a SABE boundary.

### Next Steps

Additional work is being done as part of the SABE process to respond to the new 2051 provincial population and employment allocations including additional analysis on water/wastewater and transportation infrastructure requirements which will inform the fiscal impact analysis. Ongoing consultations with landowners requesting expansions will continue to be undertaken, and an informal engagement opportunity is anticipated with the general public in Spring 2021.

Conceptual SABE mapping will continue to be refined, policies will be drafted and presented to Regional Council in Spring 2021, anticipated to be part of a Regional Official Plan Amendment, for which statutory consultations are anticipated to take place in Summer 2021. This will also include further refinements of the Scoped SWS Study's identification of a conceptual natural heritage system and water resource system.



## Transportation

A framework will be established for implementing the 50 per cent sustainable mode share, intended to shift half of the Region's travel to sustainable options such transit, cycling, walking and carpooling.

- **Accessible Transportation**
  - The feedback received highlighted the need to further strengthen the proposed policies under "Accessible Transportation" to ensure access and affordability to transit for persons with disabilities. The revised policies will increase coordination amongst TransHelp, the local municipalities, community-based agencies, and the Province with the delivery of appropriate transportation for persons with disabilities.
  - The Glossary has been updated to include the term "Accessible Transportation".
- **Active and Sustainable Transportation**

- Responding to the feedback received from local municipalities, staff made policy revisions to ensure a balance is achieved between responding to local contexts while also advancing the overarching goals of Regional transit initiatives.
- Policies that focus on sustainable modes of transportation have been strengthened to support areas such as planning and implementation of high-order transit along major roadways as noted in the Metrolinx Regional Transportation Plan, in support of the 50 percent sustainable mode share.
- **Environmental Impacts and Climate Change**
  - The feedback received provided an opportunity to review and strengthen proposed policies pertaining to environmental impact and climate change, to ensure greater conformity with Provincial policy direction, alignment with Regional practices, and address gaps within the Regional Official Plan focus areas.
- **Preparing for the Future**
  - Policies were updated throughout the transportation section to capture programs, technology transformations, and establish a connected network with access to major hubs and key destinations through the Region. Examples of policies include implementing programs such as Long Combination Vehicles and Off-Peak Delivery when planning for safe and efficient movement of goods; planning for employment growth by enhancing transportation infrastructure connections with development opportunities.
- **Provincial Freeway Network**
  - Ongoing monitoring and updating of the GTA West Transportation Corridor policies will take place, as required.
- **Schedules and Figures**
  - New Figures Y8 – Existing and Long-Term Cycling Network and Figure Y9 – Existing and Long-Term Pedestrian Network were introduced to compliment active transportation policy direction.

### Next steps

Various working sessions were held with local municipal staff in July 2020 to discuss comments and revisions pertaining to areas such as environment and climate change, advancement of technology, optimization of sustainable and active transportation, and accessibility. The draft transportation policies were also circulated to external stakeholders and agencies to provide input into the revised policies between October 2020 and November 2020. Moving forward, ongoing revisions to the transportation policies, schedules and figures will be made based on feedback received, with the objective of finalizing the draft policies by Q1 2021.



## Water Resources

Water resources policies aim to improve water resources including protecting sources of drinking water from uses that may have negative impacts; and providing direction to the local municipalities to identify, protect and enhance water resources features and areas.

- **Clarification of Policies**
  - Through consultation, feedback was received that some policies could be clearer. As a result, policy language in the Stormwater Management section will be amended in order to clarify the intent of some of the policies.

- Additional policy direction is proposed to promote stormwater management best practices for regional facilities.
- **Consistent Language**
  - Minor amendments are proposed to the Source Water Protection policies for consistency with the language included in the approved source water protection plans.
- **Update Schedules X1 and Schedule X3**
  - Schedule X1 will be updated to identify Kettle Lakes in Peel Region because they are a component of the water resources system and to reflect recent updates to provincially significant wetland mapping.
  - Schedule X3 will be updated to reflect the recent approved changes to the vulnerable areas mapping. Recent updates were made to the approved wellhead protection area delineation as a result of decommissioning Regional wells and bringing new wells into operation. Also, as the methodology for identifying vulnerable areas is further developed and refined, the approved associated mapping updates will be reflected in the Regional Official Plan schedule.

#### **Next steps**

Responses to the letters received and meetings with stakeholders will continue over Fall 2020. Updates made by the Source Protection Authorities are being monitored in order to ensure that updated information will be incorporated into the Official Plan. Minor revisions to the policies and mapping are anticipated, with the objective of finalizing the draft policies by Q1 2021.