MA-B1-1

Region of Peel
Working for you

REPORT
General Committee

For Information

DATE: May 4, 2010

REPORT TITLE: **PEEL REGION OFFICIAL PLAN REVIEW - CLOSE-OUT REPORT**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

OBJECTIVE

To provide Council with a close-out report on the Peel Region Official Plan Review (PROPR) in relation to the endorsed work program.

REPORT HIGHLIGHTS

- PROPR commenced in 2007.
- The Regional Official Plan (ROP) has been updated through 15 focus areas which were bundled into a series of Regional Official Plan Amendments (ROPAs).
- PROPR ROPAs have ensured the Regional Official Plan is consistent with Provincial policies, plans and legislation including Places to Grow Growth Plan, the Provincial Policy Statement and the Greenbelt Plan.
- PROPR accomplishments include establishment of a sustainable development framework as a foundation for the ROP and new or amended policies in various areas of the ROP.
- One of the main benefits of PROPR has been the continued collaboration and partnership between Region and area municipal staff on the Planning Technical Advisory Committee (TAC).

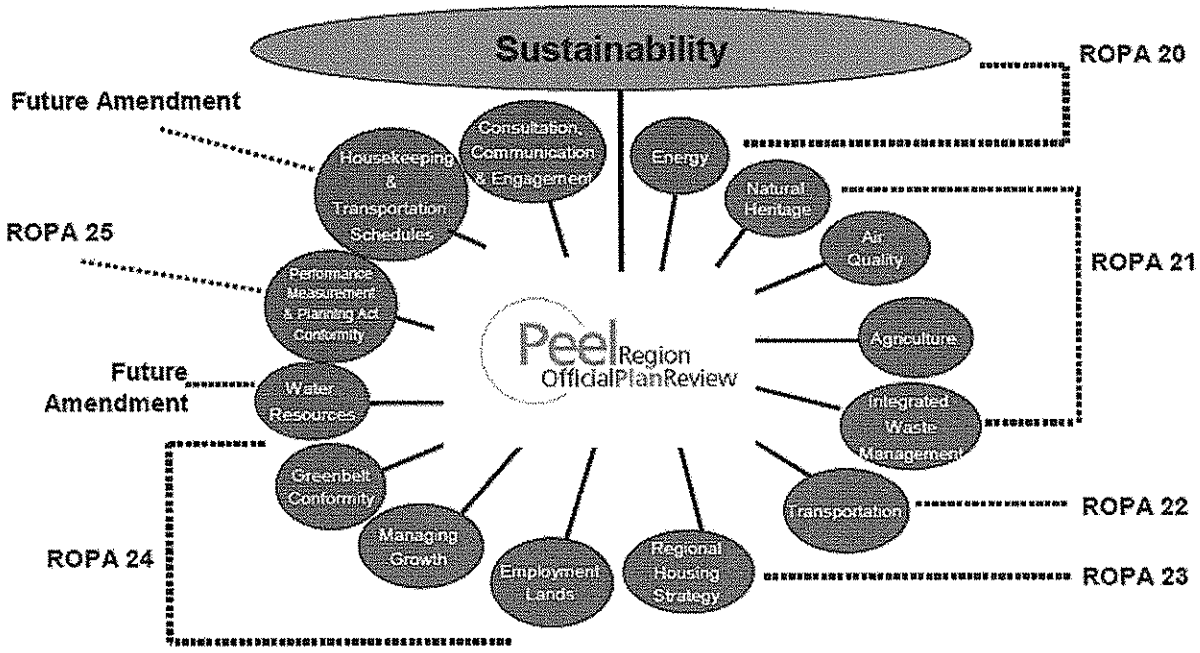
DISCUSSION

1. Background

On February 15, 2007 Regional Council held a public meeting, as required by Subsection 26(3) of the *Planning Act*, to determine the need for a revision to the ROP. Generally, public input supported the approach to update the ROP in a number of focused areas to achieve conformity with provincial initiatives. On September 13, 2007, Council endorsed the work program as the basis for the PROPR Review (approved under Resolution 2007-1103).

In order to focus on conformity with Provincial policies, plans and legislation, the work program confirmed the 15 focus areas illustrated below. Amendments from the 15 focus areas were bundled and addressed through a series of ROPAs also illustrated below.

Components of PROPR



2. ROPA Accomplishments

a) ROPA 20 – Sustainability and Energy Policies

Regional staff conducted significant research, analysis and consultation with the aim of developing new and updated sustainability, energy conservation, energy efficiency and energy diversity policies for the ROP. This policy exercise resulted in ROPA 20 which repositions the ROP to reflect the four pillars of sustainability as an overarching framework for the Plan. Furthermore, specific policies related to green development standards, climate change and corporate sustainability were developed. In terms of energy policies, through this ROPA, a culture of conservation, sustainable development and a move towards more sustainable green energy choices were entrenched into the ROP. ROPA 20 was adopted by Regional Council on May 14, 2009 (under resolution number 2009-525 and by By-law 47-2009) and the Notice of Decision from the Province was released on November 26, 2009. In response to the Provincial Notice of Decision, the Province received one appeal on ROPA 20.

b) ROPA 21A – Air Quality and Integrated Waste Management Policies

In terms of the air quality focus area, the PROPR Air Quality Advisory Committee and stakeholders considered: air quality in the context of rapid growth; growing concern related to air quality impacts on human health, the environment and economy; the impacts of climate change and the use of fossil fuels; as well as the importance of the concept of sustainability. The air quality policy review resulted in a new air quality section within the ROP. In terms of waste management, Regional staff conformed to the Growth Plan's culture of conservation policies by introducing policies in the areas of: innovative source reduction and reuse measures, industrial, commercial and institutional waste, construction and demolition waste, impacts of intensification on integrated waste

management, energy from waste, and partnerships and collaboration. Regional Council adopted ROPA 21A on November 19, 2009 (under resolution numbers 2009-1261 and 2009-1330 and By-law 110-2009). Most recently, Regional staff received draft modifications on ROPA 21A from the Ministry of Municipal Affairs and Housing (MMAH). The draft modifications are minor and Regional staff will work with MMAH staff to address their comments. A report on ROPA 21A modifications will be provided to Council in the future.

c) ROPA 21B – Natural Heritage and Agriculture Policies

The natural heritage focus area identified mapping and policy updates required to bring the ROP into conformity with the 2005 Provincial Policy Statement (PPS) and also updated existing policies where new information, mapping data and terminology identified policy gaps since the Plan was approved and last updated. In order to undertake this policy review, Regional staff conducted research which resulted in: the development of the Peel-Caledon Significant Woodlands and Significant Wildlife Habitat Study and Natural Heritage Discussion Paper, new criteria and mapping for Core woodlands and valleylands, updated mapping for other Core Areas of the Greenlands System, and policy direction to complete a future Regional Greenlands Strategy. Through a significant public consultation process, Regional staff was successful in identifying policy and mapping updates for the natural heritage features policies of the Greenlands System and recommending amendments to address policy direction in the PPS for significant woodlands, significant wildlife habitat and significant valleylands.

The aim of the agriculture focus area was to provide a comprehensive strategy to address issues related to the viability and sustainability of farming as an important economic activity in Peel. Through background research, analysis and consultation with partners and stakeholders, new and updated policies were developed that promote flexibility, diversity and entrepreneurship within the agricultural sector to enable the industry to remain sustainable and financially viable over the long-term. The ROPA also recognized the importance of protecting the Prime Agricultural Area, promoting agriculture-related secondary uses, as well as promoting locally grown produce and protecting the environment. The above resulted in adoption of ROPA 21B by Regional Council on May 13, 2010 (under By-law 37-2010). MMAH will issue a decision on the ROPA and any modifications by fall 2010.

d) ROPA 22 – Transportation Policies

Regional staff worked towards fostering increased sustainability of the transportation system in Peel by developing ROP policies to provide for a system that serves the needs of the businesses in Peel and the people who reside, work and travel through Peel. The ROPA 22 policies were the result of significant research, analysis, and extensive consultation with stakeholders, Regional and area municipal staff and the public. As part of the transportation policy review, Regional staff developed and consulted on a Background and Challenges Paper and the Transportation ROP Technical Report and Draft Policies. ROPA 22 was adopted by Regional Council on November 19, 2009 (under resolution number 2009-1302 and by By-law 108-2009).

Transportation Planning staff are currently gathering inputs and conducting the necessary technical analysis in order to update the Transportation Schedules and Figures contained in the ROP. This update will be brought forward to Regional Council as a separate amendment. In addition, Transportation Planning staff will soon be receiving draft modifications on ROPA 22 from MMAH. Staff will review these draft

modifications and work with MMAH staff to address comments and concerns. A report on the modifications will be provided to Council in the future.

e) ROPA 23 – Housing Policies

A Regional Housing Strategy was developed as required by the Growth Plan. Several discussion papers and a background paper were completed which presented research findings and garnered input from public and stakeholders. The Housing Strategy identified housing issues, needs, and demands and identified actions to provide opportunities for a full range of affordable, accessible and appropriate housing for Peel's current and future residents. The Strategy also included recommended actions related to collaboration/partnerships, advocacy, monitoring, financial, and education considerations.

Several recommended actions from the Strategy included changes to the ROP. These changes were encapsulated into ROPA 23 which provides policies related to affordable rental and ownership housing for low and moderate households, retention of the existing housing stock, energy efficient housing, housing options for persons with special needs and diverse populations, and barriers to access housing to ensure residents have a full range of opportunities to live and work in Peel. The Region of Peel and our partners including the area municipalities were awarded the 2010 Canadian Institute of Planners national award for Planning Excellence in the category for Social Planning for the Regional Housing Strategy. ROPA 23 was adopted by Regional Council on November 19, 2009 (under resolution number 2009-*1271* and by By-law 109-2009). MMAH staff has provided draft modifications. A report on the modifications will be provided to Council in the future.

f) ROPA 24 – Growth Management, Employment Lands and Greenbelt Policies

ROPA 24 has been a key amendment for conformity with Provincial policies, plans and legislation including the Growth Plan, the PPS and the Greenbelt Plan. Regional staff, in consultation with area municipal staff, undertook significant research and analysis which was captured in several background and discussion papers on topics pertaining to ROPA 24. These included a Growth Management in Peel Background Paper, Places to Prosper Discussion Paper, Employment and Employment Lands Discussion Paper and Greenbelt Plan Policy Review Background Paper. An extensive consultation process took place including four major stakeholder workshops, three open houses and a statutory public meeting. The Planning TAC served as an effective vehicle in gaining input and expertise in subject areas related to ROPA 24.

As a result of the above-noted policy process Regional staff successfully developed, in collaboration with area municipal staff, ROPA 24 which provides new and updated policies in areas such as, Regional forecasts, growth management, employment areas, and greenbelt conformity. ROPA 24 was adopted by Regional Council on April 22, 2010 (under resolution number 2010-322 and by By-law 34-2010). MMAH will issue a decision on the ROPA and any modifications by fall 2010.

g) ROPA 25 – Performance Measurement Policies and *Planning* Act Conformity

A key component of the success of the ROP is the implementation of its policies. Monitoring the ROP policies is vital to ensure objectives and goals are consistent with Regional objectives as established in corporate documents such as the Regional Strategic Plan. In addition, Provincial policy direction strongly emphasizes the need for

the Region, in consultation with the Province, to monitor the implementation of Provincial plans such as the Growth Plan, the PPS and the Greenbelt Plan as they pertain to the Region. Regional staff developed ROPA 25 which provides new performance indicator policies that ensure conformity with new provincial monitoring requirements. These policies will strengthen Peel's Regional Official Plan Monitoring Program (ROPMP) and allow staff to report to Council on performance relative to implementing the ROP.

The other component of ROPA 25 addresses conformity to Bill 51, the *Planning and Conservation Land Statue Law Amendment Act*, an amendment to the *Planning Act*. The *Planning Act* conformity policy exercise has also resulted in several new policies including policies for complete applications, local appeal bodies and provides enabling policy for Community Improvement Plans (CIP). ROPA 25 is the last amendment in the PROPR process and was adopted by Regional Council on February 11, 2010 (under resolution number 2010-90 and by By-law 22-2010).

3. PROPR Communication, Consultation and Engagement (CCES)

The communication, consultation and engagement of stakeholders have been key to the success of PROPR. Stakeholders and the public have been informed and have provided valuable input which has allowed us, in consultation with area municipal staff, to develop leading-edge official plan policies.

A key success has been the role of Planning TAC, which oversaw and directed the PROPR process, contributed to a collaborative and effective partnership between Region and area municipal planners and provided valuable input on the development of the various ROPAs. TAC has been and continues to remain a cohesive planning policy leadership committee. Regional staff has also had regular communication and consultations with Provincial staff through regular meetings.

A full communication, consultation and engagement report was provided to Council as Appendix V to a report considered on April 22, 2010 entitled, "Peel Region Official Plan Review – Adoption of the Regional Official Plan Amendment Number 24 – Places to Prosper: Growth Management, Employment Areas and Greenbelt Conformity". This report is available online at http://www.peelregion.ca/planning/officialplan/timelines.htm.

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CONCLUSION

The PROPR has been successfully completed based on conformity with Provincial policies, plans and legislation. PROPR has been completed as per the Council approved workplan. The process has led to various ROPAs, which are highlighted in this report. Further, the PROPR process has resulted in a significant update to the ROP and firmly positions the policies contained in this document and the implementing policies in local official plans, as leading in the planning field. The Region and the area municipalities are well positioned to achieve our goal of developing complete communities and monitoring our progress towards this goal in the future.

In addition, Planning TAC members are especially proud of the spirit of cooperation and collaboration, which has been instrumental to our success. Region and area municipal staff look forward to continue working together to implement these ROP policies.

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Approved for Submission:

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