

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT  
NUMBER 24 – PLACES TO PROSPER

AN AMENDMENT TO UPDATE GROWTH  
MANAGEMENT, EMPLOYMENT AREAS AND  
GREENBELT POLICIES

**Schedule A**  
**By-Law 34-2010**

THE CONSTITUTIONAL STATEMENT

Part A, The Preamble does not constitute part of this Amendment.

Part B, The Amendment, consisting of amendments to the Text, the Tables, the Figures, and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment Number 24 to the Official Plan for Peel Region.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this amendment is to revise and add policies to the Region of Peel Official Plan (ROP) for the purposes of achieving conformity to provincial initiatives in areas such as growth management, regional forecasts, employment areas and the Greenbelt.

2. Location

This Amendment applies throughout the Regional Municipality of Peel.

3. Basis

The ROP was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The ROP was subsequently updated through the ROP Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review of the official plan. This scoped review included three major amendments to the ROP related to regional forecasts and structure: ROP Amendment 8 (updated population and employment forecasts reflecting the 2001 Census), ROP Amendment 15 (North West Brampton Urban Boundary expansion), and ROP Amendment 17 (established the 2021 Mayfield West Rural Service Centre Boundary). The 1996 ROP, as amended by the above-noted amendments, constitutes the current version of the ROP pertaining to growth management and regional forecasts.

In accordance with the endorsed work program, PROPR is being completed through several concurrent policy review projects resulting in several ROP Amendments. ROPA 24 includes additions and/or updates of the Plan's Greenbelt, growth management, growth forecasts, and new policy areas such as employment areas and a strategic infrastructure study area. Through the policy review projects, revision to the Plan's text, tables, schedules and figures are being proposed to ensure that the ROP is up-to-date and conforms to provincial policy requirements.

**Implementation of the Greenbelt Plan**

The Greenbelt Plan was established under Section 3 of the *Greenbelt Act, 2005* and took effect on December 16, 2004. Conformity to the Greenbelt Plan is a provincial requirement that must be addressed during the review and update of official plans. The *Greenbelt Act, 2005*, enabled the creation of the Greenbelt Plan to protect environmentally sensitive and agricultural lands in the Greater Golden Horseshoe (GGH). The Greenbelt Plan builds on the policies of the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP) and improve linkages between these areas and the surrounding major lake systems and watersheds. Collectively the lands in these three plans form the Greenbelt for the GGH.

The Greenbelt Plan includes three types of geographic specific policies that apply within the Protected Countryside: Agricultural System, Natural System and Settlement Areas.

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In addition, parkland, open space and trail policies apply across the whole of the Greenbelt Area including the ORMCP, the NEP and the Parkway Belt West Plan Area.

In November 2008, the Region released a discussion paper outlining the Region's approach to achieving conformity with the Greenbelt Plan. The discussion paper was followed by a session at an environment workshop held on November 24, 2008. Additional consultation took place with stakeholder groups, including the Peel Federation of Agriculture, to obtain public input for the development of policies.

This amendment proposes to establish a new Section, 2.2.10 Greenbelt Plan and a new Schedule D3, in the Regional Official Plan with policies pertaining specifically to the Greenbelt Plan.

**Regional Forecasts**

On June 18, 2005, Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) that updated population, household and employment forecasts, and extended the planning horizon for the Urban System to 2031. This amendment was approved by the Ontario Municipal Board (OMB) on December 8, 2006. The planning horizon for the Rural System was not changed at that time and remains at 2021.

Major changes, affecting the state of Peel's forecasts, have occurred since the current Regional forecasts in ROPA 15 were adopted by Regional Council and approved by the OMB. The Growth Plan came into effect on June 16, 2006 introducing upper-tier growth forecasts to 2031 and related policies amongst other requirements. All three of the area municipalities in Peel Region have undertaken reviews of their population and employment forecasts as part of the implementation of the Growth Plan. These forecasts were supported by studies and endorsed by respective Councils.

As part of PROPR, Regional staff have studied and analyzed the Places to Grow: Growth Plan for the Greater Golden Horseshoe requirements and resulting forecasts at the regional and area municipal level. The work has been done in close co-operation with the area municipalities through a Technical Advisory Committee (TAC) group representing senior-level municipal staff. Regional Council endorsed the approach that was reflected in report P-08-39 dated October 20, 2008 that states that "Regional staff and TAC use the provincial Growth Plan targets and the themes of environment, infrastructure, finance, transportation, agriculture, employment and housing to evaluate and determine a preferred population and employment growth scenario to guide Peel's growth to 2031."

The totals of the three municipal population and employment figures for 2031 are higher than the Growth Plan forecasts. The 2031 municipal totals exceed the Growth Plan targets by 23,000 people and 17,000 jobs. Differences also exist for the 2011 and 2021 planning horizons. In order to conform to specific Growth Plan targets, four alternative growth options were developed in consultation with the Peel area municipalities: the municipal option, the 40% intensification option; the higher intensification option; and the greenfield density option. The latter three options are variations of the municipal option and were geared towards meeting specific Growth Plan targets. All options were consulted with the stakeholders during the workshop on April 30, 2009. This consultation also addressed such aspects of growth as: regional finances,

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transportation, human services, water and wastewater infrastructure and growth management.

The proposed Regional forecasts are consistent with the Growth Plan forecasts for the 2021 and 2031 planning horizons. Distribution of population and employment forecasts to the three area municipalities reflects the latest municipal data input and adjustments that were developed in co-operation with municipal staff and are consistent with the key findings of the Managing Growth Stakeholders Workshop held on April 30, 2009. When adopted and approved, these forecasts will guide all planning decisions within the Region. Area municipalities should reflect these respective figures in their official plans.

### **Growth Management**

One of the main objectives of the Growth Plan is to create compact, complete communities across the Greater Golden Horseshoe (GGH). To achieve this objective, the Growth Plan promotes *intensification* of the existing built-up areas particularly urban growth centres, intensification corridors and major transit stations. In addition, the Growth Plan also encourages more compact greenfield development. In order to achieve its objectives, the plan sets out particular growth and intensification targets which need to be achieved within each upper- or single-tier municipality. The ROP, in its original version as well as in subsequent amendments, addressed many aspects of growth management including some issues identified later by the Growth Plan. However, to bring the ROP into full conformity with the Growth Plan, some changes are needed to the existing policies in Chapter 5 as well, a new section specific to growth management.

Regional staff, in consultation with the area municipalities, has developed a set of new policies that better address challenges associated with growth management. Proposed policies specifically address *intensification* and greenfield development including a minimum of 40 per cent residential intensification target and a minimum greenfield density of 50 residents and jobs combined per hectare. Formulation of these policies was based on the input obtained from stakeholders at two Managing Growth workshops held in October, 2008 and April, 2009.

During the consultation process, Regional staff clearly heard that the Region should plan to achieve a higher intensification rate than the minimum of 40% established by the Growth Plan. In order to achieve this target, the *intensification* policies clearly favour *intensification* in appropriate areas of Peel Region. In terms of greenfield density, the analysis showed that implementing a minimum greenfield density of 50 residents and jobs combined per hectare is more challenging than implementing a strictly residential intensification target. Various policy options have been explored to determine the best method to achieve this combined target. The policy directions presented in this ROP Amendment propose to achieve the minimum *greenfield density target* by a variety of means with the goal of reaching the overall target on a regional basis.

### **Employment Areas**

The Growth Plan provides strong policy direction in the area of employment areas in response to national, provincial and regional changes in population and labour; driven by population increases and employment shifts. On a regional basis, the need is to provide a variety of employment land opportunities to accommodate employment forecasts and to protect the integrity of the existing employment land supply by discouraging

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conversions to non-employment uses. Employment areas are key centres of economic activity that will remain important for the Region to maintain a healthy economy and will accommodate uses such as manufacturing, warehousing, offices, and associated retail and ancillary facilities. The employment areas focus area of PROPR has been studied thoroughly through an Employment Lands Working Group, from which, an Employment and Employment Lands discussion paper was prepared in October 2008 and further updated in August 2009. The discussion paper includes the results of technical exercises and reviews undertaken to support this amendment to the ROP..

The Growth Plan requires that the Region meet the employment forecasts in its Schedule 3 and that the ROP contain policies on employment areas. Through the Employment Lands Working Group, comprising area municipal staff, regional staff and an expert consultant, employment and employment areas in *Peel* were reviewed and analyzed, and policy directions consistent with the Growth Plan and the Provincial Policy Statement were developed.

**Strategic Infrastructure Study Area**

The provincial Growth Plan, June 2006, identifies a conceptual Transportation Corridor between the urban areas of the northwest GTA and the western Greater Golden Horseshoe. The Ministry of Transportation (MTO) has initiated the first phase of an Environmental Assessment study which will more specifically define the need, location and details of the "GTA-West" "Future Transportation Corridor". This "GTA-West" "Future Transportation Corridor" has provided a basis for the Strategic Infrastructure Study Area (S/SA) section of this Plan and the identification of the conceptual S/SA on Schedule D.

The population and employment forecasts in Chapter 4 of this Plan indicate that significant residential and employment growth will occur in *Peel Region* to 2031. This growth will produce increased demands for travel, electricity, utilities and employment land. This growth will also create a demand for urban development that has the potential to encroach on lands that contain the optimal lands for a route that could support transportation facilities, utilities and/or employment land. The population and employment growth will also generate land needs that could begin to limit the availability of options for meeting strategic planning needs. In order to plan and provide for these increased demands, the Region is establishing a S/SA with associated policies for the protection and further study of the Strategic Infrastructure Study Area.

**PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitutes Amendment Number 24 to the Region of Peel Official Plan 1996.

a. Amendments to Text

1. Chapter 1, Introduction, Section 1.2, is amended by deleting the second paragraph and replacing it with the following:

“The *Region of Peel* Official Plan applies to the combined areas of the City of Brampton, the City of Mississauga, and the Town of Caledon within the municipal boundaries as they existed on December 31, 2009. In portions of *Peel*, such as the areas covered by the Growth Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the *Parkway Belt West Plan*, specific provincial plans are in effect. In the event of a conflict, these provincial plans take precedence over this Plan (see Figure 2 in the Appendix).”

2. Chapter 1, Introduction, Section 1.3.4, is amended by deleting the second sentence in paragraph three and replacing it with the following:

“Chapter 4 contains growth forecasts to the year 2031 for *Peel*, allocates the forecasted population, household and employment growth among the three area municipalities, and contains policies regarding population, household and employment growth.”

3. Chapter 2, The Natural Environment, Section 2.1.1, Purpose, is amended by adding the words “the Greenbelt Plan,” after the words “*official plans*” in the sixth line of paragraph four.

4. Chapter 2, The Natural Environment, Section 2.2, Large Environmental Systems, is amended by adding the words “*the Greenbelt*” after the word “*Bioregions*” in line three.

5. Chapter 2, The Natural Environment, Section 2.2.7, Bioregions, is amended by adding the words “the Greenbelt” after the words “the *Niagara Escarpment*” in the fifth line of paragraph two.

6. Chapter 2, The Natural Environment, is amended by adding the following new Section :

2.2.10 Greenbelt Plan

The Greenbelt Plan provides policy direction within an area extending from Niagara Falls to Durham Region, referred to as the Greater Golden Horseshoe. Through the *Greenbelt Act, 2005* and the accompanying Greenbelt Plan, the Province identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan includes the Protected Countryside and lands within the Niagara Escarpment Plan Area, Oak Ridges Moraine Area and the Parkway Belt West Plan Area, and complements and supports other provincial level initiatives. It also seeks to improve ecological linkages between these areas and the surrounding major lake systems and watersheds.

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The Greenbelt Plan sets out three geographic specific policies that apply within the Protected Countryside: the Agricultural System, the Natural System and Settlement Areas. Each of these areas has its own set of geographic specific policies as well as general policies that apply. Within Peel, the Agricultural System includes prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of southern Ontario. The settlement areas, which are identified as Villages and Hamlets, vary in size, diversity and intensity of uses, and are found throughout the Protected Countryside. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism uses, areas and opportunities.

Lands within the Protected Countryside, as shown on Schedule D3, are subject to the entirety of the Greenbelt Plan.

Within the Oak Ridges Moraine Conservation Plan Area (ORMCPA), the requirements of the ORMCP, made under the *Oak Ridges Moraine Conservation Act, 2001*, continue to apply, and the Protected Countryside policies do not apply with the exception of the policies related to parkland, open space and trails.

Within the Niagara Escarpment Plan Area, the requirements of the Niagara Escarpment Plan, established under the *Niagara Escarpment Planning and Development Act*, continue to apply and the Greenbelt Plan policies do not apply with the exception of the policies related to parkland, open space and trails.

The boundary and land use provisions for the Greenbelt Plan Area within *Peel* are shown on Schedule D3 in this Plan. The Greenbelt extends across the northwestern half of *Peel* and, with the exception of a small portion of the Greenbelt Plan Area in Brampton, the majority of the area falls within the Town of Caledon. The Greenbelt Plan also identifies river valley connections outside of the Greenbelt, which extend from the Greenbelt to Lake Ontario as external linkages of the Greenbelt's Natural System.

Municipal official plans and zoning bylaws must conform to the Greenbelt Plan. The policies must be read in conjunction with the detailed provisions of the Greenbelt Plan, all other applicable policies of this Plan, and the *area municipal official plans*. These policies work collectively to manage and guide land use within the Greenbelt. Where more specific provincial plans or regulations apply within the Greenbelt, the more specific plan or regulation prevails. Section 9 of the *Greenbelt Act, 2005* allows municipalities to refine Greenbelt Plan policies to Regional and local circumstances. Further, it allows municipalities to be more restrictive than the Greenbelt Plan except with respect to agricultural uses, mineral aggregate operations, and wayside pits and quarries. Where a municipality has undertaken a comprehensive aggregate resource management study and has implemented the results into its official plan, such policies shall be deemed to conform to the Greenbelt Plan. A comprehensive aggregate resource management study has been completed by the Region and the Town of Caledon, and the recommended policy approaches have been incorporated into the Town of Caledon Official Plan.



























































































